

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	30/05/2019
Planning Development Manager authorisation:	SCE	31.05.19
Admin checks / despatch completed	VNE SB	31/05/19. 31/05/19.

Application: 19/00552/FUL **Town / Parish:** Ardleigh Parish Council

Applicant: Mr & Mrs Smalley

Address: 2 Hunters Chase Ardleigh Colchester

Development: Demolish and rebuild barn exactly as approved under application 18/00718/FUL to be used as an annexe.

1. Town / Parish Council

Ardleigh Parish Council have not commented on this application.

2. Consultation Responses

Not Applicable

3. Planning History

03/01694/FUL	2 Storey extension, single storey entrance hall and conservatory.	Approved	30.09.2003
18/00718/FUL	Proposed rear extension to existing dwelling and changes to existing facade, proposed conversion of existing barn into private annexe for main dwelling and change of use for rear land to residential use from agricultural.	Approved	09.08.2018
19/00552/FUL	Demolish and rebuild barn exactly as approved under application 18/00718/FUL to be used as an annexe.	Current	

4. Relevant Policies / Government Guidance

National Planning Policy Framework 2019
National Planning Practice Guidance

Tendring District Local Plan 2007
QL9 Design of New Development
QL10 Designing New Development to Meet Functional Needs
QL11 Environmental Impacts and Compatibility of Uses

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is a semi-detached on the north side of Hunters Chase, a predominantly rural location in the parish of Ardleigh. It is located on a substantial plot of some 0.14ha.

The property has been extended to the side by virtue of a two-storey side extension and at the rear through the addition of a conservatory. At the rear of the current garden is an area utilised as informal garden land which includes an area of grassed meadow land and several recently planted trees. The rear boundary of this area of land is enclosed by post and rail fencing.

Planning permission was granted under reference 18/00718/FUL for a rear extension to existing dwelling and changes to existing facade, proposed conversion of existing barn into private annexe for main dwelling and change of use for rear land to residential use from agricultural.

Proposal

This application seeks planning permission to demolish and rebuild the barn exactly as approved under planning application 18/00718/FUL and it will be used as an annexe. The application form states that the conversion of the approved application is impractical due to there being no foundations to the existing barn.