

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	09/08/19
Planning Development Manager authorisation:	AN	12/8/19
Admin checks / despatch completed	SB	13/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	13/08/19

**Application:** 19/00947/FUL **Town / Parish:** Little Clacton Parish Council

**Applicant:** Mr & Mrs Austin

**Address:** 155 Harwich Road Little Clacton Essex

**Development:** Variation of condition 2 of approved application 17/01863/FUL to change size and location of garage for plot 2.

### 1. Town / Parish Council

Little Clacton Parish  
Council

Little Clacton Parish recommends Approval.

### 2. Consultation Responses

ECC Highways Dept

It is noted that this application only concerns condition 2 of approved application 17/01863/FUL., the Highway Authority does not object to the proposals and subject to the following mitigation and condition.

1. All double garages should have a minimum internal measurement of 7m x 5.5m.

Reason: To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety and in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

Informative 1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

### 3. Planning History

03/01809/FUL	Extensions	Approved	03.11.2003
14/01181/OUT	One detached dwelling with associated garaging and parking.	Approved	08.10.2014
14/01883/OUT	For the residential development of 0.14 ha of land to create two detached dwellings with associated garaging and parking.	Refused	11.02.2015
16/00746/FUL	To construct 2 No. residential dwellings on area of land	Approved	21.09.2016

temporarily used as commercial premises.

16/01609/DISCON	Discharge of conditions 3(Materials) and 8(Construction Method Statement) of approved planning application 16/00746/FUL.	Approved	20.10.2016
17/01863/FUL	Proposal to construct two new build residential dwellings.	Approved	20.12.2017

#### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

EN1 Landscape Character

EN6A Protected Species

EN11A Protection of International Sites European Sites and RAMSAR Sites

HG1 Housing Provision

HG9 Private Amenity Space

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

LP1 Housing Supply

LP4 Housing Layout

PPL4 Biodiversity and Geodiversity

SPL1 Managing Growth

SPL3 Sustainable Design

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

#### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies