

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	13/08/2019
Planning Development Manager authorisation:	GR	21/8/19
Admin checks / despatch completed	ER	22/8/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	25/8/19

Application: 19/01094/NMA **Town / Parish:** Lawford Parish Council

Applicant: Mr Ian Bransgrove

Address: 44 Colchester Road Lawford Manningtree

Development: Non material armament to 18/01437/FUL - Proposed installation of in-set solar panels on new pitched roof at rear of the house and revised new boundary window to glass blocks.

1. Town / Parish Council

Not applicable

2. Consultation Responses

Not applicable

3. Planning History

18/01437/FUL	Proposed side and rear extension, loft conversion, rear dormer, and internal alterations.	Approved	22.10.2018
19/00619/NMA	Non-material amendment to application 18/01437/FUL - Alterations to openings along side elevation and roof design.	Approved	15.05.2019
19/01094/NMA	Non material armament to 18/01437/FUL - Proposed installation of in-set solar panels on new pitched roof at rear of the house and revised new boundary window to glass blocks.	Current	

4. Relevant Policies / Government Guidance

Not applicable

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

From 1st October 2009 a new provision under Section 96A of the Town and Country Planning Act came into force allowing a Local Planning Authority, on application, to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.

The key test as to the acceptability of an application for a non-material change is whether the change is material to any development plan policy. If the answer is 'no', three further tests should be applied:

1. Is the proposed significant in terms of its scale (magnitude, degree etc.), in relation to the original approval?
2. Would the proposed change result in a detrimental impact either visually or in terms of amenity?
3. Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?

Appraisal

The proposal comprises of the following amendment to planning approval 18/01437/FUL.

- Installation of solar panel on pitched roof.
- Revised boundary window.
- Two Velux windows approved under 19/00619/NMA

The original proposal included alterations to the front elevation. As these alterations did not form part of the original application they cannot be considered as part of this non material amendment application. The agent has been advised an informative will be placed upon the consent.

The degree of change being proposed compared to the original approval would not be significant in terms of the overall appearance of the development. The addition of a solar panel will be visible from Mill Hill to the north however as a result of its minor nature and set back will not result in any additional impact or harm to visual amenity.

The proposal will not result in an impact to residential amenities of the property to the north as it will not protrude past its rear elevation.

The existing scheme consisted of three high level windows which faced onto the property to the south. The scheme has been amended to show two velux windows in the roof which are likely to have reduced views because of their siting. The proposal also includes one larger window which will be screened by the existing boundary fence. As the earlier scheme allowed three windows looking into this neighbours garden and as this window will be screened by the existing boundary fence it is considered that there would be no additional loss in terms of loss of privacy to this neighbour.

Conclusion

In this instance it is considered the amendments being sought are minor and are therefore acceptable as a non-material amendment to the approved plans attached to 18/01437/FUL.

6. Recommendation

Approval Non Material Amendment

7. Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plan;; 002A.

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

The alterations to the front do not form part of this application and may require separate planning permission.