

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	03/09/2019
Planning Development Manager authorisation:	GW	3/9/19
Admin checks / despatch completed	ER	3/9/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	04/09/19

Application: 19/01087/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr Kirk

Address: 21 Earlhams Close Dovercourt Harwich

Development: Proposed ramped access.

1. Town / Parish Council

Harwich Town Council Harwich Town Council has no objection to this application.

2. Consultation Responses

Not applicable

3. Planning History

19/01087/FUL Proposed ramped access. Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 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

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site

The application site comprises of a north facing semi-detached bungalow dwelling. The dwelling and its neighbours front elevations face onto a large area of open space. Sited to the rear beyond their rear gardens is a parking area allocated for the occupants of these bungalows.

Proposal

This application seeks permission for the provision of a new ramped access to the front of the dwelling with associated hand railing.

Assessment

Design and Appearance

The proposal will be sited to the front and therefore publicly visible.

The proposed ramp and associated handrails are of a minor nature which would not appear as prominent features within the streetscene.

The proposal will be set back from the front boundary to refrain it from having any harmful impact to the appearance and character of the existing dwelling and area.

Due to the orientation of the dwellings the proposal will not be visible from the highway to the rear.

The use of metal bar railings along site boundaries is already present within the immediate area; as a result the new handrails associated with the ramp would not appear adversely to the character of the area.

Impact on Neighbours

The proposal is a minor improvement to the dwelling which would not result in a loss of residential amenities to the neighbouring sites.

Other Considerations

Harwich Town Council has no objections to the proposal. No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed development the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans showing the Proposed Elevations 1:100 @ A3 and Proposed Floor Plan 1:50 @ A3.

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

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.