

19/00927/FUL

Proposed lean-to extension
adjoining existing workshop for the
storage of classic cars.

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

EN1 Landscape Character

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

SPL3 Sustainable Design

PPL3 The Rural Landscape

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

The application seeks permission to extend the existing workshop located in the extended garden of Skirr Cottage.

Design and Appearance, and Residential Amenity

The proposed extension will adjoin the south and western sides of the existing workshop and will be used for private classic car storage and ancillary parts and equipment. The existing workshop is situated at the north eastern point of the land associated with Skirr Cottage and is screened from Crown Lane by hedgerow and semi-mature trees, with further tree planting immediately to the south and west of the workshop. The extension will be coloured green to match the existing workshop to ensure it does not stand out and will look similar to a small agricultural building and

will continue to be used ancillary to the dwelling of Skirr Cottage. The extension to the workshop is lower than the height of the main workshop building and therefore it will not significantly impact the character of the area or the existing amenities of the neighbouring properties.

Other Considerations

A previous planning application 18/01639/FUL, for the change of use to garden land and erection of the workshop removed permitted development rights for the extended garden area. The removal of those permitted development rights will prevent inappropriate fencing and large outbuildings in the future.

The location of the existing workshop, outside of any settlement development boundary, in a rural location is not considered an appropriate site for business use and therefore the used of the workshop as ancillary to the dwelling of Skirr Cottage will be secured by condition.

No letters of representation have been received.

Conclusion

In the absence of significant material harm as a result of the development, this application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:1250, Ext 1 - Floor Plan, Ref Ext 4 and End Elevation.

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

- 2 The hereby approved lean-to extension to the workshop and the existing workshop shall only be used ancillary to the residential use of the dwelling known as 'Skirr Cottage'.

Reason - The location of the workshop, outside of any settlement development boundary in a rural location is not considered an appropriate site for business use and in the interests of highway safety.

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO