

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	20/09/2019
Planning Development Manager authorisation:	TF	20/09/2019
Admin checks / despatch completed	<i>JAE</i>	20/09/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	<i>SB</i>	20/09/19

**Application:** 19/01233/HHPNOT **Town / Parish:** Harwich Town Council

**Applicant:** Mr John Wilson

**Address:** 8 Harcourt Avenue Dovercourt Harwich

**Development:** Proposed alteration to existing single storey building - new roof, depth 5m and height 2.70m.

**1. Town / Parish**

Not applicable

**2. Consultation Responses**

Not applicable

**3. Planning History**

19/01233/HHPNO T	Proposed alteration to existing single storey building - new roof, depth 5m and height 2.70m.	Current
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**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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)**

A prior notification has been received by Tendring District Council in relation to the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for the erection of a single storey rear extension 5m in depth and 2.7m in height at 8 Harcourt Avenue Dovercourt.

No objections have been received.

The single storey rear extension is consistent with the provisions of the above mentioned Order and is classed as permitted development, subject to the conditions set out in Class A3 and A4.

**6. Recommendation**

HHPN - Prior Approval Not Required

**7. Conditions**

1 Block Plan received on 27th August 2019.

**8. Informatives**

Not applicable