

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	21/10/2019
Planning Development Manager authorisation:	TF	24/10/2019
Admin checks / despatch completed	CE	24/10/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	24/10/19

**Application:** 19/01375/HHPNOT                      **Town / Parish:** Brightlingsea Town Council

**Applicant:** Paul Grimsey

**Address:** 5 Sarre Way Brightlingsea Colchester

**Development:** Erection of single storey pitched roof extension, 3.6m depth and 3.25m height.

**1. Town / Parish Council**

Not Applicable

**2. Consultation Responses**

Not applicable

**3. Planning History**

19/01375/HHPNOT      Erection of single storey pitched roof extension,      Current  
3.6m depth and 3.25m height.

**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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 which will measure 3.6m in depth and 3.25m in height at 5 Sarre Way Brightlingsea.

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 1:500.

**8. Informatives**

Not applicable



## TENDRING DISTRICT COUNCIL

### Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

<b>AGENT:</b>	Mrs Sharon Smith - Fisher Jones Greenwood Charter Court Newcomen Way Colchester Business Park Colchester CO4 9YA	<b>APPLICANT:</b>	Mr & Mrs Brown C/o Wright Ruffell (Sturicks) Limited Plough Road Centre Great Bentley CO7 8LG
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#### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 19/00946/FUL      **DATE REGISTERED:** 25th June 2019

Proposed Development and Location of the Land:

**Erection of one dwelling with associated garage.  
Larges Farm Rectory Road Great Holland Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following 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: P01c, P02b and P03c.  
  
Reason - For the avoidance of doubt and in the interests of proper planning.
- 3     Prior to occupation of the dwelling hereby approved, the parking spaces as shown on approved plan Drg. No. P01c shall be constructed, surfaced and maintained free from obstruction at all times for that sole purpose.  
  
Reason - In the interests of highway safety.
- 4     No unbound material shall be used in the surface treatment of the vehicular access.  
  
Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.
- 5     The proposed landscaping, as shown on drawing no. P01c, shall be planted not later than the first planting season following commencement of the development (or within such extended period or phased arrangement as the Local Planning Authority may allow) and shall thereafter be retained and maintained for a period of five years. If the tree becomes seriously damaged or diseased within five years of planting it shall be replaced