

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	10/12/2019
Planning Development Manager authorisation:	TF	10/12/2019
Admin checks / despatch completed	CC	10/12/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	10/12/19.

Application: 19/01548/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Blake

Address: 22 Clays Road Walton On The Naze Essex

Development: Proposed ramped access with retaining walls and galvanised hand rails.

1. Town / Parish Council

Frinton and Walton Town Council Approval

2. Consultation Responses

N/A

3. Planning History

19/01548/FUL Proposed ramped access with retaining walls and galvanised hand rails. Current

4. Relevant Policies / Government Guidance

N/A

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for a ramped access with retaining walls and galvanised hand rails.

Application Site

The site is a North facing dwelling on the south of Clays Road, within the development boundary for Frinton. The property is a semi-detached bungalow constructed of brickwork and a tiled roof. The front of the dwelling largely consists of a lawn area with a concrete driveway to the East and a paved area leading to the property.

Assessment

Design and Appearance

The proposed ramped access will be located at the front of the dwelling and will be visible from the street scene. The surrounding area of the site is comprised of semi-detached bungalows, some of which already have ramped access installed at the front of the property. The proposed ramp and associated handrails are of a minor nature which will not appear as prominent features within the streetscene nor have a significant impact on the character of the host dwelling.

Impact on Neighbours

The proposal is a minor improvement to the dwelling which will have no significant impact on the neighbouring dwelling.

Other Considerations

Frinton and Walton Town Council have 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 / Reasons for Refusal

- 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: Site Plan 1:500, Existing and Proposed elevations, and Existing and Proposed sections dated 16 October 2019.

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.

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