

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

This application seeks permission for the conversion of the single garage to a detached house located within the settlement development boundary of Manningtree.

Design and Appearance

The alterations to the front of the garage will be visible from Gainsborough Drive; the garage door will be replaced with a single window and the surround will be finished with the modern material Hardieplank. The proposals are in keeping with the character of the existing dwelling and immediate area ensuring there will be no significant harm to the street scene.

Impact upon Residential Amenity

There will be no significant impact to any neighbours in terms of loss of light, privacy or overlooking following the garage conversion due to it retaining the existing ground floor footprint. A window to the front and double doors leading to the garden will be the only new openings.

Saved Policy HG9 of the Tendring District Local Plan 2007 seeks to provide a minimum of 100 square metres of private amenity space for a three bedroomed property. The original private amenity space is measured at approximately 95 square metres which falls just short of the standard required. The construction of the proposal would not reduce this space further but it will likely enhance its use due to doors opening onto the garden from the new kitchen.

The existing garage does not meet the required standard where a garage should measure 7 metres x 3 metres therefore this cannot be considered as a loss of off road car parking. The loss of the garage does however provide for two off road car parking spaces which meet the car parking standards, where one parking space should measure of 5.5 metres x 2.9 metres which improves the current position.

Other Considerations

Lawford Parish Council has no objection to the application.

No letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the 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: Drawing No. 1375-1, 1375-2A and 1375-4A.

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