

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	04/03/2020
Planning Development Manager authorisation:	TF	04/03/2020
Admin checks / despatch completed	CC	04/03/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	RLO	04/03/2020

Application: 19/01930/FUL **Town / Parish:** Alresford Parish Council

Applicant: Mr and Mrs R Thompson

Address: 166 Wivenhoe Road Alresford Colchester

Development: Proposed Garden Workshop and Storage Building with separate Garden Room.

1. Town / Parish Council

Alresford Parish Council Alresford Parish Council has no objection to this application.

2. Consultation Responses

n/a

3. Planning History

04/01617/FUL	Rear single storey monopitch roof (open sided) to create covered seating, new pitched roof to dormer windows and new raised pitch roof over lounge.	Approved	29.09.2004
85/00892/FUL	Granny annexe, garage and garden store	Approved	24.09.1985
19/01505/FUL	Proposed side extension above existing garage, two storey side extension and chimney reconstruction.	Approved	03.12.2019
19/01930/FUL	Proposed Garden Workshop and Storage Building with separate Garden Room.	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
HG9 Private Amenity Space

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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

This application seeks permission for a detached garden room and a detached workshop located in the back garden of a detached house located within the settlement development boundary of Alresford.

Design and Appearance

The proposed garden room which will be sited a distance of 4 metres from the house in the back garden on the north western edge will be partially visible from the front between the properties of 166 and 168 Wivenhoe Road. A previously granted planning permission reference 19/01505/FUL for a two storey side extension will screen the garden room from the street scene when it has been constructed. In either case there will be no significant visual impact to the street scene. The proposed workshop which will be sited 2 metres from the eastern boundary in a more southern position will not be visible from Wivenhoe Road.

Both outbuildings will be black stained horizontal feather edged timber clad, the garden room will be finished in clay pantiles while the workshop will be finished in natural slate. The traditional materials ensure that the buildings assimilate in the garden setting with other neighbours surrounding garden sheds and outbuildings.

The proposal meets the requirements of good design, appearance and scale.

Impact upon Residential Amenity

The proposed outbuildings and the siting of them in the rear garden have no significant impact in terms of loss of light, privacy or outlook.

More than 450 square metres of private amenity space remains following the construction of the proposals. There has been no change to the off road car parking provision.

Other Considerations

One letter of objection from a neighbour has been received. The concern raised was in relation to the overlooking and loss of privacy that the west facing windows in the roof of the workshop would cause. The amended plans for the workshop have mitigated this affect.

One letter of support for the application has been received.

Alresford Parish Council has no objection to the application.

No other letters of representation have been received.

Conclusion

In the absence of 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. 07 revision A, 08 revision A and 09.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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