

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	29/04/2021
Planning Development Manager authorisation:	SCE	05.05.2021
Admin checks / despatch completed	ER	05/05/2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	05.05.2021

Application: 21/00285/FUL **Town / Parish:** Lawford Parish Council

Applicant: Mr John Drewery

Address: 7 Stourdale Close Lawford Manningtree

Development: Proposed additional window to workshop and conversion of carport into garage.

1. Town / Parish Council

Lawford Parish Council
08.04.2021

Council has no objection to this application.

2. Consultation Responses

Not applicable

3. Planning History

99/00993/FUL	Single storey end extension to lounge for private use	Approved	11.08.1999
07/01408/FUL	Alterations and extensions to form covered area, carport and utility room.	Approved	17.10.2007
18/30207/PREAPP	First floor extension above garage/carport and part of bungalow. Ground floor extension to create a granny annexe.	Refused	15.11.2018
19/00024/FUL	Ground floor extension to create an annexe and first floor extension above garage/carport.	Approved	21.02.2019
21/00285/FUL	Proposed additional window to workshop and conversion of carport into garage.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019
National Planning Practice Guidance

Adopted Tendring District Local Plan 2007 (part superseded)
QL9 Design of New Development
QL10 Designing New Development to Meet Functional Needs
QL11 Environmental Impacts and Compatibility of Uses

TR1A Development Affecting Highways
TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) (Section 1 adopted on 26th January 2021)
SPL3 Sustainable Design

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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. In this latter regard, as of 26th January 2021, 'Section 1' of the emerging Local Plan for Tendring (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) has been adopted and forms part of the 'development plan' for Tendring.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council has now formally adopt Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

5. Officer Appraisal (including Site Description and Proposal)

Application site

The application site comprises of a detached dwelling situated on a corner plot location in Stourdale Close. The site currently benefits from planning permission under planning reference 19/00024/FUL - Ground floor extension to create an annexe and first floor extension above garage/carport. These works have already been completed.

Proposal

This application seeks permission for additional window to workshop and conversion of carport into garage. The works will result in the enclosure of the existing car port with garage doors and a wall finished in render.

Assessment

Design and Appearance

The proposal is of a size and scale which is appropriate to the existing house and previously approved application 19/00024/FUL.

The new alterations will be publicly visible however due to their minor nature and set back from the front of the site would not be detrimental to the overall appearance and character of the dwelling and area.

The new wall which encloses the car port will be finished in render to match the existing house and is acceptable however the change to garage doors would be noticeable from Stourdale Close. As a result of its minimal impact to the streetscene and the range of materials already present within the area the impact of the proposed change would not harm the appearance or character of the existing house or its locality.

Highway Safety

The Essex county council Parking Standards recommend that garages should have an internal measurement of 3m by 7m. These standards also state that where a house comprises of two or more bedrooms that 2no parking spaces should be retained which measure 5.5m by 2.9m per space.

The proposed new garage will be under the requirements stated above measuring 5.9m by 2.9m however despite this the application site has a large driveway which is sufficient in size to accommodate the parking of two vehicles in line with the aforementioned standards. The proposal will therefore not contravene highway safety.

Impact on Neighbours

The proposal is of a minor nature which together with its siting away from shared boundaries would not result in a loss of residential amenities to the neighbouring dwellings.

Other Considerations

Lawford Parish Council have no objections to the proposal.
There have been no letters of representation 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

- 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 plan: 201A.

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.