

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	28.04.2022
Planning Development Manager authorisation:	AN	28/4/22
Admin checks / despatch completed	DB	28.04.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	28.04.2022

**Application:** 22/00495/HHPNOT                      **Town / Parish:** Great Bentley Parish Council

**Applicant:** Mr and Mrs M Graham

**Address:** 3 Cedar Way Great Bentley Colchester

**Development:** Proposed single storey rear extension (5m depth and 3.6m height).

### **1. Town / Parish Council**

Great Bentley Parish Council                      No Comments received.

### **2. Consultation Responses**

N/A

### **3. Planning History**

22/00495/HHPNO                      Proposed single storey rear extension (5m depth and 3.6m height).                      Current  
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### **4. Relevant Policies / Government Guidance**

N/A

#### **Status of the Local Plan**

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

**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. (5m depth and 3.6m height).at 3 Cedar Way, Great Bentley, Colchester, CO7 8LT.

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 Drawing No- 2208/3 and 2208/4

**8. Informatives**

N/A