

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	30.01.2023
Planning Manager / Team Leader authorisation:	JJ	31/01/2023
Planning Technician final checks and despatch:	ER	01/02/23

Application: 22/01960/FUL **Town / Parish:** Ardleigh Parish Council

Applicant: Mr Wayne Creasey - Glyn Hopkin Limited

Address: Glyn Hopkin Ipswich Road Colchester

Development: Proposed single storey rear vehicle workshop extension.

1. Town / Parish Council

Ms Clerk to Ardleigh
Parish Council
20.12.2022

No comments

2. Consultation Responses

Not Applicable

3. Planning History

00/02081/FUL	New glazing to enclose existing covered open sales area	Approved	25.01.2001
01/01168/ADV	Sign	Refused	14.09.2001
02/00561/ADV	1 free standing unilluminated frontage signs	Approved	21.05.2002
02/01427/FUL	Proposed office alterations and new front entrance.	Approved	17.09.2002
95/01141/FUL	Variation to planning conditions of:- TEN/72/87 condition 2 and TEN/1663/86: TEN/487/87 condition 4 to allow car sales only between the hours of 10.00am - 4.00pm on Sundays and bank holidays	Approved	07.11.1995
96/01368/ADV	(Osborne Garage, Ipswich Road, Ardleigh) Display of internally illuminated and non-illuminated advertisements	Approved	21.01.1997

48/00001/FUL	Workshop and greenhouse	Refused	16.09.1948
04/02136/FUL	Infill below canopy, small entrance porch, alterations to car park and internal alterations.	Approved	15.12.2004
05/01247/ADV	Fascia Panels		09.09.2005
05/01266/ADV	Fascia signs, pylon sign.	Approved	09.09.2005
05/01668/ADV	Free standing signs M, G & E	Approved	08.12.2005
13/01277/ADV	Replacement illuminated totem sign, increase of existing from a 5.2m sign to a new silver 6.6m version.	Approved	23.01.2014
22/01960/FUL	Proposed single storey rear vehicle workshop extension.	Current	

4. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2021 (NPPF)

National Planning Practice Guidance (NPPG)

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL3 Sustainable Design

PPL13 Ardeleigh Reservoir Catchment Area

Local Planning Guidance

Essex Design Guide

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)

Proposal

This application seeks permission for the erection of a single storey rear vehicle workshop extension.

Assessment

Design and Appearance

The case officer has visited the site to confirm that the proposed extension is of an acceptable size and scale.

The extension will be visible to the streetscenes of Ipswich Road and Part of the A120. However it will be finished in a matching red brickwork with a flat roof design. Having regard to the character of the area, the sunken down nature of this part of the site, it is considered that the extension is of an acceptable design and appearance with no significant adverse effects on visual amenities.

The application site is located within the Ardleigh Reservoir Catchment Area, the development is of a minor nature and is not considered to have any harmful impact on the water quality of the reservoir. The proposal is therefore compliant with Policy PPL13.

Impact to Neighbouring Amenities

The extension is not located immediately adjacent to any neighbouring properties and has no significant harmful impacts on the loss of light nor privacy.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Ardleigh Parish Council have no comments on the application

No objections have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal 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 drawings / documents, and / or such other drawings / documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings / documents as may be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Drawing No. GHL99/03
 Drawing No. GHL99/09
 Drawing No. GHL99/10
 Drawing No. GHL99/11

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.

<p>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</p>	<p>YES</p>	<p>NO</p>
<p>Are there any third parties to be informed of the decision? If so, please specify:</p>	<p>YES</p>	<p>NO</p>