

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|------------------------------------------------|----------|------------|
| Case officer recommendation: | CC | 14.11.2023 |
| Planning Manager / Team Leader authorisation: | ML | 15/11/2023 |
| Planning Technician final checks and despatch: | JJ | 17/11/2023 |

Application: 23/01406/HHPNOT **Town / Parish:** Great Bentley Parish Council

Applicant: Mr Elliot Willis

Address: 19 Woodgreen Estate Plough Road Great Bentley

Development: Demolition of existing conservatory and installation of new single storey extension (depth 6 metres, maximum height 3 metres, eaves height 3 metres).

1. Town / Parish Council

Great Bentley Parish Council No Comments Received

2. Consultation Responses

Not Applicable

3. Planning History

23/01406/HHPNOT Demolition of existing conservatory and installation of new single storey extension (depth 6 metres, maximum height 3 metres, eaves height 3 metres). Current

4. Relevant Policies / Government Guidance

Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class 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), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) 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 extension (depth 6 metres, maximum height 3 metres, eaves height 3 metres) at 19 Woodgreen Estate, Plough Road, Great Bentley.

No objections have been received.

The proposed development is consistent with the above mentioned Order. Prior approval for the application can therefore be granted.

6. Recommendation

HHPN - Prior Approval Is Given

7. Conditions

- 1 Drawing No. 0133-A-001
- Drawing No. 0133-A-002
- Drawing No. 0133-A-100

8. Informatives

Not Applicable

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| 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 |