



**Late Observations Sheet  
Development Control Committee  
26 July 2018 At 7.00 pm**

**Late Observations**

This page is intentionally left blank

**DEVELOPMENT CONTROL COMMITTEE**

**Thursday 26 July 2018**

**LATE OBSERVATION SHEET**

**4.1 18/01701/FUL Sherinside, Stonehouse Road, Halstead, Kent, TN14 7HN**

On Tuesday 24<sup>th</sup> July the new NPPF was published:

Paragraph 21 of the Officer's Report should be amended to read:

Of particular relevance to this application if the following guidance:

Para 11 of the NPPF confirms that the NPPF has a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 12, 13, 14 of NPPF).

Para 11 of the NPPF also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding or coastal change.

Paragraph 35 of the Officer's Report should be amended to read:

Para 130 of the NPPF states that, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Para 131 of the NPPF states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 49 of the Officer's Report should be amended to read:

Para 144 of the NPPF states that when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by any other considerations.

Other changes:

Late Observations

Paragraph 36 of the Officer’s Report should be amended to read:

The proposal would remove an existing chalet bungalow with a larger dwellinghouse incorporating a flat roof with a contemporary design over two storeys. The proposals include timber cladding, slate tiling and grey render with grey aluminium window frames and grey powder coated doors and frames.

Paragraph 38 crenulated refers to a series of indentations as seen around a castle, battlement or wall.

Paragraph 53 of the Officer’s Report should be amended to read:

Existing house

	m <sup>2</sup>
Original house	106.82
Existing and proposed extensions	213.68
Existing garage	56.00
Existing outbuilding	15.60
Proposed outbuilding	84.00
Total	476.10

Proposed development

	m <sup>2</sup>
Proposed dwelling house	284.33
Proposed outbuildings	92.00
Total	376.33