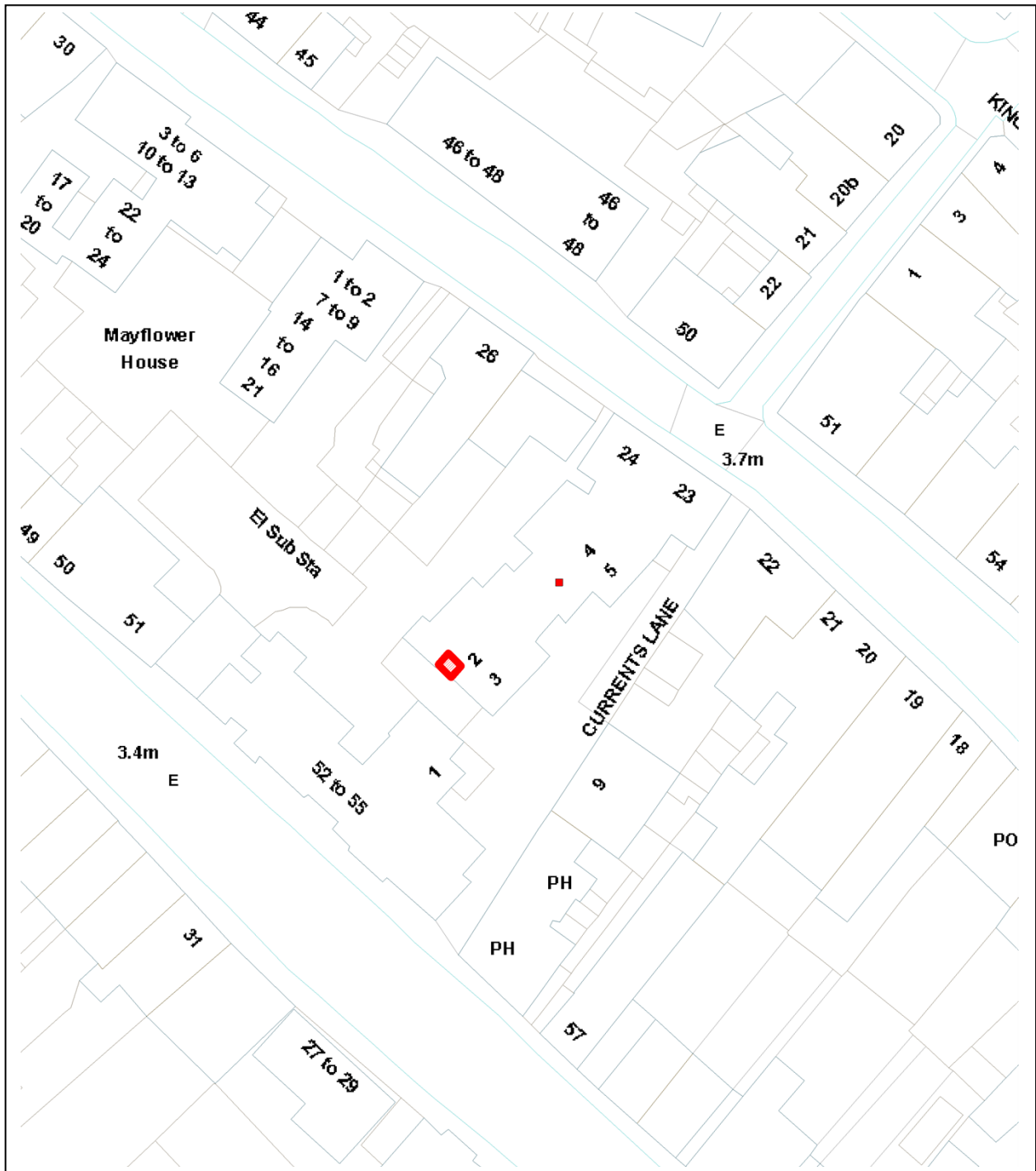


PLANNING COMMITTEE

10 JANUARY 2012

REPORT OF THE TEMPORARY HEAD OF PLANNING

A.7 PLANNING APPLICATION - 11/01147/FUL - 2 - 3B CURRENTS LANE, HARWICH, ESSEX, CO12 3DE



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Application:	11/01147/FUL	Town / Parish: Harwich Town Council
Applicant:	Tendring District Council	
Address:	2 - 3B Currents Lane, Harwich, Essex	
Development:	Replacement of glazed hardwood communal entrance door and frame with new steel security door and frame and upgrading door entry control system.	

1. Executive Summary

- 1.1 This application is before members as Tendring District Council is the applicant.
- 1.2 The scheme involves the replacement of existing glazed hardwood communal entrance doors and frames with a new green coloured steel security door and frame and upgraded door entry system to a block of Council owned flats. The existing doors and entry system are as originally installed and are now in need of replacement as a result of their age and condition. Such improvements are necessary and in accordance with the Development Plan.

Recommendation: Approve

- (a) That subject to new material planning issues being raised as a result of the outstanding public consultation exercise (expiring on 2 January 2011), the Temporary Head of Planning be authorised to grant planning permission for the development subject to planning conditions in accordance with those set out in (b) below (but with such amendments and additions, if any, to the detailed wording thereof as the Interim Head of Planning in her discretion considered appropriate).
- (b) That the grant of planning permission be subject to the following planning conditions:
 - Standard Time Limit (3 years)
 - Approved plans

Reason for Approval:

In approving this application the local planning authority has taken account of the development plan policies and it considers that the proposed development is in accord with those policies, preserves the appearance of the conservation area and does not harm public amenity.

2. Planning Policy

National Policy:

PPS1 Delivering Sustainable Development

PPS5 Planning for the Historic Environment

Regional Planning Policy:

East of England Plan (2008)

SS5 Priority Areas for Regeneration

ENV6 The Historic Environment

ENV7 Quality in the Built Environment

Local Plan Policy:

Tendring District Local Plan (2007)

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

EN17 Conservation Areas

EN30 Historic Towns

Core Strategy and Development Policies Proposed Submission Draft (2010)

DP1PS Design of New Development

DP7PS Development in Conservation Areas

3. Relevant Planning History

No relevant planning history.

4. Consultations

None

5. Representations

Harwich Town Council – No objection.

6. Assessment

- 6.1 This application seeks permission for the replacement of existing glazed hardwood communal entrance doors and frames with a new green coloured steel security door and frame and upgraded door entry system. The existing doors and entry system are as originally installed and are now in need of replacement as a result of their age and condition.
- 6.2 This application falls to be considered primarily against the provisions of EN17, QL9, QL10 and QL11. These policies collectively seek to ensure that developments preserve or enhance the character or appearance of conservation areas and are compatible with their surroundings.
- 6.3 In this instance the proposals amount to external alterations and additions to facilitate improved access/egress to the building. The proposals will bring about an improved visual appearance and safety for occupiers. As such there is no material conflict with planning policy. The key issue is whether the development can take place without detriment to visual amenity. In this regard there will be no resultant material adverse impact upon the conservation area by virtue of the setting of the building and the specific inset nature of the existing arrangement. Residential amenity is unaffected and there would be no significant harm upon any area of acknowledged importance.
- 6.4 Accordingly the proposals are compliant with Development Plan policies.

Background Papers.

None.