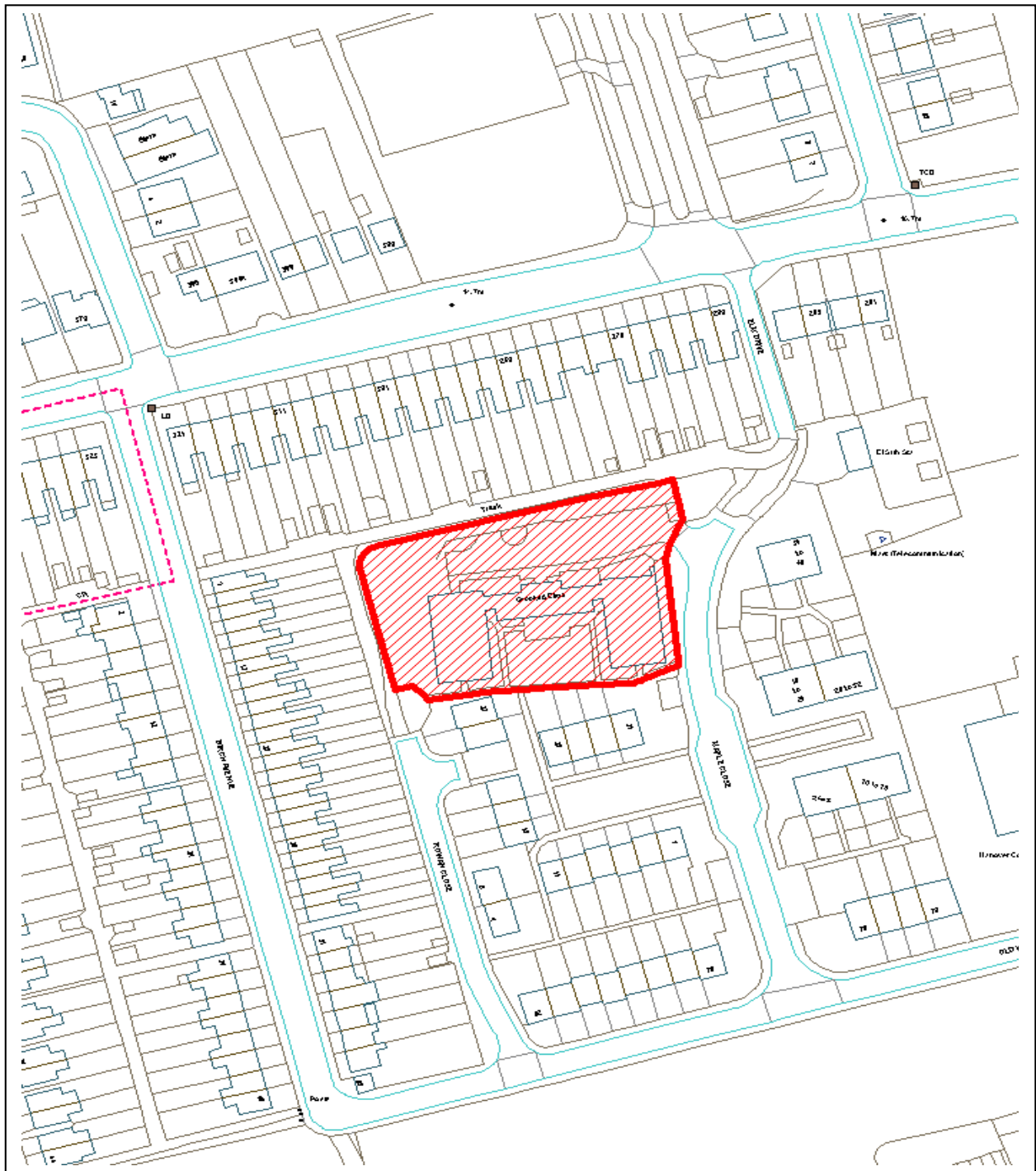


PLANNING COMMITTEE

9 DECEMBER 2014

REPORT OF THE HEAD OF PLANNING

A.3 PLANNING APPLICATIONS - 14/01518/FUL - CROOKED ELMS SHELTERED HOUSING UNIT CROOKED ELMS, HARWICH, ESSEX, CO12 4AL



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Application:	14/01518/FUL	Town / Parish: Harwich Town Council
Applicant:	Tendring District Council - Housing Portfolio Holder	
Address:	Crooked Elms Sheltered Housing Unit, Crooked Elms, Harwich CO12 4AL	
Development:	Demolish existing pre-fabricated garage, breakout base & form new level hard standing & erect new pre-fabricated scooter store.	

1. Executive Summary

- 1.1 This application has been referred to the Planning Committee as the application is submitted by Tendring District Council.
- 1.2 The application site is located at Crooked Elms Sheltered Housing Unit within the Settlement Development Boundary for Harwich as established in the local plan. The site contains sheltered housing accommodation and associated parking. The surrounding area is characterised by two storey terraced housing and some flats.
- 1.3 The principle of a scooter store at this location would accord with the Council's Saved Local Plan (2007) and Focused Changes Local Plan (2014), and would provide shelter and security for occupants who use a mobility scooter. Its design impact is relatively minimal and in replacing an existing garage of poor visual appearance would make a positive impact on the streetscene.

Recommendation: Approve

Conditions:

- 1) Standard time limit
- 2) Development in accordance with plans

2. Planning Policy

National Policy:

National Planning Policy Framework (2012)

Local Plan Policy:

Tendring District Local Plan (December 2007)

- | | |
|------|--|
| QL9 | Design of New Development |
| QL10 | Designing New Development to Meet Functional Needs |
| QL11 | Environmental Impacts and Compatibility of Uses |
| TR7 | Vehicle Parking at New Development |

Tendring District Local Plan: Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

SD8 Transport and Accessibility

SD9 Design of New Development

3. **Relevant Planning History**

11/01489/FUL Extension and alteration to an existing sheltered housing unit to form an improved entrance and reception area, increased/larger kitchen area, disabled w.c. and shower room, improvements to bin store area, formation of storage for mobility scooters, enlarge laundry area and form ramped access to the building. Approved 14.02.2012

4. **Consultations**

4.1 Harwich Town Council have raised no objection to this proposal.

5. **Representations**

5.1 None

6. **Assessment**

6.1 The main planning considerations are:

- Impact on the streetscene;
- Benefit for the occupants of the Sheltered Housing Units;
- Context and Background;
- Proposal;
- Policy Context;
- Impact on the Streetscene; and;
- Benefit for the occupants of the Sheltered Housing Units.

Context and Background

6.2 The application site amounts to 0.31 hectares, and is located at the northern end of Maple Close within the Settlement Development Boundary for Harwich, as established in the saved (2007) and focused changes (2014) Tendring District Local Plans (TDLP). The site contains a two storey sheltered housing accommodation, associated parking area and a detached single garage.

Proposal

6.3 The application proposes the demolition of a single garage and erection of a pre-fabricated scooter store. The scooter store is of 1.8m depth, 4.87m width and a maximum height of 2.1m and can accommodate 4 no. scooters. The scooter store is accompanied by an area of hardstanding to the side.

Policy Context

6.4 The National Planning Policy Framework (NPPF) seeks to promote healthy and accessible buildings that function well. The NPPF also promotes the principles of sustainable development through high quality design. Proposals should ensure high standards of design and respond to local character, whilst being visually attractive as a result of good

architecture and appropriate landscape design. In the Saved (2007) and Focused Changes (2014) versions of the TDLP, these aspects are considered under Saved Policies QL9, QL10 and QL11 and Focused Changes Policy SD9.

Impact on the streetscene

- 6.5 The existing single garage is in a poor state of repair and does not contribute positively to the streetscene. The proposed scooter store has an attractive timber finish and replicates a similar massing and siting to the existing garage. In light of these characteristics the proposal would tidy the site and improve the visual amenity of the streetscene.

Benefit for the occupants of the Sheltered Housing Units

- 6.5 The proposal would allow the occupiers of the existing sheltered housing to store their mobility scooters in an area that was sheltered from bad weather and secure. In doing so, this would allow more of the occupants to use such scooters and benefit from the accessibility they offer, thereby also improving their sense of independence.

Background Papers

None