

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	11/07/2018
Planning Development Manager authorisation:	SCE	16.07.18
Admin checks / despatch completed	ER	19/7/18
	ER	19/07/18

**Application:** 18/00703/FUL **Town / Parish:** Harwich Town Council

**Applicant:** Mr Brigg & Mrs Davis

**Address:** 147 Fronks Road Dovercourt Harwich

**Development:** Proposed two storey extension.

### **1. Town / Parish Council**

Harwich Town Council Harwich Town Council has no objection to this application.

### **2. Consultation Responses**

N/A

### **3. Planning History**

18/00703/FUL Proposed two storey extension. Current

### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework  
National Planning Practice Guidance

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

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)  
SPL3 Sustainable Design

Local Planning Guidance  
Essex Design Guide

### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. Importantly the Inspector has confirmed that the housing requirement for Tendring of 550 new homes per annum for the period up to 2033 is based

upon sound evidence. There are however concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

## **5. Officer Appraisal (including Site Description and Proposal)**

### Application Site

The application site comprises of a north facing two storey detached dwelling "147 Fronks Road." The dwelling is set back from the front of the site with an existing car port and driveway to the side.

### Proposal

This application seeks permission for the erection of a two storey rear and side extension.

### Assessment

#### Design and Appearance

The local area comprises of a variety of two storey and single storey detached dwellings constructed from render and brick. As a result of the size of the plots large open spaces are formed between houses.

The proposal will be publicly visible from Fronks Road and as a result of different heights of buildings will be a noticeable feature when approaching from the west.

Whilst publicly visible the proposed enlargement will be set back from the front of the site by 19m and will be finished in materials which match the host dwelling. As a result of its set back and use of matching materials the proposal would not appear as a prominent or harmful feature to the areas character and appearance.

The proposed enlargement will be 0.7m lower in height to the existing dwelling and set back from the front wall of the existing house by 5m. The proposal will also be finished in materials which are consistent with the host dwelling and its hipped roof design will match that of the existing dwellings. As a result of its lower height and set back the proposal would appear as a subservient addition preventing it from infringing on the host dwellings character and appearance.

The site is of a large enough size to facilitate a proposal of this size and still retain sufficient private amenity space.

#### Impact on Neighbours

Located to the west of the application site is 145 Fronks Road which is sited 3m from the host dwellings neighbouring boundary. Whilst the proposal will be visible to this neighbour it will be sited 2.5m from the neighbouring boundary and 5.5m in total from the neighbouring house. The footprint of the extension will also not protrude beyond the rear wall of 145 Fronks Road. As a result of the aforementioned reasons it is considered that the proposal would not result in a significant impact to this neighbour.

Sited to the east of the site is 149 Fronks Road which comprises of a chalet bungalow with fairly wide bay windows at ground level. Due to its two storey nature the proposal will result in a loss of light and outlook to this neighbouring dwelling. The proposal will be sited 1m from the neighbouring boundary and 2m in total from this neighbouring house. Sited along the neighbouring boundary are existing fencing and outbuildings which will screen some of the development. As a result of the

loss of light to this property it has been necessary to apply the sunlight/ daylight calculations within the Essex Design Guide. The 45 degree line in plan would intercept the centre of this window however in elevation, as a result of the windows width, would only just intercept the lower section of this window. This window serves an existing bedroom which is considered a non-primary living area. A letter of support has also been received by the occupants of 149 Fronks Road supporting the scheme. As a result of the aforementioned reasons it is considered that the loss of light and outlook in this instance is not so significant to justify refusing planning permission.

The host dwelling has two existing windows at first floor level which look into the neighbouring garden of 149 Fronks Road. As a result of the proposal two new windows are proposed along the rear elevation at first floor level. As a result of the projection of the extension these windows will only have views into the rear gardens of this neighbouring property and not into this neighbouring sites immediate private amenity space. It is therefore considered that the level of overlooking resulting from the proposal would not be so significant to justify refusing planning permission.

#### Other Considerations

Harwich Town Council have no objection to the proposal.  
One letter of support has been received.

#### Conclusion

In the absence of material harm resulting from the proposed development this application is recommended for approval.

### **6. Recommendation**

Approval - Full

### **7. Conditions**

- 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 plans: DFR-01 Revision A.

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.