

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	20/07/2018
Planning Development Manager authorisation:	SCE	27.07.18
Admin checks / despatch completed	SCE	27/07/18

Application: 18/00803/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr Bull

Address: Valen Lower Marine Parade Dovercourt

Development Replacement detached garage.

1. Town / Parish Council

Harwich Town Council Original and Amended Plans:
Harwich Town Council has no objection to this application.

2. Consultation Responses

N/A

3. Planning History

93/00982/FUL	(Valen, Lower Marine Parade, Dovercourt) Demolish old large single garage and erect a small double garage plus new forecourt in front of extra garage	Approved	13.10.1993
07/01269/FUL	Extension and alterations.	Approved	29.11.2007
18/00803/FUL	Replacement detached garage.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018
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
TR7 Vehicle Parking at New Development

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

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 48 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. They raise 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 48 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)

Site Description

The application site is located to the west of Lower Marine Parade, inside the development boundary of Dovercourt. It serves a detached bungalow constructed of brick with a tile roof, a small front facing dormer, rooflights and a UPVC addition across the front of the property. Set forward from the dwelling is a detached pre fabricated garage, with an area of hardsurfacing in front. Adjacent to the garage and surrounding the front boundary of the site is a rendered wall (approx. 1.8m in height) and an access gate. To the north of the site is a plot that has approval for a new dwelling and works have commenced at the site.

Proposal

The application proposes a detached double garage to replace the existing. It will be located on a similar footprint and will measure 6m wide by 7m deep. It will have a flat roof with a maximum height of 2.7m, and will be constructed of render with a roller shutter door.

The original submission also included a roof terrace with obscure privacy glass, but this has been removed from the application as it could not be supported due to the detrimental impact that the terrace area would have on the street scene and local amenity.

Representations

Original Plans (including roof terrace and obscure privacy glass)

Harwich Town Council has no objection to this application.

Two letters of objection have been received, these are summarised below and addressed in the officer's report:

- Out of character
- Design
- Garage in front of building line
- No objection to the replacement of the garage

Amended Plans

Harwich Town Council has no objection and no further representations have been received.

Assessment

The main considerations of this application are the design, impact on residential amenity and parking at the site.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Design

The proposed replacement garage is considered to be of a scale and nature appropriate to the locality as it replaces an existing garage and will sit upon a similar footprint, albeit slightly larger. The use of render will fit acceptably with the render of the front boundary wall and will also blend with the properties visible to the rear of the site. The proposed roller shutter door will not look vastly different to the existing garage doors.

The development will be set back 6m from the front boundary of the site and be positioned between the tall front boundary wall and the new dwelling under construction to the north, resulting in limited views on approach from the north and south. It is therefore considered that the development will not have a detrimental impact upon the street scene.

Impact on Residential Amenity

The proposed garage replaces an existing structure which is of similar proportions. Existing nearby residential properties are located some distance from the location of the garage. The neighbour most affected by the development will be those who occupy the new dwelling under construction to the north of the site. There is a change of levels between the application site and the new dwelling will sit at a higher level than the proposed garage whereby reducing any potential impact. It is therefore considered that the development will not have a significant adverse impact upon the daylight, privacy or other amenities enjoyed by existing neighbouring property or the future occupiers of the adjacent site and the development is acceptable in this regard.

Parking

The existing garage at the site has internal measurements of 5.55m deep by 4.7m wide. The proposed replacement garage will have internal measurements of 6.4m deep by 5.4m wide. Both of these measurements are below current parking standards for garage sizes but garage parking at the site will be enlarged and therefore improved. Furthermore, the proposed garage is not set any further forward of the building line of the existing garage; it is set back 6m from the road so parking for 2 no. vehicles to meet current off road parking standards can be achieved.

Although the internal dimensions of the garage do not meeting current parking standards, it is evident that the parking arrangements at the site have been improved by the larger garage footprint and for this reason the development is considered acceptable.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the development, the 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: Drawing No. BP (Site Block Plan), Drawing No. 101 Rev A (Proposed Elevations) received 2 July 2018 and Drawing No. 102 (Proposed Floor Plans) received 20 July 2018.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO