

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 north of Pound Farm Drive, inside the development boundary of Harwich. It serves a semi detached two storey dwelling which is angled 90 degrees to the road, with the front elevation facing west and the side elevation facing south onto the road. It is constructed with pebbledash render and a red brick plinth, with a low red brick front and side boundary wall increasing to a 1.8m close boarded fence around the side and rear of the site. The front, side and rear of the site are predominantly grass. A pebbledash rendered outbuilding is located in the rear garden. To the south of Pound Farm Drive is Spring Meadow Primary School and to the rear of the site is an area of parking/garaging.

Proposal

The application proposes a two storey side extension to the south side elevation facing Pound Farm Drive. It will measure 3.6m wide by 7.17m deep with a pitched roof, with eaves height of 5.2m and ridge height of 7.6m. The proposed materials will consist of stone dashed render and brown tiles to match the existing dwelling.

Assessment

The main considerations of this application are the design and the impact on residential amenity.

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.

Policy HG14 of the Tendring District Local Plan (2007) states extensions to dwellings over 4m in height should retain appropriate open space between dwellings and the side boundaries, to ensure new development does not create a cramped appearance and to safeguard the amenities and aspect of adjoining residents.

Design

The proposed extension is considered to be of a scale and nature that is acceptable to the site and the surrounding area. The two storey addition will have a lower ridge height than the existing dwelling and will be stepped in from the front elevation by 0.7m making the extension appear as a subservient addition. The use of matching materials will help to blend the development with the host dwelling and other dwellings within the vicinity making it appear acceptable within the street scene. Furthermore, the extension will still have a minimum distance of 1.4m from the side boundary facing onto Pound Farm Drive, so the extension will not create a cramped appearance within the street scene when viewed for either direction. No parking at the site will be altered or removed by the development. The development overall is considered acceptable in design terms.

Impact on Residential Amenity and the School

The proposed extension will face onto the road away from the attached residential dwelling; and due to the orientation of the property no other residential properties are located nearby. The proposed development is therefore not considered to have any adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Sufficient private amenity space is retained for the occupiers of the property in accordance with Policy HG9.

Opposite the site, on the south side of Pound Farm Drive, is Spring Meadow Primary School. The windows on the side elevation of the extension consist of a 'bed space' at ground floor level and an en-suite at first floor. Due to the room at first floor level only serving an en-suite and the distance between the development and the school boundary there is no concern over the safeguarding or privacy of the primary school.

Other Considerations

Harwich Town Council has no objection to this application.

No letters of representation have been received.

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. 1805.2/0, 1805.2/2, 1805.2/3 and 1805.2/4A.

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.

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

YES

NO