

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	10/08/2018
Planning Development Manager authorisation:	SCE	13-08-18
Admin checks / despatch completed	AS	15/8/18

Application: 18/00988/FUL **Town / Parish:** Harwich Town Council KAL

Applicant: Mr Peter Heywood

Address: 4 Patricks Lane Dovercourt Harwich

Development: Single storey front and rear extensions.

1. Town / Parish Council

Harwich Town Council No objection.

2. Consultation Responses

N/A

3. Planning History

18/00988/FUL Single storey front and rear extensions. 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 east of Patricks Lane, inside the development boundary of Harwich. It serves a flat roof semi detached two storey dwelling constructed of render with an irregular patterned stone façade to the front elevation and a small front porch. The front of the site is made up of concrete and gravel with a concrete wall to the northern boundary and fencing to the southern boundary. The rear of the dwelling has a single storey rear projection in situ and is served by a small garden area, which is predominantly concrete with a large outbuilding across the rear boundary. A brick wall forms the boundary with the neighbouring property to the south. The northern boundary is the wall of a workshop which is adjacent to the site and is under different ownership. Patricks Lane is an unmade gravel lane. The application site is the last property accessed from this part of the lane.

Proposal

The application proposes single storey front and rear extensions. The front extension will replace the existing porch and will measure 2.1m deep by 2.54m wide. The rear extension will replace the existing single storey rear projection and measures 3.39m deep by 5.48m wide. Both extensions will have a monopitch roof with eaves height of 2.5m and maximum height of 3.45m. The extensions will be constructed of cream painted render and concrete interlocking roof tiles.

Assessment

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

Design and Parking

The proposed front extension is considered to be of a scale that fits acceptably with the host dwelling and will replace the existing front porch. The dwelling is the last one, in a group of 4 dwellings, accessed by this part of Patricks Lane, all of which despite a similar appearance are constructed of various different materials. As the last dwelling in the row, the protrusion of the front extension will not appear contrived or out of character when viewed on approach from the lane, particularly as the other dwellings have projecting bays at ground and first floor. The use of cream render will match the render between the ground and first floor bay windows and the attached neighbour; the roof tiles are also considered appropriate. The development is therefore not considered to have any adverse impact on the street scene and is acceptable in design terms.

The front extension will have a depth greater than the existing front porch; however, there is still an area at the front of the site for parking of cars. The size of the frontage for parking will be substandard in terms of the current parking standards, but parking will still be achievable, so development in this regard is considered acceptable.

The rear extension is a modest addition of a scale and nature appropriate to the site and will replace the existing single storey projection across the rear of the dwelling. There will be no views of the extension from the road, so it will have no impact upon the street scene; and the use of cream render and concrete tiles are considered acceptable.

Impact on Residential Amenity

Due to the position of the front extension and proximity to neighbouring property the front extension is not considered to have any impact on the amenity of neighbours.

The only neighbour that the proposed rear extension may affect is the attached neighbour at no. 3 Patricks Lane. The extension will be built up to the boundary with this neighbour but no windows are proposed on the side elevations. It replaces an existing projection that has a flat roof height of 2.5m. This height matches the eaves height of the proposed extension and the monopitch roof has a low 15 degree roof pitch which further reduces any possible impact from development. Due to the single storey nature of development and the orientation of the properties the development is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by the adjacent neighbour.

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. 1806.1/0, Drawing No. 1806.1/2 and Drawing No. 1806.1/3A.

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:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO