

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)

Application Site

The application site comprises of an east facing semi detached two storey dwelling "52 Willow Way." The dwelling currently has an existing porch and driveway with dropped kerb access. The dwelling has been finished in brick and has a existing garage which projects forward of the main dwelling.

Proposal

This application seeks permission for the erection of a new porch to the front of the dwelling.

Upon receipt of the application the plans showed that the proposed porch would be finished in UPVC panelling. It was considered that this material would result in the addition appearing as a harmful addition to the existing dwelling. The agent was advised of this and the plans have been amended to show that the proposal will be constructed from brick to match the existing house.

Assessment

Design and Appearance

The immediate area comprises of predominantly two storey semi-detached dwellings. Sited to the south are a number of two storey properties which are uniform in design and size comprises of either garages forward of the front elevation of existing flat roof porch additions. Sited to the north the design of the properties differ however the presence of flat roof garage and porch additions remains.

The proposal is of a single storey design which is appropriate to the host dwelling and will be constructed from materials which match the existing house.

The proposal will be sited to the front and therefore publicly visible.

The proposal will be sited 4.5m from the front boundary and will be finished in materials which match the existing dwelling which will reduce its prominence within the streetscene.

Whilst the flat roof design is not an entirely visually appeasing addition it will be screened by the existing garage when approaching the site from the south and will only be visible from approaching the site from the north and straight on.

As a result of the existing area comprising of flat roof porches and forward garages and its set back from the front of the site as well as use of matching materials this addition to the front would not result in a harmful impact to the existing character and appearance of the dwelling and area.

Highway Safety

The proposal will project forward of the existing dwelling and as a result will have an impact to the existing parking arrangement and therefore the requirements within the Essex County Council Parking Standards have been applied. The Essex County Council Parking Standards states that

where a property comprises of two or more bedrooms that two parking spaces should be retained which measure 5.5m by 2.9 per space. The existing driveway is of a large enough size to accommodate the proposal along with the required parking stated within the aforementioned standards. A site layout plan has also been provided which demonstrates that the proposal and two appropriately sized spaces can be retained. It is therefore considered that the proposal would not result in a harmful impact to highway safety.

Impact on Neighbours

The proposal will not result in a loss of neighbouring amenities to the adjacent properties as it will be screened by the existing garage and sufficient distance away from each neighbouring property.

Other Considerations

Harwich Town Council have no objections to the proposal.
No further letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed 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: Proposed Elevations received 23rd August 2018 and Proposed Layout received on 23rd August 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.