

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|------------------------|-----------------------|
| File completed and officer recommendation: | ER | 23/08/2018 |
| Planning Development Manager authorisation: | SCE | 29.08.18 |
| Admin checks / despatch completed | ER ER SB | 30/08/18 30/08/18. |

Application: 18/01208/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr & Mrs Wynne

Address: 108 Gravel Hill Way Dovercourt Harwich

Development: Proposed covered area.

1. Town / Parish Council

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

2. Consultation Responses

Not applicable

3. Planning History

| | | | |
|--------------|---|----------|------------|
| 00/00964/FUL | Proposed erection of 37 No. 4, 3 & 2 bed detached/semi-detached/terraced houses and 4 No. 2 bed detached bungalows and associated garaging/parking (residential) (Total number of dwellings 41) | | 19.12.2000 |
| 99/01262/FUL | Phase II residential development. Plots 29-90, 93-95, 98-124, 142-145, 148-213 | Approved | 25.05.2000 |
| 13/00136/FUL | Proposed single storey rear extension to form dining area. | Approved | 02.04.2013 |
| 18/01208/FUL | Proposed covered area. | 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
HG9 Private Amenity Space

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application Site

The application site comprises of a north facing two storey dwelling 108 Gravel Hill Way. The existing dwelling has an adjacent garage and single storey rear extension. Sited immediately outside the kitchen is a existing veranda area which leads onto the garden area.

Proposal

This application seeks permission for the erection of a rear covered area.

Assessment

Design and Appearance

The submitted information shows that the proposed works will involve the erection of a glassed roof canopy like structure with three support poles to cover the existing rear terrace.

The proposal will be sited to the rear and would therefore not result in an impact to the existing streetscene.

The proposed enlargement is of a size which is appropriate to the existing dwelling and will appear as a subservient addition.

Whilst the overall design and materials are not inkeeping with the host dwelling the addition will be sited to the rear and this would not have a harmful impact to the appearance or character of the dwelling or area.

Saved Policy HG9 of the Tendring District Local Plan states that where a dwelling comprises of 3 or more bedrooms that a private amenity space equating to 100m² should be retained. Upon completion of the proposal this private amenity space will reduce to 94.5m² which is only 4.5m²

under the required amount and still represents a usable space, it is therefore considered that the loss of private amenity space is not so significant to justify refusing planning permission.

Impact on Neighbours

Whilst it is acknowledged that the proposed veranda will be visible to the adjacent neighbouring property to the north-east, the two properties are separated by a double garage and an approximate separation of 5 metres, ensuring that the only impact will be from the neighbouring rear garden.

However, the overall works are relatively minor and the submitted plans indicate they will not exceed the height of the previous single storey extension, and therefore there is not considered to be significant harm to existing amenities as a result.

Other Considerations

Harwich Town Council have no objections to the proposal.
No comments 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: 1005/1 and 1005/2.

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.