

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	17/08/2018
Planning Development Manager authorisation:	SCE	29.08.18
Admin checks / despatch completed	ER SB	30/8/18 30/08/18.

Application: 18/01134/FUL **Town / Parish:** Harwich Town Council

Applicant: Mrs Sharon Brown

Address: Poplar 40 Chase Lane Dovercourt

Development: Proposed rear single storey wrap around extension.

1. Town / Parish Council

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

2. Consultation Responses

Not Applicable

3. Planning History

18/01134/FUL Proposed rear single storey wrap around extension. 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

TR1A Development Affecting Highways

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site

The application site comprises of a east facing detached bungalow "Poplar, 40 The Chase." The dwelling is set back from the front of the site with low fencing along its front boundary and a small lean to addition projecting from its side elevation. Adjacent to the existing dwelling is an existing vehicular access and driveway. To the south of the site is an area of public amenity space with a lot of overgrown planting and a public footpath.

Proposal

This application seeks permission for the erection of a single storey side and rear extension.

Assessment

Design and Appearance

The proposal will be sited predominantly to the rear with the side extension being publicly visible.

Although it will be publicly visible the proposed enlargement will be set back from the front of the site by 11.5m and will be finished in materials which match the host dwelling which will reduce its prominence within the streetscene.

The proposal will be of a size which is appropriate to the existing house and will be lower in height by 2.3m which will prevent it from over dominating the host dwelling.

Whilst its flat roof design is not entirely inkeeping with the existing dwellings appearance its low height and set back from the front will prevent it from having any interference within the streetscene. It is also noted that flat roof garages are also present within the area.

As a result of its size and design together with the use of materials which match the host dwelling it is considered that this proposal would not result in a harmful impact to the appearance and character of the area and dwelling.

The proposal will be well screened by existing planting along its southern boundary and would therefore not be visible from the public footpath south of the site.

Highway Safety

The proposed front enlargement will be sited upon the existing driveway and will encroach upon the existing parking at the site. Essex County Council Parking Standards state that where a dwelling comprises of 2 or more bedrooms that two parking spaces measuring 2.9m by 5.5m per space should be retained. Due to the dwellings set back from the front of the site it is considered that there is sufficient space for accommodate the proposal and still retain two parking spaces at the required sizes. The proposal would therefore not result in a detriment to highway safety.

Impact to Neighbours

There are no immediate neighbours to the south of the site.

Planting will screen the proposal from the dwellings sited south of the site. Should this planting ever be removed as a result of the separation distance created by the footpath the proposal would be sited ample distance from these neighbours and would not result in a loss of residential amenities to these properties.

Located to the north of the dwelling is a detached dwelling "38 Chase Lane" which is positioned further back on its plot with no openings along its side elevation. The proposal will be set off of this neighbours boundary by 2m and will not protrude beyond this neighbouring dwellings rear elevation and would not result in any significant loss of residential amenities to this neighbour.

Other Considerations

Harwich Town Council have no objection 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: 002

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.