

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	18/09/2018
Planning Development Manager authorisation:	AN	18/9/18
Admin checks / despatch completed	SB	19/09/18.

KME

Application: 18/01225/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr & Mrs Yaxley

Address: 16 Fronks Avenue Dovercourt Harwich

Development: Proposed alterations to existing roof including a new hipped roof to the existing flat roof & extension to the existing veranda.

1. Town / Parish Council

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

2. Consultation Responses

n/a

3. Planning History

18/01225/FUL Proposed alterations to existing roof including a new hipped roof to the existing flat roof & extension to the existing veranda. 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
HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 north east facing and situated within the development boundary of Harwich. The main property is a detached house finished in red brick, pebbledash and painted pebbledash under a clay tiled and flat roof. In front of the house a small garden is enclosed with low level fencing, while an area of crazy paving offers off road car parking. To the rear, a back garden slopes away from the main house, mainly laid to lawn with mature shrub borders. A wooden veranda is attached to the rear of the house.

Description of Proposal

The application proposes a new hipped roof on the existing flat roof and an extension to the existing veranda.

The new hipped roof will be finished in roof tiles that match the existing roof. The overall ridge height of the new section of roof will be a maximum of 7.6 metres with the eaves height matching the existing house and measuring 5.1 metres on the northern side.

The existing veranda will be extended in depth by 1 metre, will be 3.5 metres in width with an overall sloping roof height of 4.2 metres. The structure of the veranda will be timber, painted white. A glass balustrade will sit inside the spindles.

Assessment

The design and appearance, impact on neighbouring properties and residential amenity are the main considerations for this application.

Design and Appearance

The new roof structure will be clearly visible from Fronks Avenue; however the use of matching roof tiles and matching roof angles improves the overall appearance of the house allowing the former two storey side flat roof extension to connect seamlessly with the existing house.

The extended veranda will be seen when travelling north along Fronks Avenue although due to its low level and position at the rear it will not have a significant impact on the street scene. The extended area of veranda will match in with the existing veranda and will not become a prominent feature; it will create individuality to an attractive property. The alterations to the house will not significantly impact the character of the existing dwelling or the immediate area.

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. In this case a distance of 1.1 metres has been maintained between the northern side boundary and the existing two storey element with the proposed new roof.

Due to the nature of the proposals and their positioning, the new hipped roof on the existing two storey side element and the extended veranda at the rear of the property there will be no

significant impact to the neighbouring properties of 14 and 18 Fronks Avenue in terms of loss of light, privacy or outlook. The same can be said for the property of 19 St Michaels Road which backs onto the application site, however the distance between the properties and sufficient screening in the form of mature trees and hedges ensures that there will not be any significant impact.

Over 170 square metres of private amenity space remains following construction of the proposal which is considered more than adequate. The car parking provision at the front of the house will not be affected by the proposals.

Other Considerations

Harwich Town Council has no objection to the application.

No other letters of representation have been received.

Conclusion

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 Number PA.005 Revision A, PA.006 Revision A and PA.007 Revision A

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.

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

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