



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**

### Proposal

This application seeks planning permission for a two storey front extension - infilling the step in the existing front elevation - of a semi-detached house within the Development Boundary of Harwich.

### Design

The proposal seeks to infill the step in the outermost section of the front elevation forward - squaring off the footprint of the dwelling to the front corner. The design of relates well the host dwelling, and is in keeping with other similar developments in the vicinity.

There is less than 1m between the first floor extension and the boundary of the side, which is not in accordance with saved policy HG14. However, as the proposal does not extend beyond the outermost side elevation of the property, there will not harm in terms of side isolation.

### Impact on Neighbours

Due to the staggered building line along this section of Lime Avenue, and the nature of the extension infilling the step in the existing footprint, there will be no significant impact on neighbouring daylight or outlook. No side facing windows are proposed that will impact neighbouring privacy.

### Other Considerations

Harwich Town Council has no objection to the application.

No other letters of representation have been received.

### Conclusion

In the absence of material harm as a result of the proposed development, this 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 & Floor Plans' and 'Site & Location Plan'.

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.

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