

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	25/10/2018
Planning Development Manager authorisation:	SCE	25.10.18
Admin checks / despatch completed	yue SB	26/10/18 26/10/18

**Application:** 18/01500/FUL

**Applicant:** Mr Steve Brundle

**Address:** 6 Louvain Road Harwich Essex

**Development:** Proposed garage conversion.

**Town / Parish:** Harwich Town Council

### 1. Town / Parish Council

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

### 2. Consultation Responses

N/A

### 3. Planning History

95/00177/DETAIL	(Land off Low Road, Dovercourt Bay, Harwich) Erection of dwellings, garages and roads and sewers (submission of details under permission TEN/597/90)	Approved	10.10.1995
97/01148/FUL	(Land off Low Road, Dovercourt) Substitution of house types on ongoing development approved under reference TEN/95/0177	Approved	09.12.1997
18/01500/FUL	Proposed garage conversion.	Current	

### 4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018  
National Planning Practice Guidance

Tendring District Local Plan 2007

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR7 Vehicle Parking at New Development

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

SPL3 Sustainable Design

PPL1 Development and Flood Risk

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Site Description**

The application site is located to the west of Louvain Road, inside the development boundary and within Flood Zone 3. It serves a detached two storey dwelling constructed of brick with a tile roof and has an integrated garage. The property faces north onto Low Road, and has a paved access drive which serves 3 other dwellings. Parking is available in front of the dwelling for the occupiers of the property.

### **Proposal**

The application proposes a garage conversion to form a ground floor bedroom and wet room. It will include the insertion of a window to replace the garage door and brickwork to match the existing dwelling.

### **Assessment**

The main considerations of this application are the design and parking, impact on residential amenity and flood risk.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

### **Design and Parking**

The proposed garage conversion is a modest development that is considered acceptable to the site and the surrounding area. It will incorporate the use of brickwork and a window to match the existing dwelling to blend the development acceptably with the host dwelling. The conversion works will be publicly visible from Louvain Road and Low Road, but are not considered to have any adverse impact on the character of the dwelling or the surrounding area, resulting in a neutral impact on the street scene.

The conversion of the garage will result in the loss of one car parking space. Notwithstanding this the front of the site has a large paved area which is able to accommodate the parking of 2 no. cars away from the adopted highway. The proposal therefore raises no concern over the level of off street parking still available.

#### Impact on Residential Amenity

The proposed conversion results in alterations to the front elevation of the dwelling only so the daylight, privacy and other amenities currently enjoyed by neighbouring properties will be unaffected by the proposed development.

#### Flood Risk

Policy QL3 of the Tendring District Local Plan (2007) states that the Council will ensure that flood risk is taken into account, and that all planning applications for development in Flood Zone 2 & 3 will require a Flood Risk Assessment.

The site is located within Flood Zone 3. A Flood Risk Assessment has been provided which states that precautions against flooding will be taken in line with the Environment Agency's standing advice.

The proposed garage conversion will create a new bedroom and wet room at ground floor level. The development, subject to compliance with the Flood Risk Assessment, is in accordance with Environment Agency advice and is therefore acceptable in terms of flood risk.

#### Other Considerations

Harwich Town Council has no objection to this application.

No letters of representation have been received.

#### Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and 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 3 dated 06/09/18 showing Proposed Floor Plan and Elevations.

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