

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	30/10/18
Planning Development Manager authorisation:	SCE	31.10.18
Admin checks / despatch completed	WUE SB	01/11/18. 01/11/18.

**Application:** 18/00981/FUL **Town / Parish:** Harwich Town Council

**Applicant:** Mrs M King

**Address:** 7 Hall Lane Dovercourt Harwich

**Development:** Proposed extensions and alterations to provide annex. Loft conversion and reroofing to existing property.

### 1. Town / Parish Council

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

### 2. Consultation Responses

Not Applicable

### 3. Planning History

18/00981/FUL	Proposed extensions and alterations to provide annex. Loft conversion and reroofing to existing property.	Current
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### 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 7 Hall Lane, Dovercourt which is a two storey detached dwelling located within the development boundary of Harwich. The host dwelling is situated within a residential area constructed from detached dwellings.

### Proposal

The application seeks planning permission for the erection of a two storey extension which will serve a living room and kitchen to the ground floor with a bedroom and ensuite to the second floor. The proposal will measure 2.9 metres in width, 8 metres in depth with an overall height of 8.6 metres. A single storey extension is proposed to the rear elevation serving a sun room and it will measure 3.75 metres in depth, 3.35 metres in width with an overall height of 3.4 metres. Three dormer windows are situated to the rear of the host dwelling which will serve the loft conversion and comprise of bedroom 3, bedroom 4 and a bathroom. The conversion also introduces a window to the north western side elevation and a change in roof pitch which increases the height of the roof by 0.2 metres (2.9 metres to incorporate the hip to gable increase).

### Assessment

The main considerations for this application are the design and appearance, impact upon neighbouring amenities and highway safety.

### Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

Two storey extension will be located to the south easterly elevation of the host dwelling and it will therefore be visible to the street scene of Hall Lane. The proposal will be set back from Hall Lane by approximately 8 metres and with the use of matching materials to those used within the host dwelling, it is considered that the extension is in keeping with the appearance of the area.

The single storey extension is situated to the rear of the host dwelling and it will not be visible to the street scene. The detailed design and scale of the extension is acceptable in relation to the host property and would result in no material harm to visual amenity. The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

The dormer windows to the rear elevation will not be visible to the street scene but there will be views from the public footpath. However due to the approximate distance of 32 metres to the boundary, it is considered that the dormer windows will not cause any significant impact. There are other examples of dormers within Hall Lane in particular number 2,6 and 11. The other examples all incorporate flat roof dormers and it is therefore considered that the proposals are considered to be of a scale and appearance that is in keeping with the character of Hall Lane.

A roof light is proposed to the side elevation of the host dwelling to serve bedroom 4 as part of the loft conversion however due to the high level nature of the proposal and the fact that it is for light purposes only, the proposal is not considered to cause any impact on visual amenity.

The application seeks to change the roof design from a hip to extended gable to incorporate the two storey extension and the loft conversion. The change is considered to be acceptable as there are other examples of matching roof pitches within the street scene of Hall Lane.

#### Impact upon neighbouring amenities

The two storey extension is situated to the south easterly elevation and therefore will not impact upon the neighbouring dwelling to the North West, number 6. The proposal will be visible to the neighbouring dwelling to the South East, number 8. Policy HG14 of the Tendring District Local Plan (2007) states extensions to dwellings over 4m in height should retain appropriate open space between dwellings and the side boundaries, with a minimum distance of 1m to ensure that new development is appropriate in its setting, does not create a cramped appearance and to safeguard the amenities and aspect of adjoining residents. The two storey extension demonstrates a 1 metre gap between the proposal and the neighbouring boundary to the South East and therefore it is considered that the extension does meet the aims of Policy HG14. There are no windows proposed on the first floor side elevation of the proposal to ensure that there is no overlooking onto the neighbouring amenities.

The single storey extension will be located to the rear of the host dwelling and to the rear of the two storey extension. The proposal will be visible to the neighbouring dwelling, Number 6 however due to the approximate distance of 8 metres to the neighbouring boundary and the single storey nature of the proposal, it is considered that the proposal will not cause any impact upon the neighbouring amenities. The extension will be visible to the neighbouring dwelling number 8 and it is situated along the boundary. Due to the single storey nature of the proposal with the mono pitched roof which slopes away to reduce any loss of light upon the neighbouring amenities, it is considered that the proposal will not cause any significant impact upon number 8's neighbouring amenity. The proposed dormer windows will be visible to both number 6 and 8 Hall Lane. However, views will be further to the rear of the neighbouring garden, in an area less likely to be occupied and as a result will not cause any significant impact upon the neighbouring amenity.

The roof light located to the side elevation will be visible to number 6 Hall Lane, however the proposal is for light purposes only and it will not cause any overlooking to neighbouring amenities. The change in roof pitch will be visible to both adjacent neighbours, however it is considered that although there will be an increase in bulk, the proposal is not detrimental to the amenities of the neighbouring dwellings and therefore would not warrant a reason for refusal.

#### Highway safety

The proposal seeks to remove the existing garage which serves number 7 Hall Lane. However, it is considered that the application site can demonstrate two parking spaces measuring 2.9 by 5.5

metres in line with Essex Parking Standards and therefore it is considered that the proposal is acceptable in terms of highway safety.

#### Other considerations

Harwich Town Council have no objection to this application.

One letter of support has been received from the neighbouring dwelling stating that they have no objections.

#### Conclusion

Having taken all of the considerations into account, it is considered that there is not significant material harm as a result of the development and therefore the application is recommended for approval.

### 6. Recommendation

Approval - Full

### 7. Conditions / Reasons for Refusal

- 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: Amended proposed floor plans, elevations dated May 2018 (Further revised September 2018) Scale 1:50 and 1:100

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>	YES	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	NO