

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	07/11/2018
Planning Development Manager authorisation:	SCE	09.11.18
Admin checks / despatch completed	SB	12/11/18.

Application: 18/01215/FUL **Town / Parish:** Harwich Town Council

Applicant: Mrs Lesley Thomas

Address: 61 Harbour Crescent Harwich Essex

Development: Proposed two storey extension at rear of house , porch around existing front door canopy, extension of front terrace to inc. new steps & slope, new hardstanding at rear with replacement canopy at side.

1. Town / Parish Council

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

2. Consultation Responses

Historic England On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

3. Planning History

18/01215/FUL	Proposed two storey extension at rear of house , porch around existing front door canopy, extension of front terrace to inc. new steps & slope, new hardstanding at rear with replacement canopy at side.	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

EN23 Development Within the Proximity of a Listed Building

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

SPL3 Sustainable Design

PPL9 Listed Buildings

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 61 Harbour Crescent, a two storey terraced dwelling constructed of brick, render and tiles. To the front of the dwelling is a garden comprising of narrow steps with off street parking.

Proposal

The application seeks planning permission for the erection of a two storey rear extension measuring 4.65 metres in width, 3.55 metres in depth with an overall height of 5.5 metres. A porch is proposed to the front of the dwelling which will measure 2.6 metres in width, 2 metres in depth with an overall height of 2.7 metres. The application also proposes the replacement of the existing canopy located to the side of the host dwelling and an extension to the front terrace, new steps and a slope.

Assessment

The main considerations for this application are the design and appearance, impact upon neighbours and heritage impact.

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.

The proposed two storey rear extension will not be visible from Harbour Crescent and therefore will not create any impact upon the street scene. The proposed extension will have a gable roof with a ridge height set lower than that of the existing dwelling so it appears as a subordinate addition. The extension will be constructed from matching materials to ensure that it is in keeping to the host dwelling and the character of the surrounding area. It is therefore considered that the two storey extension is acceptable in terms of design and appearance.

The porch situated to the front elevation of the dwelling will be visible to the street scene however due to the approximate distance of 6 metres to the highway, the single storey nature and the use of matching materials to help reduce its prominence within the streetscene, it is considered that the proposal is not significant enough to cause any significant impact upon Harbour Crescent.

The proposed replacement canopy is located to the northern side elevation of the host dwelling which will be visible to the street scene. However due to the proposal being set back from the highway by approximately 8 metres, as well as the proposal being a replacement and therefore the principle of the proposal is acceptable as well as it being a visual improvement, the proposal will not cause any significant impact upon the street scene.

The proposed extension to the front terrace with new steps and slope will be visible to the street scene and therefore will cause some impact. However, the extension to the terrace, slope and steps will use matching materials to the existing and it is considered that the proposals will enhance the accessibility and functionality of the dwelling. The proposal is not considered to cause any significant impact upon the street scene due to the proposed alteration replacing the existing.

Impact upon neighbours

The two storey extension to the rear will be visible to both neighbouring dwellings number 60 and number 62. The proposal is situated approximately 1 metre to the neighbouring boundary shared with number 60 which satisfies Policy HG14 of Tendring District Local Plan 2007. It is considered that due to the pitched roof which will slope away from the neighbouring dwelling as well as the neighbouring wooden shed which will help to screen some of the proposal, the extension is not considered to cause any significant impact upon the neighbouring amenities of number 60. The impact in terms of sunlight and daylight lost is not considered to be harmful, as per the Essex Design Guide, which states that the obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. The test was carried out and does not fail the criteria. The neighbour to the north, Number 60 Harbour Crescent will not be affected by the proposed extension.

The windows to the first floor serving the proposed bedroom and ensuite will have views further to the rear of the neighbouring garden, this is considered to be a slight improvement to amenities as views are more likely to be away from the area's most likely to be occupied.

The proposal will be located approximately 2.2 metres away from the neighbouring boundary shared with number 62. The impact in terms of sunlight and daylight lost is not considered to be harmful, as per the Essex Design Guide, which states that the obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. The test was carried out and does not fail the criteria. The neighbour to the south, Number 62 Harbour Crescent will be affected however only a small proportion of light will be lost to the double doors to the ground floor. It is therefore felt that although the plans do cause some impact on the neighbouring amenities of 62 Harbour Crescent, they are not detrimental enough to warrant the application being refused.

The windows to the first floor serving the proposed bedroom and ensuite will have views further to the rear of the neighbouring garden, this is considered to be a slight improvement to amenities as views are more likely to be away from the area's most likely to be occupied.

The proposed porch to the front elevation will be visible to both neighbouring dwellings. The proposal will be located approximately 1.2 metres away from the neighbouring boundary to the north and 3.5 metres away from the neighbouring boundary to the south. Due to the single storey and minor scale of the proposed porch extension together with the distance retained to neighbouring dwellings, the development will not result in any harm to residential amenities.

The replacement canopy will not be visible to the neighbouring dwelling to the south as the proposal is located to the north of the site. Although the proposal will be visible to number 60 it is considered that due to the minor nature of the proposal and that it is a replacement, it will not cause any significant impact upon the neighbouring amenities.

The proposed extension to the terrace, slope and stairs will be visible to both neighbouring dwellings however it is considered that due to the slope and stairway being handed, the proposed changes will be a sufficient distance from neighbouring boundaries and therefore it will not result in an adverse impact to neighbouring amenities.

Heritage Impact

Policy EN23 of the adopted Tendring District Local Plan (2007) seeks to ensure that any proposals for development that would adversely affect the setting of a Listed Building, including group value and long distance views will not be permitted. Policy PPL9 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (2017) seeks to ensure that the proposals for new developments affecting a listed building or setting will only be permitted where they will protect its special architectural or historic interest, its character, appearance and fabric: are explained and justified through an informed assessment and understanding of the significant of the heritage asset and its setting; and are of a scale, design and use materials and finishes that respect the listed building and its setting.

The rear boundary of the application site is situated approximately 26 metres away from the Circular Redoubt which is a Grade II* Listed Building. There are other examples of extensions along Harbour Crescent which are within a closer proximity of the heritage asset. It is considered that due to the proposal being situated a sufficient distance away from the Circular Redoubt, the extension will cause a neutral impact upon the setting of the listed building.

Other Considerations

Harwich Town council have no objections to this application.

No letters of representation have been received.

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: Plan 2 - Block Plan Scale 1:200, Plan 4 - Ground Floor Proposed Scale 1:50, Plan 4 - First Floor Scale 1: 100, Plan 3 - Front East Elevation and Rear West Elevation Scale 1:100, Plan 3 - North Side Elevation and South Side Elevation Scale 1:100, Plan 4 – ground Floor Proposed Scale 1:100 and Floor Plan Scale 1:50

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.

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