

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	21/11/18
Planning Development Manager authorisation:	AN	27/11/18
Admin checks / despatch completed	WHL	28/11/18.

Application: 18/01667/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr John Wheatley

Address: 30 The Vineway Dovercourt Harwich

Development: Two storey rear extension.

1. Town / Parish Council

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

2. Consultation Responses

n/a

3. Planning History

18/01667/FUL Two storey rear extension. 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

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

SPL3 Sustainable Design

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for two storey rear extension to a semi-detached dwelling within the development boundary of Harwich.

Design

The proposed extension has a pitched roof with ridge height 0.25m lower than the host dwelling. The extension will be visible in the street scene - particularly when viewed from east. However, it relates well to the host and is in keeping with the character of the property and wider area. Adequate private amenity space is retained.

Impact on Neighbours

The proposal is separated from the western neighbour (32 The Vineway) by 5.3m and so will not have a significant impact on their daylight or outlook. Only one side facing window is proposed - it is at ground floor level and serves a WC, so will be obscure glazed.

The extension is sited at the boundary with the eastern neighbour (28 The Vineway). The ground floor element will not impact this neighbour's amenities as it is adjacent to an existing extension to the neighbouring dwelling. The first floor element is stepped away from the boundary, and the 45 degree daylight/sunlight test shows that there will be not significant impact on neighbouring daylight or outlook. No side facing windows are proposed on that side of the extension.

The neighbour to the rear (26 The Vineway) is separated from the proposal by 8m. This is sufficient separation to avoid loss of outlook, and due to the orientation of the properties there will be no impact on daylight. The proposed rear facing windows at first floor level (which will serve a bedroom) will not allow significantly greater overlooking into the neighbouring property than the existing first floor bedroom window.

Other Considerations

Harwich Town Council has no objection to the proposal.

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 floor plans and proposed 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.

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