

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	04/12/2018
Planning Development Manager authorisation:	SCE	04.12.18
Admin checks / despatch completed	AP	5/12/18

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Application: 18/01822/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr S O'Hara

Address: 27 Elmhurst Road Dovercourt Harwich

Development: Proposed single storey side extension.

Town / Parish Council

Ms Lucy Ballard, Town
Clerk Harwich Town
Council

Harwich Town Council has no objection to this application.

1. Consultation Responses

N/A

2. Planning History

04/01511/FUL	Erection of new detached garage (Existing garage to be demolished).	Approved	15.10.2004
18/01822/FUL	Proposed single storey side extension.	Current	

3. 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
TR1A Development Affecting Highways
TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

4. Officer Appraisal (including Site Description and Proposal)

Proposal

This application seeks planning permission for the erection of a single storey side extension to a semi-detached dwelling within the development boundary of Dovercourt.

Assessment

Design and Appearance

The proposed extension will be publicly visible and will be attached to the existing garage which was approved under planning permission 04/01511/FUL and the existing dwelling.

Whilst publicly visible the proposal is of a single storey design which relates well to the existing dwelling by incorporating matching materials which will reduce its impact to the streetscene.

The proposed extension will also be set back from the front of the site by 5m and the front elevation of the dwelling by 2m to further reduce its prominence.

It is therefore considered that this proposed enlargement would not result in a harmful impact to the appearance or character of the existing dwelling and area.

Highway Safety

Sufficient parking will be retained at the front of the site and the existing garage in line with the Essex County Council Parking Standards.

Impact to Neighbours

The proposal will not be visible to the neighbouring property to the south as it will be screened by the host dwelling.

There are no immediate neighbours to the north.

Other considerations

Harwich Town Council has no objections to this application.

No further letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed development the application is recommended for approval.

5. Recommendation

Approval - Full

6. 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: 18/215-02.

Reason - For the avoidance of doubt and in the interests of proper planning.

7. 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.