

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	05/12/2018
Planning Development Manager authorisation:	SCE	05.12.18
Admin checks / despatch completed	YKQ	06/12/18

Application: 18/01686/FUL **Town / Parish:** Harwich Town Council
Applicant: Mr Jason and Mrs Diane Good
Address: 82 Ramsey Road Dovercourt Harwich
Development: Two storey and single storey front 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

16/00168/FUL	Single storey front extension.	Approved	17.05.2017
18/01686/FUL	Two storey and single storey front 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
 TR7 Vehicle Parking at New Development
 HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is located to the north of Ramsey Road, inside the development boundary of Dovercourt, Harwich. It serves a semi-detached two storey dwelling constructed predominantly of render, with a red brick plinth, brick detailing around the front door and a tile roof. A front gable projection also exists on the front elevation. The front of the site has a long paved driveway which adjoins the footpath. One metre close boarded fencing is located on the side boundary shared with the attached neighbour; the other side boundary remains open.

Proposal

The application proposes a two storey and single storey front extension. The two storey extension will measure 2.6m deep by 2.9m wide with a pitched roof with eaves height of 5.5m and ridge height of 6.8m. The single storey element will extend from the two storey extension by a further 0.9m and will have a monopitch roof. The proposed materials will consist of brickwork, render and tiles to match the existing dwelling, with a matching front gable.

Assessment

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

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.

Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4 metres in height will be required to retain appropriate open space between the dwelling and the side boundaries to ensure the new development is appropriate in its setting and does not create a cramped appearance; and to safeguard the amenities and aspect of adjoining residents. As a guideline a minimum of 1 metre will be sought.

Design

The proposed development is considered to be of a scale and nature appropriate to the site and the surrounding area. Whilst the dwellings along this stretch of Ramsey Road are a very uniform design before becoming more varied; they also have a slightly staggered building line so the forward projection of the extensions is not considered to look significantly out of character with the area. The single storey element with the inclusion of the monopitch roof will break up the appearance of the extension and the detailing within the gable to match the existing front gable are

all elements that help to create good design. A distance of 1.5m to the neighbouring boundary will be maintained. Therefore, the extensions will not result in a cramped appearance and appropriate open space is retained.

The extension will be set back from the road by over 10m. The development will therefore have some impact upon the street scene, but this is considered to be neutral as the use of matching materials will help to blend the development acceptably with the main dwelling.

Impact on Residential Amenity

The proposed extension is located to the front of the dwelling so will have no impact on the private amenity space of neighbouring property.

The neighbour closest to the extension will be the neighbour to the west, No. 84 Ramsey Road. The proposed extension will be located 1.5m from the boundary and approximately 3m from the actual dwelling. Due to this and the north facing angle of the properties the two storey element of the development does not cause any concerns over loss of sunlight or daylight to side windows of the neighbouring property and the development is considered acceptable in this regard.

The west side elevation facing No. 84 Ramsey Road includes the insertion of high level windows at ground and first floor level. The high level nature of these windows results in no concerns of overlooking and the design is considered to protect the amenities of the adjacent neighbour. No windows are proposed at first floor in the east side elevation.

Overall, the proposed development does not cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Parking

The proposed development will remove some of the site frontage that is currently used for parking vehicles. Notwithstanding this, no bedrooms are proposed that could intensify the parking at the site; and there is still sufficient parking available at the front of the site for the parking of 2 no. car in line with current parking standards.

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 No. 43-2014-03PB and 43-2014-02PB.

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