

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	07/12/2018
Planning Development Manager authorisation:	SCE	07-12-18
Admin checks / despatch completed	SB	10/12/18.

Application: 18/01731/FUL **Town / Parish:** Harwich Town Council
Applicant: Mr Shaun and Mrs Fiona Gardner
Address: 28 Arderne Close Dovercourt Harwich
Development Two storey side 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

18/01731/FUL Two storey side 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
 HG14 Side Isolation

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is located to the west of Arderne Close, inside the development boundary of Harwich. The rear of the site is accessed via Arderne Close; the front of the site is accessed via a footpath that looks across an area of open space. The site serves a semi detached two storey dwelling constructed of brick with white boarding on the front and rear dormers and has a tiled roof. The front of the site is laid to lawn to lawn with 1m fencing on the front boundary and 1.8m fencing screening the rear garden. The rear garden has a combination of paving, decking and picket fencing with various outbuildings.

Proposal

The application proposes a two storey side extension, measuring 4.2m wide by 8.1m deep, with an eaves height of 2.6m, a ridge height of 6.95m and the inclusion of a front and rear flat roof dormer. The proposed materials will match those used on the existing.

Assessment

The main considerations of this application are the design and the impact on residential amenity.

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.

Background

The original application included a balcony from the dormer on the front elevation and the ridge height and front elevation matched the existing dwelling. There are no other examples of balconies in the area and the development would be clearly visible from the open space opposite. It was considered that removing the balcony, reducing the ridge height and stepping the extension in from the front elevation would result in a more appropriate development in terms of design and the character of the area. Amended plans were submitted accordingly.

Design

The proposed extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The extension will have a lower ridge height and be set back from the front elevation of the main dwelling by 0.45m, making it appear as a subservient addition. The proposed dormer windows will match the existing dormer windows in scale and height and are considered to be an acceptable design. Furthermore, the extension will be sited 1m away from the side boundary which is shared with the rear garden of No. 30 Arderne Close resulting in a development that does not appear cramped within the plot, in accordance with Policy HG14.

The use of matching materials will help to blend the development with the host dwelling.

The front of the extension will be screened when approaching the open space from the south by mature planting located within in the neighbours boundary. It will be well set back from the front and rear boundary of the site and whilst being clearly visible from the front and rear of the site it is considered to have a neutral impact upon both street scenes.

Impact on Residential Amenity

The proposed extension will be located 1m from the neighbour's boundary to the south, which due to the layout of the properties will adjoin the rear boundary of their property. The existing side elevation has 2 no. first floor windows which face onto the neighbour at No. 30 Arderne Close. The proposed extension does not propose any windows in the side elevation facing this neighbour, whereby removing any potential overlooking. Due to the orientation of properties there is no concern over loss of sunlight/daylight. No other neighbours will be affected by the proposal.

The proposed development is not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

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. 52-2018-03PA, Drawing No. 52-2018-04PA and Drawing No. 52-2018-05PA received 23 November 2018.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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