

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	20/03/2019
Planning Development Manager authorisation:	AN	25/3/19
Admin checks / despatch completed	SB	25/03/19

Application: 19/00135/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr Stuart Cuthbert

Address: 2 Valley Road Dovercourt Harwich

Development: Proposed single storey rear extension and two storey rear and side extension following demolition of garage.

1. Town / Parish Council

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

2. Consultation Responses

n/a

3. Planning History

19/00135/FUL Proposed single storey rear extension and two storey rear and side extension following demolition of garage. Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for a single storey rear extension, and two storey side and rear extension to a dwelling within the development boundary of Harwich.

Design and Appearance

The two storey extension to the side and rear will be visible from the highway to the front of the property. The proposal is in proportion and relates well to the host dwelling. The lower roof line creates a sense of subservience, as does its set back from the front of the dwelling. Adequate side isolation of 1m is retained between the proposal and the side boundary of the site. The single storey element will not be publically visible, but nevertheless is well designed and is in keeping with the site as a whole. Adequate private amenity space is retained to the rear of the property.

Impact on Neighbours

The single storey extension at the boundary with 1 Valley Road is the same height and depth as the neighbour's existing extension, and will therefore not impact the neighbour's amenities. The two storey element is separated from the northern neighbour and will not impact their daylight or outlook.

Due to the orientation of the properties, the southern neighbour (4 Valley Road) will not experience significant overshadowing as a result of the proposal. Furthermore, the first floor side facing window is separated from the boundary by 3m and from the proposal by a further 1m - so the two storey extension will not cause significant loss of outlook or daylight.

A new first floor side window is proposed, but will be obscure glazed so will not impact neighbouring privacy. The proposed first floor rear window will not allow any greater overlooking into neighbouring properties than the first floor window it replaces - and as it serves a bedroom, which is not a primary living space, there will be no significant impact on neighbouring privacy.

Other Considerations

Harwich Town Council has no objection to the application.

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: Drawing no's. 1028/1, 1028/3 and 1028/4.

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

- 3 The proposed first floor window to the side elevation (serving the bathroom) shall be glazed in obscure glass prior to occupation, and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of neighbouring properties.

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