

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	02/04/2019
Planning Development Manager authorisation:	SCE	17.04.19
Admin checks / despatch completed	<i>[Signature]</i>	18/04/19

Application: 19/00278/FUL **Town / Parish:** Harwich Town Council *[Signature]*
Applicant: Mr and Mrs Kiussis
Address: 19 Hall Lane Dovercourt Essex
Development: Proposed single storey extension following demolition of existing extension.

1. Town / Parish Council

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

2. Consultation Responses

Not applicable

3. Planning History

19/00278/FUL Proposed single storey extension Current
following demolition of existing
extension.

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
HG9 Private Amenity Space

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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

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

Assessment

Design and Appearance

The proposal will be sited to the rear and predominantly screened from view by the existing house. Whilst parts of the proposal will be visible in spaces between houses as a result of its set back and single storey design the proposal would not appear as a prominent feature within the streetscene.

The proposed extension is of a size which is appropriate to the house and will be finished in render with a flat roof. The use of render and a flat roof will not be consistent with the existing house however as a result of its siting to the rear this would not have a harmful impact to the dwelling or streetscenes overall appearance. It is also noted that the surrounding properties vary in design and material.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Impact on Neighbours

The neighbouring dwellings are positioned further back on their plots meaning that the proposal will not protrude beyond their rear elevations and would not result in a loss of residential amenities to any of their rearward facing openings.

The neighbouring dwellings of 18 and 20 Hall Lane both have side windows which will look onto the proposal. As the proposed extension will be sited a minimum of 1m from the neighbouring boundaries, and have a flat roof design and will be predominantly screened by existing fencing it is considered that any loss of residential amenities to these neighbours would not be so significant to refuse planning permission upon. It is also noted that as these windows already face onto the existing boundary fencing that they already receive little light and outlook at present.

Other Considerations

Harwich Town Council has no objections to the proposal.
No further letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the proposed 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:

Block Plan Scale 1:500

Proposed Side Elevations received 27th March 2019 Scale 1:100

Proposed Floor Plan received 18th March 2019 Scale 1:100

Proposed Rear elevation received 1st March 2019 Scale 1:100

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.