

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	24/04/2019
Planning Development Manager authorisation:	SCE	24.04.19
Admin checks / despatch completed	ER	25/04/19

Application: 19/00362/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr and Mrs M Lord

Address: 52 Norway Crescent Dovercourt Essex

Development: Single storey rear and front 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

79/01557/FUL Proposed erection of five detached houses Approved 19.02.1980

19/00362/FUL Single storey rear and front extension. 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
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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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)

Application Site

The site comprises of a south east facing semidetached dwelling within the development boundary. Sited to the front is an existing vehicular access with large area for parking. The dwelling is situated at the end of the cul de sac. Sited to the south east is a row of detached dwellings which look onto an area of open space with their rear elevations facing the application site. Many of these dwellings have previously extended by way of extensions and conservatories and are publicly visible within the streetscene. Sited to the side is a previously converted garage which is now used as a dining room and study and sited to the rear of the house is an existing conservatory.

Proposal

This application seeks planning permission for the erection of a front extension and single storey rear extension.

Assessment

Design and Appearance

The proposed rear extension will be sited to the rear and not publicly visible.

The proposed rear extension is of an appropriate size and design to the existing house and will be finished in materials which match those of the host dwelling.

The proposed porch will be sited to the front and publicly visible however due to its sufficient set back from the front of the site and single storey design would not appear prominently within the streetscene. It is also noted that the site is at the end of the cul de sac which would reduce its prominence further.

The overall design of the existing porch is not consistent with the overall design of the existing house however as a result of previous development within the area and as it will be constructed from materials which match those currently in the host dwelling the introduction of a porch of this size and design would not appear as a harmful addition to the existing house or within the streetscene. It is also noted that there is other development within the area and therefore the principle of development is acceptable.

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

Flood Zone

The property is located within Flood Zone 2 and 3 however as there is no proposed accommodation at ground floor it will not contribute to the risk of flooding. A flood risk standing advice form has been submitted with the application.

Gas Pipe Line

The dwelling is also sited on land classed as Hazardous Installation Boundary Zone H0309 - Carless Petrochem (Outer Zone).

As a result an online consultation form has been carried out with the Health and Safety Executive.

Upon completion of this form they have stated that they do not advise against the granting of planning permission in this instance.

Highway Safety

The application site is of a large enough size to accommodate the proposal and retain sufficient parking of two cars in line with the Essex County Council Parking Standards. The proposal would therefore not result in a harmful impact to highway safety.

Impact to Neighbours

The proposed front addition will be sited sufficiently away from the neighbouring property and would not result in a loss of residential amenities to this neighbour.

There are no neighbouring properties to the west of the site.

Currently sited to the rear of the application house is an existing conservatory which will be replaced with the proposed rear extension. This existing conservatory is a noticeable feature to the neighbouring dwelling which is visible over the existing fence.

The proposed rear extension will be visible to 50 Norway Crescent sited to the east of the site as it will be sited along the boundary.

Two new rooflights will be placed in the roof of the side extension facing 50 Norway Crescent. As these windows will be positioned within the roof slope they are unlikely to achieve any views onto the neighbouring site and therefore the proposal would not result in a loss of privacy to this neighbour.

Due to its siting the proposal will result in a loss of outlook and light to the neighbouring dwelling. The neighbours' garage has been converted into a kitchen area with openings to the rear. Due to the loss of light the sunlight/daylight calculations have been applied to the proposal and in plan the 45 degree line would encompass this neighbours window however in elevation would only intercept the lower section of it. It is therefore considered the loss of light in this instance is not so significant to refuse planning permission upon.

The proposal will result in a loss of outlook to this neighbouring dwellings kitchen windows however as it will incorporate a roof design which hips away from this neighbour and will be predominantly screened by the boundary fencing it is considered that the loss of outlook is not so significant to refuse planning permission.

Other considerations

Harwich Town Council has no objections to the proposal.
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.

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 LNC-01 Rev A and Flood Risk Assessment received on 11th March 2019.

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.