

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	01/05/2019
Planning Development Manager authorisation:	SCE	02.05.19
Admin checks / despatch completed	en	02/05/19

RLC

Application: 19/00531/HHPNOT **Town / Parish:** Harwich Town Council

Applicant: Eric Richardson

Address: 49 Williamsburg Avenue Harwich Essex

Development: Proposed single storey rear conservatory with pitched slate roof and 3 velux windows, 4m depth and 3.8m height.

1. Town / Parish Council

Harwich Town Council Harwich Town Council notes this application.

2. Consultation Responses

N/A

3. Planning History

93/00206/OUT	Development of land for industrial/warehousing, retail units, fast food unit, petrol filling station (including DERV), hotel and residential uses including associated road network, service yards and parking (cars and HGV)	Approved	06.04.1994
04/02251/DETAIL	Submission of reserved matters for residential development (Pursuant to outline permission 93/00206 and varied by 96/1170, 99/0446, 02/00475/FUL and 04/00454/FUL) - Plot 2 Stanton Europark	Approved	08.02.2005
19/00531/HHPNO T	Proposed single storey rear conservatory with pitched slate roof and 3 velux windows, 4m depth and 3.8m height.	Current	

4. Relevant Policies / Government Guidance

N/A

5. Officer Appraisal

A prior notification has been received by Tendring District Council in relation to the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A for a proposed single storey rear conservatory with pitched slate roof at 49 Williamsburg Avenue, Harwich. The extension measures 4m deep and will have a ridge height of 3.8m and eaves height of 3m.

Harwich Town Council notes the application and no objections have been received from neighbouring properties.

The proposed conservatory extension is consistent with the provisions of the above mentioned Order and is classed as permitted development, subject to the conditions set out in Class A3 and A4.

6. Recommendation

HHPN - Prior Approval Not Required

7. Conditions

1 Untitled site plan and block plan illustrating extension, received 4th April 2019.

8. Informatives

N/A

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