

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	23/05/2019
Planning Development Manager authorisation:	SCE	28.05.19
Admin checks / despatch completed	SB	28/05/19

Application: 19/00315/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr Mark Tricker

Address: 638 Main Road Dovercourt Harwich

Development: Proposed part double and part single storey front extension and front door to be moved from the side to the front.

1. Town / Parish Council

Harwich Town Council

Harwich Town Council has no objection to this application.

2. Consultation Responses

N/A

3. Planning History

15/00439/FUL	Part single-storey, part two-storey rear extension and insertion of first floor side window into the existing dwelling.	Approved	15.05.2015
15/01786/FUL	Part single-storey and part two-storey rear extension (Resubmission of 15/00439/FUL increase in size of first floor extension by 1m).	Approved	04.01.2016
19/00315/FUL	Proposed part double and part single storey front extension and front door to be moved from the side to the front.	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
TR1A Development Affecting Highways
TR7 Vehicle Parking at New Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site

The application site comprises of a south facing two storey semi-detached dwelling in Main Road, Dovercourt. The property and its neighbours are set back from the main road behind a large green verge and are accessed via a small road to the east of the dwelling.

Proposal

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

The two storey extension has since been amended to show a wider gable feature and a reduction in its depth by 0.5m. It is considered that these design adjustments will allow the extension to relate better with the host dwelling.

Assessment

Design and Appearance

The area comprises of predominantly two storey semi-detached dwellings which have been finished in render varying in colour and varying roof materials. These dwellings are set back from the main highway with a grass verge sited in front.

Many of these surrounding properties currently benefit from planning permission to extend or alter with some currently under construction or fully completed. The nearest being the neighbour to the east which is currently constructing a two storey rear extension and single storey front extension approved under planning permissions 17/01772/FUL and 17/01178/FUL. Whilst the main dwelling is visible from the Main Road it is set behind a row of cottages which screen much of the house from approaching from the west.

The proposal will be sited to the front and therefore publicly visible from Main Road.

The enlargement will be set back from the front of the site by 9m and will be lower in height than the main dwelling which will reduce its prominence within the streetscene and will prevent it from detracting from the character and appearance of the area.

The proposal will change the appearance of the dwelling however will incorporate a pitched roof element at first floor which will match that on the existing house and will also be finished in materials which match the existing dwelling allowing the proposal to relate appropriately to the existing and neighbouring house.

The two storey extension will be 0.8m lower than the main house which will prevent it from over dominating the host dwelling and will allow it and the single storey element to appear as subservient additions.

The hipped roof design of the single storey enlargement will be similar in appearance to the main house and other development within the area.

As a result of the aforementioned reasons it is considered that whilst the introduction of the proposal would be noticeable it would not result in a harmful impact to the overall appearance of the dwelling or area.

Highway Safety

The dwelling is set back on its plot with a driveway and grassed off area to the front which is of a large enough size to accommodate the parking of two vehicles in line with the Essex County Council Parking Standards.

The proposal will therefore not result in a harmful impact to highway safety.

Impact to Neighbours

There are no new windows which will face onto the neighbouring properties on the proposal and therefore it will not result in a loss of privacy to the neighbouring properties.

The neighbouring dwelling to the west 640 Main Road has one bedroom window at first floor and a bathroom window and hallway opening at ground floor which currently look onto the side of the house. The proposal will result in a loss of light and outlook to this neighbour however as these neighbouring openings already receive little light and outlook it is considered this would not be so significant to refuse planning permission upon.

The proposal will be visible to the neighbour to the east 636 Main Road from their living room window. The two storey element of the proposal will be sited 3.7m from this neighbours boundary. As a result of its distance away it is considered that the two storey element would not result in a significant loss of residential amenities to this neighbour.

This single storey element of the proposal will have a hipped roof which will reduce its impact to the neighbour and will also be sited off of the boundary by 0.6m. It is therefore considered that the single storey extension would not result in a significant loss of residential amenities to this neighbour.

Other Considerations

Harwich Town Council have no objections to the application.
No 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 plan: Scanned on 23rd of May 2019 and entitled Proposed Front Elevation, Proposed West Side Elevation, Proposed East Side Elevation and Proposed Floor Plan.

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.