

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	21/05/2019
Planning Development Manager authorisation:	AN	23/5/19
Admin checks / despatch completed	W	29/5/19

AW

Application: 19/00533/FUL **Town / Parish:** Harwich Town Council

Applicant: Mrs Christine Bennett

Address: 6 Military Way Dovercourt Harwich

Development: Conversion of part of garage into habitable accomodation to provide a wet room (no changes to external elevations).

1. Town / Parish Council

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

2. Consultation Responses

n/a

3. Planning History

00/01206/FUL	Amendment to planning permission 99/01675 - Erection of conservatories to selected plots	Approved	06.12.2000
93/00135/OUT	Proposed residential development including the provision of a private temporary underground sewage treatment plant (plant to be removed on completion of AWSL'S new sewage treatment works)	Approved	14.09.1993
96/00862/FUL	Application to vary condition 9 attached to the schedule of the outline planning permission reference TEN/93/0135 granted 14.9.1993 to not permit occupation of dwellings until such time as the clearwater sewage treatment is operational.	Refused	20.08.1996
96/00863/FUL	Application to vary condition 02 attached to Schedule 2 of the outline planning consent reference TEN/93/0135 granted 14th September 1993 to extend the period for submission of reserved matters by a further three years	Approved	20.08.1996
98/00127/FUL	Application to vary condition 9 attached to the schedule of the outline planning permission reference TEN/93/0135 granted 14	Approved	14.07.1998

September 1993 to not permit occupation of dwellings until such time as the Clearwater sewage is operational

99/01070/FUL	Application to vary Condition 01 attached to Schedule 2 of planning consent TEN/96/0863 granted on 20th August 1996 to extend the period for submission of reserved matters by a further three years until 14th September 2002	Approved	01.09.1999
99/01675/DETAIL	Proposed residential development. Estate roads and ancillary works.	Approved	17.02.2000
19/00533/FUL	Conversion of part of garage into habitable accommodation to provide a wet room (no changes to external elevations).	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

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

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 permission for the conversion of part of the garage to provide a wet room at a house located within the settlement development boundary of Harwich. There are no external alterations proposed and this type of conversion would normally fall under permitted development rights. In this case the planning permission granted under reference 93/00135/OUT stipulated by condition that there should be no alternative use of the garage and therefore planning permission is required.

Appraisal

Due to there being no proposed external works there will be no visual impact and no impact to the neighbouring properties in terms of overlooking, loss of privacy or outlook.

The proposal removes the space used as a garage, although the garage does not meet the current parking standards where the internal dimensions of a single garage should measure 7 metres x 3 metres and therefore the conversion of part of the garage will not have a significant impact on the off road parking provision. Following the proposed internal alterations, two spaces that meet the current car parking standards where one space measures 5.5 metres x 2.9 metres remain at the property located in front of the house on the block paved driveway.

Other Considerations

Harwich Town Council has no objection to the application.

No other letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the 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: Drawing No. 1902.4/4

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO