

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	28.5.19
Planning Development Manager authorisation:	AN PW	3/6/19
Admin checks / despatch completed	SB	4/6/19 04/06/19

Application: 19/00650/FUL **Town / Parish:** Harwich Town Council

Applicant: Dalton Brockwell

Address: 114 Ashley Road Dovercourt Harwich

Development: Proposed single storey rear extension, following demolition of existing conservatory.

1. Town / Parish Council

No comments received

2. Consultation Responses

No comments received

3. Planning History

19/00650/FUL	Proposed single storey rear extension, following demolition of existing conservatory.	Current
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4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

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

Tendring District Local Plan 2007

Local Planning Guidance

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

SPL3 Sustainable Design

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The property is a mid-20th century semi-detached single-storey bungalow. Externally the dwelling is finished in engineered red brick with an interlocking clay-tiled roof. There is a uniform character to the dwellings in the locale.

The dwelling sits forward within plot and shares driveway access with No. 116 to their garages. No. 114 has historically been extended with a conservatory.

Description of Proposal

The application proposes replacing the existing conservatory with a brick-built extension. Being in the region of 3.2m deep, the extension would not project any further rearwards than the existing conservatory. At around 7m wide, the extension is marginally wider than the 5.6m wide conservatory. The conservatory had a flat roof of 2.4m, whereas the extension proposes around 3.0m. The conservatory is primary glazed; the proposed extension would have singular high-level windows on each of the flanks.

Principle

The site is located within the Development Boundary therefore there is no principle objection to the proposal, subject to the detailed considerations discussed below.

Design and Appearance

The Government attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The scale of the extension, in terms of its height, width, depth and siting is entirely appropriate for the dwelling.

Impact on Neighbours Amenities

The NPPF, at paragraph 127 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'.

There would not be a materially damaging impact on the privacy, daylight or other amenities of the adjoining occupiers of 112 Ashley Road because of the scale (height, width and depth) proposed nor the adjacent occupiers of 116 Ashley Road as separation distances in the region of 2.6m would remain.

Highway Issues

The resultant development does not generate any additional need for parking.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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: 1.1 REV A, received 24 Apr 2019.

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

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?		NO
Are there any third parties to be informed of the decision?		NO