

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	31/05/2019
Planning Development Manager authorisation:	SCE	04.06.19
Admin checks / despatch completed	AP	5/6/19

R

Application: 19/00523/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr Carl Richardson

Address: Arundel Fronks Avenue Dovercourt

Development: Proposed loft conversion incorporating dormer, internal alterations, improvements to layout, new entrance porch, two storey garage extension, replacement of existing tiled roof with natural slate, replacement of all windows with powder coated aluminium units and cedar cladding.

1. Town / Parish Council

Harwich Town Council No objection to this application.

2. Consultation Responses

Not applicable

3. Planning History

00/00915/FUL	Demolition of existing garages. New garages with rear extension to house	Approved	04.08.2000
01/02014/FUL	Demolition of "Chaseway" extension, construction of proposed pool hall and ancillary areas	Approved	10.01.2002
02/00385/FUL	Rear conservatory	Approved	24.04.2002
04/02315/FUL	Orangery, new garden wall and new entrance gates.	Approved	20.01.2005
19/00523/FUL	Proposed loft conversion incorporating dormer, internal alterations, improvements to layout, new entrance porch, two storey garage extension, replacement of existing tiled roof with natural slate, replacement of all windows with powder coated aluminium units and cedar cladding.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site refers to Arundels, Fronks Avenue, Dovercourt, a two storey detached dwelling located within the Settlement Development Boundary of Harwich.

Proposal

The application seeks planning permission for:

- Proposed loft conversion incorporating a dormer
- internal alterations
- improvements to layout
- new entrance porch
- garage extension to accommodate an annexe
- replacement of tiled roof with new slate
- replacement of windows

The internal alterations, improvements to layout and replacement windows can be undertaken without planning permission and therefore have not been addressed within this report.

The proposed porch will measure 4 metres in width, 2.2 metres in depth with an overall height of 7.8 metres.

The proposed garage extension will measure 4 metres in width, 4 metres in depth with an overall height of 6.2 metres.

Assessment

The main considerations for this application are the design and appearance, impact upon neighbouring amenities and highway safety.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed porch is located to the north easterly elevation of the host dwelling. The proposal is two and a half storeys and it will be constructed from new powder coated composite windows colour RAL 7015, cedar cladding, through coloured render white and natural slate tiles which will give the porch a modern appearance and is considered to be a visual improvement. The officer originally had concerns over the height of the porch and this was reduced to be subservient with the main ridge of the dwelling. The proposal is now considered acceptable in terms of design and appearance.

The loft conversion will be served by a dormer window and Juliette balcony to the the south east elevation and it will also be served by two velux roof lights to the north westerly elevation. The proposals are considered to be of a scale and size which are in keeping with the host dwelling which will not be visible from the street scene of Fronks Avenue and they will not harm the visual amenity of the area.

The proposed garage extension is situated to the south easterly elevation of the dwelling. Concerns were raised by the officer to lower the ridge height of the extension. Amendments were received and this was considered acceptable. Due to the location of the extension to the rear of the dwelling, it will not be visible to the street scene of Fronks Avenue. The materials proposed will match those used within the host dwelling and therefore the design and appearance of the garage extension is considered acceptable. The extension will accommodate a bedroom to the first floor which will serve the annexe. The annexe will be restricted to ancillary accommodation by condition as the level of accommodation proposed could amount to a "dwelling" in its own right.

The replacement roof from tiles to natural slate is considered to be of a modern appearance and therefore a visual improvement.

Impact upon neighbouring amenities

To the west of the application site is 'The Hollies' which is a single storey dwelling. Views of the neighbouring amenities from the proposed balcony will be screened by the existing high hedge and the roof pitch which serves the pool. It is therefore considered that there will not be any impact upon neighbouring amenities. To the north, east and south of the site are all community facilities which are situated a sufficient distance away from the dwelling to ensure that the proposals will not cause any significant impact upon amenities.

Highway Safety

The existing garage layout to the ground floor will remain the same. Therefore the proposal will not impact upon the parking facilities.

Sufficient parking is available to the front of the site which is in line with Essex Parking Standards requirements. The application proposes a brindle permeable paving leading the rear of the application site to five additional parking spaces. It is considered that the dwelling will retain sufficient private amenity space and therefore the proposal is acceptable in highway safety.

Other Considerations

Harwich Town Council have no objections.

No 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 / 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 plans; Drawing No. P-005 Block and Location Plan, Drawing No. P-003 Proposed Plans and Drawing No. P-003A Proposed Elevations.

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

3. The annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Arundel, Fronks Avenue, Dovercourt.

Reason - The site is unsuitable for an additional independent residential unit.

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

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