

## DELEGATED DECISION OFFICER REPORT

| AUTHORISATION                               | INITIALS    | DATE       |
|---|-------------|------------|
| File completed and officer recommendation:  | ER          | 05/06/2019 |
| Planning Development Manager authorisation: | SCE         | 06.06.19   |
| Admin checks / despatch completed           | [Signature] | 07/06/19   |

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**Application:** 19/00680/FUL **Town / Parish:** Harwich Town Council

**Applicant:** Mr and Mrs Gavin and Lauren Race

**Address:** 57 Stour Close Dovercourt Harwich

**Development:** Single storey side extension and extension to existing driveway area.

**1. Town / Parish Council**

Harwich Town Council      No Comments received

**2. Consultation Responses**

Not applicable

**3. Planning History**

|              |   |          |            |
|--------------|---|----------|------------|
| 01/01867/FUL | Non-compliance with conditions 10, 12, 14 and 15 of consent<br>99/01478/OUT to allow residential development of site solely with access via Stour Close   | Refused  | 27.03.2002 |
| 90/00900/FUL | Development of an estate road and 50 houses   | Approved | 11.12.1991 |
| 92/00623/FUL | (Land adjoining and to the north of Stour Close, Ramsey) The provision of an access road to permitted housing development                                 | Refused  | 25.08.1992 |
| 93/00505/FUL | (Valley Road, Dovercourt)<br>Development of an estate road and 50 houses [renewal of planning permissions TEN/951/88 and TEN/90/0900]                     | Approved | 13.07.1993 |
| 94/00026/FUL | (Land North of Stour Close, Ramsey) Provision of access road (at variation with condition 3 of permission TEN/92/0623)                                    | Refused  | 29.03.1994 |
| 94/01067/FUL | (Land North of Stour Close, Ramsey) Variation of Condition 3 of permission TEN/92/0623 (relating to provision of access road for residential development) | Approved | 15.11.1994 |



|                 |   |          |            |
|-----------------|---|----------|------------|
| 95/00420/FUL    | (Valley Road, Dovercourt)<br>Relocation of nine dwellings to accommodate introduction of approved access road   | Approved | 09.06.1995 |
| 99/01478/OUT    | Residential Development   | Approved | 17.08.2000 |
| 02/01937/FUL    | Non-compliance with conditions 10, 12, 14, & 15 of consent 99/01478/OUT to allow residential development of site solely with access via Stour Close.        | Refused  | 03.12.2002 |
| 02/02060/OUT    | Residential development - variation of outline consent condition (02a) to extend time limit for application for approval of reserved matters by three years | Refused  | 13.02.2003 |
| 03/01085/DETAIL | Residential Development   | Approved | 15.10.2003 |
| 03/02461/DETAIL | Residential development   | Approved | 10.03.2004 |
| 19/00680/FUL    | Single storey side extension and extension to existing driveway area.   | 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 (including Site Description and Proposal)**

### Application Site

The application site comprises of a two storey detached dwelling located within the development boundary. The dwelling has an existing garage and area of land to the east used as a driveway which then leads onto a grass verge. The host dwelling also has a existing side extension which has been finished in boarding.

### Proposal

This application seeks permission for the erection of a single storey side extension and extension to drive

Upon initial receipt of the application the original plans showed that the extension would be finished in boarding. It was considered that to relate better to the house and the area that render would be more appropriate and amended plans have since been received showing render to the front and brick to the side.

### Assessment

#### Design and Appearance

The host dwelling is sited at the end of the cul de sac and due to its two storeys design is fairly prominent when coming to the end of Stour Close.

The proposal will be sited to the side and will be publicly visible when viewing the main dwelling.

Whilst publicly visible the proposed extension is of a single storey which will be set back from the front of the site and from the front wall of the host dwelling which will prevent it from appearing prominent within the streetscene.

The existing grass verge matches other landscaping around the development which softens the appearance of dwellings and driveways. The loss of this aesthetically appealing feature and extension of the driveway will not enhance the character and appearance of the area however due to its minor nature would not appear as such a harmful feature to refuse planning permission upon.

The size and scale of the proposal is appropriate to the existing house and will be finished in materials which match the host dwelling.

As a result of the aforementioned reasons it is considered that the proposal would not result in a harmful impact to the appearance or character of the dwelling or area.

#### Highway Safety

The proposed side extension will be constructed on land currently used for parking however the existing driveway and extension to the driveway is of a large enough size to accommodate the



proposal and still retain sufficient space for the parking of two vehicles in line with the Essex County Council Parking Standards.

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

#### Impact on Neighbours

The proposal will not result in a loss of residential amenities to the neighbours to the east as it will be screened by the host dwelling.

The proposal will be visible to the neighbour to the west however will be site sufficient distance away and would not result in a loss of residential amenities to this neighbour.

#### Other Considerations

Harwich Town Council have no objection to the proposal.  
No further 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 plans: 92-2018-04PB and 92-2018-03PA.

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.