

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	24/07/2019
Planning Development Manager authorisation:	TF	05/08/2019
Admin checks / despatch completed	SB	05/08/2019

Application: 19/00855/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr Ian Holmes

Address: 14 Low Road Dovercourt Harwich

Development: Proposed single storey side extension.

1. Town / Parish Council

Harwich Town Council No objection to this application.

2. Consultation Responses

Not Applicable

3. Planning History

Not applicable

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 detached two storey dwelling which is finished in black boarding and brick. The existing house has an existing side extension constructed from brick. The dwelling is set back from the boundary resulting in a large front garden area.

Proposal

This application seeks permission for the erection of a single storey side extension (following demolition of the existing).

Assessment

Design and Appearance

The proposal will be sited to the side and therefore publicly visible however as a result of its set back from the highway would not appear as a prominent or harmful feature within the streetscene.

Whilst the proposal appears excessive in depth it replaces the existing extension and will be predominantly to the rear and would not result in a harmful impact to the overall appearance of the dwelling within the streetscene.

The extension will be finished in black cement boarding cladding which will be of a similar appearance to the existing cladding on the dwelling.

The single storey design and use of materials which are of a similar appearance to the main dwelling will allow the proposal to relate well to the main dwelling and not have a harmful impact character and appearance of the dwelling and area.

The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Highway Safety

The Essex County Council Parking Standards state that where a dwelling comprises of two or more bedrooms that two parking spaces should be provided which measure 5.5m by 2.9m per space. The dwelling is set back from the front of the site sufficiently to accommodate the proposal and two parking spaces in line with the aforementioned standards.

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

Impact on Neighbours

The proposal will be visible to 16 Low Road however will be sited 10m from the shared neighbouring boundary and would not result in a loss of residential amenities to this neighbour.

The neighbouring dwelling to the east known as 12 Low Road has an existing garage sited along its boundary which will screen the proposal. The proposed extension will not protrude past this neighbour's garage and will therefore not result in a harmful impact to any of this dwellings rearward facing openings. The proposal will be visible from the side openings of this neighbour

however these openings are at first floor level and as the proposal is single storey in size it would not result in a loss of residential amenities to this neighbour.

Other Considerations

Harwich Town Council have not commented on the proposal.
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; Drawing No 1 Revision: A.

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

3. The extension hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 14 Low Road, Dovercourt, CO12 3TR.

Reason - The site is unsuitable for an independent residential unit because of the shared facilities and relationship to the host dwelling.

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.