

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	06/08/2019
Planning Development Manager authorisation:	TF	08/08/2019
Admin checks / despatch completed	er	08/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	08/08/19

Application: 19/00852/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr G Hambling

Address: 62 Harbour Crescent Harwich Essex

Development: Proposed dormer alteration and construction of balcony.

1. Town / Parish Council

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

2. Consultation Responses

n/a

3. Planning History

19/00852/FUL Proposed dormer alteration and construction of balcony. 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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks permission for a second floor balcony and alteration of the existing dormer by increasing its size to a house located within the settlement development boundary of Harwich.

Design and Appearance

62 Harbour Crescent is a mid-terrace property with an existing large dormer on the front roof slope which is finished in painted render with a dark brown framed window overlooking Harwich harbour. Number 64 has large roof lights on the front roof slope and number 67 which makes up another row of terraces also has a front dormer. The proposed alterations to the dormer will consist of increasing the size of the opening by bringing it down to the finished floor level to allow access to the newly created balcony. The width of the dormer, currently 2.7 metres will remain the same as will the depth of the dormer of 2.1 metres. The dormer will be finished in materials that match the existing apart from the new bi-fold doors which will be framed in white UPVC. The newly constructed balcony will not project beyond the front elevation of the house and will comprise a glass balustrade. The fenestration to the neighbouring terraces differs in style and colour ensuring that the proposal will not have a significant impact on the character of the dwelling or immediate area, and would result in no material harm to visual amenity.

Impact upon Residential Amenity

Due to the position of the proposal at the front of the property there will be no significant impact to the neighbouring properties in terms of loss of outlook, loss of privacy or loss of light.

There will be no change to the private amenity space at the rear of the property. The host dwelling does not currently benefit from off road car parking and therefore there is no change in this regard.

Other Considerations

Harwich Town Council have no objection to the application. No further letters of representation have been received.

Conclusion

In the absence of 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 plans: Drawing No. 1903.2/2A, 1903.2/4A and 1903.2/3A.

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 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