

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	09/10/2019
Planning Development Manager authorisation:	TF	11/10/2019
Admin checks / despatch completed	SB	11/10/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	RNE	11/10/19

Application: 19/01075/FUL **Town / Parish:** Harwich Town Council
Applicant: Mr & Mrs Alderson
Address: 366 Main Road Harwich Essex
Development: Proposed single storey extension to form dining room and single storey front extension to form porch.

1. Town / Parish Council

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

2. Consultation Responses

N/A

3. Planning History

19/01075/FUL Proposed single storey extension to form dining room and single storey front extension to form porch. 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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is located to the north of Main Road, inside the development boundary of Harwich. It serves a semi detached two storey dwelling that has a small gable feature on the front elevation above the ground and first floor bay windows, and is constructed of render and red brickwork with a slate roof. The front of the site is a combination of gravel and paving with fencing on both side boundaries and has an area of off street parking. Gated access leads to the rear of the site, which is predominantly laid to lawn with a detached outbuilding and patio area. Fencing and a concrete wall acts as the boundary treatments dividing the plot from its neighbours.

Proposal

The application proposes a single storey rear extension to form a dining room and a single storey front extension to form a porch.

The rear extension measures 4m deep by 5.7m wide with a flat roof with maximum height of 2.9m. The front extension will measure 1.6m deep by 2.3m wide, with a hipped roof with eaves height of 2.7m and a ridge height of 3.5m. All proposed materials will match those used on the existing dwelling.

The original submission included proposals for a two storey front extension, but the design was considered to detract from the existing property frontage and was not considered to fit satisfactorily with the street scene. Consequently revised plans were submitted for single storey front extension alongside the rear extension.

Assessment

The main considerations of this application are the design, parking and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Design

The proposed extensions are considered to be of a scale and nature appropriate to the site and the surrounding area. The single storey front addition is a relatively modest addition that has a footprint of only 3.68m². Whilst the extension will be publicly visible it is not considered to be a dominant feature within the street scene due to its single storey nature and because it will be set back from the highway by over 8m. Furthermore, the use of matching materials will blend the development with the host dwelling.

The rear extension will not be visible from the road resulting in no impact on the street scene. The development will replace the small existing rear projection and existing outbuilding and is considered to be acceptable in design terms.

Parking

The front extension will only extend 1.6m from the front elevation of the dwelling. It is not considered to encroach upon the parking area that currently exists at the site and therefore the existing off road parking arrangements are not considered to be affected by the proposed development.

Impact on Residential Amenity

The front extension will not face onto the private amenity space of any neighbours and no windows are proposed in the side elevations of this extension. The rear extension is also not served by any windows to the side elevation and is designed with a modest maximum height of 2.9m. Whilst being built up to the side boundary with the neighbour to the east it will be located over 1m from the boundary to the west. The attached neighbour to the east has a conservatory addition across the entire rear elevation of the property. The neighbour to the west has a ground floor window facing the application site but at the time of the officer site visit this was blocked up with breeze blocks. Having applied the 45 degree rule contained within the Essex Design Guide and as the properties adjacent to the application site have north facing rear gardens the development will not result in a significant loss of sunlight/daylight for neighbouring properties. Overall the development is not considered to cause any adverse impact on the daylight, privacy and other amenities currently enjoyed by neighbours that would warrant the refusal of planning permission.

Other Considerations

Harwich Town Council has no objection to this application.

No letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any 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 plan: Drawing No. 366/MRD/2A.

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:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO