

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	29/11/2019
Planning Development Manager authorisation:	TF	09/12/2019
Admin checks / despatch completed	CC	10.12.2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	En	10/12/19

**Application:** 19/01552/FUL **Town / Parish:** Harwich Town Council

**Applicant:** Mr & Mrs Alderson

**Address:** 366 Main Road Harwich Essex

**Development:** Proposed part single, part two storey extension to form dining room, bedroom, and 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.	Approved	11.10.2019
19/01552/FUL	Proposed part single, part two storey extension to form dining room, bedroom, and 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  
HG14 Side Isolation

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 front porch extension and a part single storey, part two storey rear extension to form a dining room with bedroom above. The front porch 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. The rear extension will have a ground floor footprint measuring 4m deep by 5.7m wide. The single storey element closest to the neighbour to the east will have a flat roof with maximum height of 2.9m. The first floor extension will be located 2.9m from this neighbour and will have a foot print of 2.9m wide by 4m deep with a hipped roof with an eaves height of 5.4m and a ridge height of 6.6m. The proposed materials will consist of brickwork render and slate to match the existing dwelling.

### **Background**

In October 2019 permission was granted under reference 19/01075/FUL for a proposed single storey extension to form dining room and single storey front extension to form porch. The only difference between this application and that previously approved is the addition of the first floor to the rear extension.

### **Assessment**

The main considerations of this application are the design 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.



Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4m in height will be required to retain appropriate open space between the dwelling and side boundaries to ensure that new development is appropriate in its setting, does not create a cramped appearance and safeguard the amenities and aspect of adjoining residents.

### Design

The single storey front addition is a modest addition that was approved under reference 19/01075/FUL. 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 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.

The proposed rear extension is considered to be of a scale and nature appropriate to the site and the surrounding area. The extension will not be publicly visible so will not have any impact upon the street scene. The side isolation between the two storey element and the side boundaries is compliant with Policy HG14 of the adopted Local Plan and will not create a cramped appearance within the site. The use of matching materials and the hipped roof design of the two storey element will blend the extension with the main dwelling and make it a development that is considered acceptable in design terms.

### Impact on Residential Amenity

The front porch extension will not face onto the private amenity space of any neighbours and no windows are proposed in the side elevations of this extension.

With regard the rear extension, no windows are proposed in either side elevation. The single storey element will be built up to the boundary with the neighbour to the east. The two storey element will be located 2.9m from the attached neighbour to the east and 1.1m from the boundary shared with the western neighbour. 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. Whilst the new window at first floor level will give a degree of overlooking into the neighbours gardens, this is of a similar nature to the first floor windows on the existing dwelling and is not considered significant enough to warrant a refusal of planning permission. Overall the development will not cause any significant adverse impact on the daylight, privacy and other amenities currently enjoyed by neighbours.

### 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/2B.

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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>		NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>		NO