

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	11/02/2020
Planning Development Manager authorisation:	TF	11/02/2020
Admin checks / despatch completed	CC	11/02/2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	XNE	11/02/2020

**Application:** 19/01503/FUL **Town / Parish:** Harwich Town Council

**Applicant:** Mr and Mrs Barry and Linda Cooper

**Address:** 10 Newport Close Dovercourt Harwich

**Development:** Proposed single storey rear extension for private use.

### 1. Town / Parish Council

Harwich Town Council      Town Council notes this application.

### 2. Consultation Responses

N/A

### 3. Planning History

19/01503/FUL      Proposed single storey rear extension for private use.      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)*

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

### **Proposal**

This application seeks permission for the erection of a single storey rear extension.

### **Application site**

The site is located to the north-west of Newport Close, within the development boundary for Harwich. It serves a detached bungalow constructed from brickwork and with a pitched roof. The front of the dwelling is paved with a detached garage to the south. The rear of the property is laid to lawn with a patio area, shrubbery and a garden shed.

### **Assessment**

#### **Design and appearance**

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The proposal is of a size and design appropriate to the existing dwelling and surrounding area. The proposed rear extension will measure approximately 3.2m deep, 3.9m wide with an overall height of 3.9m. It is considered that the site can accommodate a proposal of this size and still provide adequate private amenity space.

The proposal will be constructed with materials to match those of the existing dwelling. The exterior walls will be matching facing brickwork, the roof will be pitched and finished in matching concrete

roof tiles. The proposal is situated to the rear of the property and will not be visible from the streetscene. It is therefore considered that the proposed extension is in keeping with the host dwelling and will cause no adverse effects on the visual amenities of the area.

#### Impact to neighbouring amenities

The NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the saved plan states that amongst criteria 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The proposal is set to the rear of the property and will be largely screened by the host dwelling and the detached garage. The proposed rear extension is deemed to have no significant impact on loss of privacy, daylight or harm to the amenities of the adjacent neighbours.

#### Highway issues

The proposal neither generates an additional need for parking nor decreases the existing parking provision at the site.

#### Other considerations

Harwich Town Council have no objections to the proposal

No other 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. In the absence of material harm resulting from the proposal the application is recommended for approval.

### **6. Recommendation**

Approval - Full

### **7. Conditions / Reasons for Refusal**

- 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. 47-2019-03 Rev P, Drawing No. 47-2019-04 Rev P,

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?</b> If so please specify:	YES	NO
<b>Are there any third parties to be informed of the decision?</b> If so, please specify:	YES	NO