

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	22/10/2020
Planning Development Manager authorisation:	TC	22/10/20
Admin checks / despatch completed	DB	23/10/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	23/10/20

**Application:** 20/00817/FUL **Town / Parish:** Harwich Town Council  
**Applicant:** Mrs Chris Farrow  
**Address:** 2 Marine Parade Dovercourt Harwich  
**Development:** Form an opening in the side elevation brick work to form a new doorway to enable wheelchair access

### **1. Town / Parish Council**

Harwich Town Council 15.10.2020 Harwich Town Council has no objection to this application.

### **2. Consultation Responses**

n/a

### **3. Planning History**

20/00817/FUL Form an opening in the side elevation brick work to form a new doorway to enable wheelchair access 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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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, with further hearing sessions in January 2020. The Inspector issued his findings in respect of the legal compliance and soundness of the Section 1 Plan in May 2020. He confirmed that the plan was legally compliant and that the housing and employment targets for each of the North Essex Authorities, including Tendring, were sound. However, he has recommended that for the plan to proceed to adoption, modifications will be required – including the removal of two of the three Garden Communities ‘Garden Communities’ proposed along the A120 (to the West of Braintree and on the Colchester/Braintree Border) that were designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033.

The three North Essex Authorities are currently considering the Inspector’s advice and the implications of such modifications with a view to agreeing a way forward for the Local Plan. With the Local Plan requiring modifications which, in due course, will be the subject of consultation on their own right, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications – increasing with each stage of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will progress once modifications to the Section 1 have been consulted upon and agreed by the Inspector. 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 to form a new single door opening on the side elevation of a ground floor flat located within the development boundary of Harwich.

### Assessment

A new ground floor opening on an existing single dwellinghouse would not require planning permission as it would be considered as permitted development, however 2 Marine Parade consists of a ground floor and first floor flat which do not benefit from permitted development rights. The new opening will be located on the north eastern side elevation just behind the existing chimney breast. The new doorway will be glimpsed when passing 2 Marine Parade however the new door will match the existing fenestration of brown UPVC with a wood grain effect ensuring there will be no significant impact to the street scene. The proposal is acceptable and would result in no material harm to visual amenity.

Due to the location of the door at ground floor level there is not considered to be any significant impact in terms loss of neighbouring amenity. An existing ground floor entrance door already exists on the north eastern side elevation albeit further back.

### Other Considerations

Harwich Town Council has no objections to the application.

No other representations have been received.

### Conclusion

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: Proposed side elevation.

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