

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	16.11.2020
Planning Development Manager authorisation:	SCE	17.11.2020
Admin checks / despatch completed	CC	17.11.2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	BB	17/11/2020

**Application:** 20/01283/FUL **Town / Parish:** Harwich Town Council

**Applicant:** Mr Higgon-Williams

**Address:** 55 Larksfield Crescent Dovercourt Harwich

**Development:** Proposed demolition of the existing garage and its replacement with an outbuilding incorporating storage and a home office.

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

Ms Lucy Ballard, Town  
Clerk Harwich Town  
Council

Harwich Town Council has no objection to this application.

### **2. Consultation Responses**

Not Applicable

### **3. Planning History**

16/00453/FUL Two storey side extension. Approved 10.05.2016

20/01283/FUL Proposed demolition of the existing garage and its replacement with an outbuilding incorporating storage and a home office. 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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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, 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 (including Site Description and Proposal)**

### Proposal

This application seeks permission for the demolition of the existing garage and its replacement with an outbuilding incorporating a storage and a home office.

### Application Site

The site is located to the north of Larksfield Crescent, within the development boundary of Harwich. The site serves a detached two storey dwelling.

### 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 the proposed outbuilding will be located to these considerations.

The proposed outbuilding will be located to the rear of the garden, it will measure 7.6 metres wide by 4 metres deep and have an overall height of 3.7 metres. The proposal is considered to be of a size and scale appropriate to the existing dwelling and surrounding area. The application site can accommodate for a proposal of this size and scale whilst retaining adequate private amenity space.

The proposed outbuilding will be finished in cedar cladding to the front and east side elevations whilst red brickwork will be used for the rear and west elevations with a blue brick plinth. The roof will be pitched with a slate finish and three roof lights to the rear. A grey bi-fold door and windows are also proposed. The proposal will be visible from the streetscene of Rawden Close, however the existing fencing is proposed to be extended and will largely shield the proposed outbuilding from the streetscene. The proposal is considered to be of a design in keeping with the existing dwelling and surrounding area and is not thought to have any 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 proposed outbuilding will be sited in approximately the same location as the existing garage and is not thought to have any more of an impact to the amenities of the neighbouring properties.

The proposal is of a single storey nature and therefore does not pose a significant risk of overlooking or loss of privacy.

The proposed outbuilding is therefore not considered to have any harmful effect on the amenities of the neighbouring properties.

### Highway issues

The Proposal will decrease the existing parking provisions at the site as it is proposed to demolish the existing garage at the site, however there is an existing hardstanding to the front of the site measuring 12 metres wide at the rear, approximately 10 metres wide to the front and 7.5 metres deep. Essex County Council Highway Authority suggest that a parking space should measure a minimum of 5.5m by 29m, it is therefore deemed that there is adequate parking space provided at the front of the site and the removal of the garage will not have a harmful effect on highway safety.

### Flooding

The property is located within Flood Zone 2. A flood risk assessment has been submitted with the application in accordance with the Environment Agency's standing advice. The Flood risk assessment confirms that the proposed floor levels (3.55m) are higher than the existing floor levels (3.36m), this is in line with Environment Agency advice that the proposed floor levels cannot be lower than the existing floor levels.

### Other Considerations

Harwich Town Council have no objection to this application.

### 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. 1136A.L.002, Drawing No. 1136A.L.004, Drawing No. 1136A.L.101, Drawing No. 1136A.L.102, and Planning Statement and Flood Risk Assessment, scanned 16 September 2020.

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