

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 for the erection of a first floor rear extension and a front porch to a semi-detached house located within the settlement development boundary of Harwich.

Design and Appearance

36 Harwich Road is a former council house, built of red brick and render under a red tiled roof. It is one half of a semi-detached house of which there are three pairs next to each other along this part of Harwich Road. The porch will be built of red brick and tiles that match the existing house which is similar in form to the porches added to the front of the houses of number 32 and 38 Harwich Road. The first floor rear extension will partially use the footprint of the existing single storey rear extension. The eaves height will match the existing as will the roof tiles while a contrasting anthracite grey Hardie plank boarding will be used on the external walls. Although the Hardie plank boarding does not match any of the existing dwellings features, due to its position at the rear it will not be a prominent feature of the street scene and will only be glimpsed between the existing buildings.

The design and scale of the extension and porch is acceptable in relation to the host property and would result in no material harm to visual amenity.

Impact upon Residential Amenity

The proposed extension will be sited 1.71m from the boundary to the north east shared with 38 Harwich Road and 2.3m from the boundary to the south west shared with 34 Harwich Road. There are no side facing windows on the first floor proposal. Double doors with Juliet balcony will face south eastwards towards the back garden and two roof lights will sit on each side of the new roof slopes. The double doors serve a bedroom and replace the existing bedroom and landing window currently located on the rear elevation. Due to the distance from each side boundary and with the neighbours at numbers 34 and 38 both benefiting from two storey rear extensions themselves

there will be no significant impact to these neighbours in respect of loss of light, loss of privacy or outlook.

The porch is located centrally at the front of the property and will not have any significant impact on the residential amenity of the neighbouring properties.

There will be no change to the off road parking provision at the front of the property or the private amenity space at the rear which extends to more than 200 square metres.

Other Considerations

Little Oakley Parish Council support the application.

No further letters of representation have been received.

Conclusion

In the absence of 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: Number: 304-001 Rev: B.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 The roof area of the existing single storey extension shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason - To satisfactorily protect the residential amenities of nearby occupiers.

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.

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