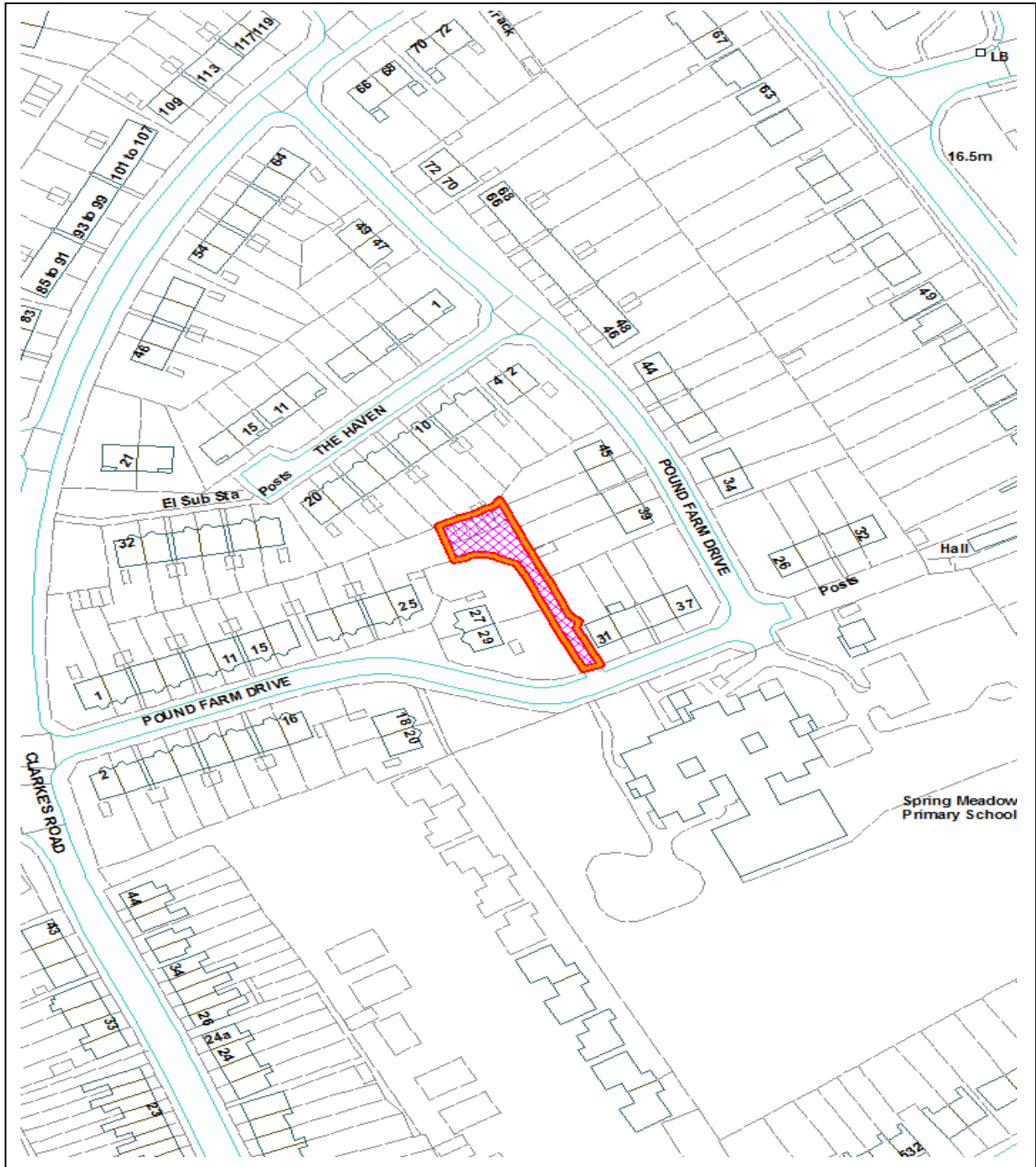


PLANNING COMMITTEE

30 NOVEMBER 2016

REPORT OF THE HEAD OF PLANNING

A.10 PLANNING APPLICATION - 16/01615/FUL - GARAGES AT POUND FARM DRIVE, DOVERCOURT, CO12 4LB



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Application:	16/01615/FUL	Town / Parish: Harwich Town Council
Applicant:	Dan Mills	
Address:	Garages at Pound Farm Drive, Dovercourt, CO12 4LB	
Development:	Proposed replacement garage block	

1. **Executive Summary**

- 1.1 This application is referred to the Planning Committee as the applicant is Tendring District Council.
- 1.2 The application is for a proposed replacement garage block to provide vehicle accommodation.
- 1.3 The proposal will not result in any material harm to visual or residential amenity.

Recommendation: Approval.

Conditions:

1. Time Limit
2. Approved Plans

2. **Planning Policy**

National Policy:

National Planning Policy Framework
National Planning Practice Guidance

Local Plan Policy:

Tendring District Local Plan (2007)

QL9 Design of New Development
QL11 Environmental Impacts and Compatibility of Uses

Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016)

SPL3 Sustainable Design

3. **Relevant Planning History**

16/01615/FUL Proposed replacement garage block. Current

4. **Consultations**

- 4.1 Not applicable.

5. Representations

- 5.1 Harwich Town Council has no objection.
- 5.2 There has been no other letters of representation received.

6. Assessment

- 6.1 The main planning considerations are:
 - Visual impact; and,
 - Impact on Neighbouring Amenities.

Visual Impact

- 6.2 The proposed development is well set back from the street scene but is slightly visible, therefore it will result in a minor impact to the areas existing character. However, due to the set back nature of the proposal and the materials being proposed; red brick, flat fibreglass roof and metal up and over doors, being an improvement on the existing design, it is considered there will be a slight improvement to the visual amenity of the surrounding area as a result of this proposal.

Impact on Neighbouring Amenities

- 6.3 The proposed development will be visible to numerous adjacent neighbours to the north, east, south and west. However, in light of the fact that the proposed measurements of 2.9 metres in height, 5.5 metres in depth and 17.2 metres in width are all of a similar size to the existing garage block, that there is sufficient distance to each neighbouring property as well as the single storey nature of the proposal, there is not considered to be a significant enough impact to warrant a recommendation of refusal.

Conclusion

- 6.4 In the absence of any material harm resulting from the development, the application is recommended for approval.

Background Papers

None.