

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	13/01/2021
Planning Development Manager authorisation:	SCE	19.01.2021
Admin checks / despatch completed	ER	20.01.2021
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Application: 20/01396/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr Eric Bramhill

Address: 22 Larksfield Crescent Dovercourt Harwich

Development: Proposed side extension and garage conversion.

1. Town / Parish Council

Harwich Town Council Harwich Town Council has no objection to this application.
17.12.2020

2. Consultation Responses

Not applicable

3. Planning History

20/01396/FUL Proposed side extension and Current
garage conversion.

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
TR1A Development Affecting Highways
TR7 Vehicle Parking at New Development
HG9 Private Amenity Space

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council is now making arrangements to formally adopt Section 1 of the Local Plan in its modified state and this is expected to be confirmed at the meeting of Full Council on 26th January 2021 – at which point will become part of the development plan and will carry full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan. In the interim, the modified policies in the Section 1 Local Plan, including the confirmed housing requirement, can be given significant weight in decision making owing to their advancement through the final stages of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) is now expected to proceed in 2021 and two Inspectors have already been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

5. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a two storey detached dwelling and adjacent driveway. Sited next to the house is an existing garage which is set back from the front boundary.

There is a drop in ground levels compared to the front of the site when approaching the dwelling from its front boundary.

Proposal

This application seeks permission for a proposed side extension and garage conversion.

Assessment

Design and Appearance

The proposed side extension will be publicly visible however it is of a single storey design which will be set back significantly from the front of the site preventing it from over dominating the existing house and allowing it to appear appropriately within the streetscene. Furthermore the front elevation will be finished in materials which are consistent with the existing house. The alterations to the garage will not be publicly visible as this existing structure currently sits behind the siting of the new side extension.

The size and scale of the proposal is appropriate to the existing house and the new extension will be finished in materials which match the host dwelling.

It is noted that the external walls of the existing garage will not be changed however as this element will sit behind the proposed extension it would not be publicly visible when viewing the existing house and therefore along with other alterations to the garage would not appear as a harmful feature when viewing the property.

The completion of the proposal will result in a long narrow addition to the existing house and whilst this will not be attractive when viewing the house from the rear garden the only views of the proposal from Larksfield Road will be that of the front elevation of the side extension. It is therefore considered that in this instance this design of such a proposal would not warrant the need for refusal of this application.

The site is of a suitable size to support the proposal and still retain sufficient private amenity space.

Highway Safety

The Essex County Council Parking Standards state that where a property comprises of two or more bedrooms that 2no. parking spaces should be retained measuring 5.5m by 2.9m per space. Whilst the proposal will result in the loss of part of the existing driveway there is still sufficient space to the front of the site for the parking of two vehicles in line with the aforementioned standards.

The proposal would therefore not contravene highway safety.

Impact to Neighbours

The proposal will be sited sufficient distance away from the neighbouring boundary to the north shared with 24 Larksfield Crescent and would therefore not result in a significant loss of light or outlook to this neighbour. Whilst the proposal does include openings along its side elevation facing this neighbour due to the distance away from the boundary and the proposals single storey nature as well as existing boundary fencing any views achieved from these windows will be minimal and would not result in a significant loss of privacy to this neighbour.

Sited to the south of the application dwelling is 20 Larksfield Crescent which is of a similar design to the host dwelling with an existing rear extension. This neighbour only has one door which is positioned along its side elevation and is set forward compared to the intended siting of the proposal so will therefore not be affected by the new extension. This neighbour currently has views from its rear openings of the application sites existing garage and therefore the proposal will be visible to this neighbour. As a result of the orientation of the sites the proposal will not result in a loss of light to this neighbour and as there are no windows proposed along this side elevation facing this neighbour it will also not result in a loss of privacy.

The proposal has the potential to result in a loss of outlook to 20 Larksfield Crescent however due to its single storey flat roof design and height of 3m this loss of outlook is considered not so significant to refuse planning permission upon.

Other Considerations

Harwich Town Council have no objections to the proposal.
No letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposal 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: 100/01/B and 100/02/A.

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.