

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	22/02/2021
Planning Development Manager authorisation:	SCE	02.03.2021
Admin checks / despatch completed	ER	03.03.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	03.03.2021

Application: 21/00098/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr and Mrs Eagle

Address: 19 The Drive Dovercourt Harwich

Development: Proposed two storey side extension and formation of pitched roof on front elevation.

1. Town / Parish Council

Harwich Town Council
19.02.2021

Harwich Town Council has no objection to this planning application.

2. Consultation Responses

Not Applicable

3. Planning History

21/00098/FUL Proposed two storey side extension and formation of pitched roof on front elevation. 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
TR1A Development Affecting Highways
TR7 Vehicle Parking at New Development

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
Essex Design Guide

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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. In this latter regard, as of 26th January 2021, 'Section 1' of the emerging Local Plan for Tendring (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) has been adopted and forms part of the 'development plan' for Tendring.

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 has now formally adopt Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have 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 site comprises of a two storey detached dwelling with an existing single storey side extension. The existing house has been finished in brick and is set back from the highway with room for parking at the front and a vehicular access.

Proposal

This application seeks permission for the erection of a two storey side extension and formation of pitched roof on the existing bay window.

Assessment

Design and Appearance

The proposal will be sited to the side and front and will therefore be publicly visible from The Drive. The new side extension is of a size and scale appropriate to the main dwelling and will be sited 1.2m off of the neighbouring boundary preventing it from appearing cramped within the street scene.

Whilst the proposal will be visible from The Drive it will be set back from the front of the site and will be lower in height to the main house to reduce its impact and prominence. The lower height will also allow the proposed extension to appear subservient to the existing house.

The proposed side extension will be finished in brick at ground floor level and then white render at first floor level. Whilst the use of render is not consistent with the host dwelling the area currently comprises of differently designed dwellings varying in materials so the use of such is not uncharacteristic of the area. Furthermore it is considered that the use of render to this element would break up an expanse of brick creating a more visually appealing feature.

The alterations to the existing roof elements on the porch and bay window are minor changes which are of an appropriate size and scale and due to their set back will not result in a detrimental impact to the character and appearance of the dwelling or area.

Impact to Neighbours

The proposal will not result in a loss of neighbouring amenities to 21 The Drive as it will be screened from view by the application dwelling.

Sited to the north west is 17 The Drive which comprises of a detached bungalow and accompanying garage. This neighbour is set 2.5m off of its boundary and has two side windows which currently look onto the single storey side extension of the host dwelling.

As the proposal will result in a first floor element being added to this side of the existing house there will be some loss of light and outlook to this neighbour. The sunlight/ daylight calculations specified within the Essex Design Guide have been applied to the plans. The 45 degree line in elevation would intercept the rear elevation of this neighbour however in plan would only intercept the side wall of this neighbouring dwelling. The loss of light is therefore not so significant to refuse planning permission upon.

The proposal will only protrude past the neighbours' rear wall by 1.6m and will be set off of the shared boundary by a minimum of 1m. It is also noted that this neighbour is set off of its boundary significantly which will further reduce the impact of the proposal. Therefore whilst there will be some loss of outlook to this neighbours rear openings it would not be so significant to refuse planning permission upon.

The introduction of a first floor window along the rear elevation will result in overlooking into this neighbours rear garden however as this neighbour is already overlooked by other properties and the host dwelling the loss of privacy in this instance is not so significant to refuse planning permission upon. Furthermore the new window will serve an ensuite which is likely to be obscure glazed resulting in limited views.

The proposal will result in a loss of light and outlook to this neighbours side windows however as these windows already receive little light and outlook due to their current positioning the loss of such would be unreasonable grounds to refuse planning permission upon.

The alterations to the front are of a siting and nature which will not result in a reduction to the residential amenities of the neighbouring sites.

Highway Safety

The Essex County Council Parking Standards state that where a dwelling comprises of two or more bedrooms that 2no. parking spaces should be retained measuring at 5.5m by 2.9m per space. Whilst the proposal will encroach upon the existing space currently used for parking there is sufficient space at the front of the dwelling to accommodate the proposal and retains sufficient parking in line with the aforementioned standards preventing it from contravening highway safety.

Other Considerations

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

Conclusion

In the absence of material harm resulting from the proposed 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: 19/TDD/2 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.