

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	4 <sup>th</sup> March 2021
Planning Development Manager authorisation:	SCE	05.03.2021
Admin checks / despatch completed	CC	09.03.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	DB	09.03.2021

**Application:** 21/00047/LUPROP                      **Town / Parish:** Harwich Town Council  
**Applicant:** Mr and Mrs Steve and Fiona Mack  
**Address:** 48 Seafield Road Dovercourt Harwich  
**Development:** Proposed garage conversion and alterations to porch and existing dwelling.

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

No comments received

### **2. Consultation Responses**

No comments received

### **3. Planning History**

19/00016/FUL	Proposed extensions to ground floor and first floor.	Approved	01.03.2019
21/00047/LUPROP	Proposed garage conversion and alterations to porch and existing dwelling.	Current	

### **4. Relevant Policies / Government Guidance**

The Town and Country Planning (General Permitted Development) (England) Order 2015  
The Town & Country Planning Act 1990

### **5. Officer Appraisal**

Town and Country Planning Act 1990, section 55 (1) sets out the definition of development.

Development is defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Town and Country Planning Act 1990, section 55 (2) sets out the operations or uses of land which shall not be taken for the purposes of this Act to involve development of the land and these are:-

- (a) the carrying out for the maintenance, improvement or other alteration of any building of works which—
  - (i) affect only the interior of the building, or
  - (ii) do not materially affect the external appearance of the building,

The works proposed to convert the garage to habitable accommodation affect only the interior of the building and replacing the garage door with a window is not considered to materially affect the external appearance of the building. For these reasons the conversion of the garage to habitable accommodation is not considered to amount to operation development under Section 55 of Town and Country Planning Act 1990.

The works proposed to alter the porch affect only the interior of the structure and the insertion of a new window to the north-east elevation and altered location of the entrance door are not considered to materially affect the external appearance of the building. For these reasons the alterations to the porch are not considered to amount to operation development under Section 55 of Town and Country Planning Act 1990.

**6. Recommendation**

Permitted development

**7. Conditions**

The conversion of the garage to habitable accommodation is not considered to amount to operation development under Section 55 of Town and Country Planning Act 1990.

The alterations to the porch are not considered to amount to operation development under Section 55 of Town and Country Planning Act 1990.

**8. Informatives**

<b>Are there any letters to be sent to applicant / agent with the decision?</b>		NO
<b>Are there any third parties to be informed of the decision?</b>		NO