

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	25.02.2022
Planning Development Manager authorisation:	AN	01/03/22
Admin checks / despatch completed	ER	02/03/22
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	02.03.2022

Application: 21/02127/FULHH **Town / Parish:** Harwich Town Council

Applicant: Mr and Ms Barrowcliff and Warner

Address: 515 Main Road Harwich Essex

Development: Proposed first floor extension.

1. Town / Parish Council

Ms Lucy Ballard, Town
Clerk Harwich Town
Council
04.02.2022

Harwich Town Council has no objection to this application.

2. Consultation Responses

Not Applicable

3. Planning History

19/01819/FUL	Proposed two storey side extensions and single storey rear extension to form bedrooms, dining area, kitchen and garage.	Refused	10.02.2020
20/00550/FUL	Proposed single storey and two storey side and rear extensions to form bedrooms, dining room, utility room and garage.	Refused	17.09.2020
20/01836/FUL	Proposed single storey rear and side extensions and first floor rear extension.	Approved	26.05.2021
21/02127/FULHH	Proposed first floor extension.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL3 Sustainable Design

PPL9 Listed Buildings

Local Planning Guidance

Essex Design Guide

Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

5. Officer Appraisal (including Site Description and Proposal)

Proposal

This application seeks permission for the erection of a first floor extension.

Application Site

The site is located to the south of Main Road, within the development boundary of Harwich. Listed buildings are located to the north, east and west of the site.

The application site serves a detached two storey dwelling finished in painted render over a red brick plinth with a hipped tiled roof. The front of the site has a low brick wall along the site boundary with a bricked hardstanding and lawn area.

History

Application references 19/01819/FUL and 20/00550/FUL both proposed two storey extensions and a single storey rear extension at the site but were refused due to their harmful impact to the character and appearance of the existing dwelling and surrounding area, including the adjacent listed dwellings.

Following these refusals advice was provided by Tendring District Council that a two storey extension would be better positioned to the rear of the dwelling, application reference 20/01836/FUL proposed for a single storey rear and side extensions with first floor rear extension and was subsequently approved.

Assessment

Design and Appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Policies SP1 and SPL 3 of the Tendring District Local Plan 2013-2033 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties.

The proposed extension will be located to the rear of the dwelling and will measure 3 metres deep by 5 metres wide with an overall pitched roof height of 8.1 metres from ground floor level. The extension will be finished in materials to match those of the existing dwelling with the use of matching brickwork and white render on the exterior walls and a pitched slate roof, including the replacement of the existing roof tiles with matching slate. The extension includes the installation of one window to the rear elevation which will be grey coated aluminium.

The extension is considered to be of an appropriate scale and design to the existing dwelling. As the proposed extension is located to the rear it will not be visible to the streetscene. The use of matching materials will cause the proposal to blend with the existing dwelling and it is therefore not considered to have any significant harmful impact on the visual amenities of the area.

Impact on Listed Buildings

Policy PPL9 of the Tendring District Local Plan requires new developments that affect a listed building or its setting will only be granted permission if they protect its special architectural or historic interests, its character, appearance and fabric. Proposals should demonstrate that they are justifiable through an informed assessment of the significance of the heritage asset, and are of a scale and design that respects the significance of the listed building and its setting.

As the proposed rear extension is located to the rear of the site it is not visible to the streetscene and therefore not considered to have a significant harmful impact on the setting of the listed building located opposite the site (Church of All Saints). As the proposal is considered to be of an appropriate scale and design to the host dwelling with the use of matching materials causing it to blend with the site it is not considered to have a significant harmful impact on the setting of the listed buildings located to the east (The Monks Houses) and the west (Old Timbers) of the site.

The proposal is therefore considered compliant with Policy PPL9 of the Tendring District Local Plan.

Impact to Neighbouring Amenities

The NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy SPL 3 of the Tendring District Local Plan 2013-2033 states that all new development must meet practical requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents. The development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The proposed extension will include the installation of one window at first floor level to the rear of the property. However, as the existing dwelling already has windows located at first floor level to the rear the proposal will not be providing the dwelling with any new additional views and therefore cannot be said to have a significant impact on the loss of privacy. Furthermore, this window will be serving a bedroom, an area not considered to be a primary living space, which further reduces its impact on the loss of privacy.

The Essex Design Guide makes reference to The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 which suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. Using the sunlight/daylight calculations specified in the Essex Design Guide the 45 degree line down

from the extension roof the 45 degree line will not intercept the neighbouring dwellings and therefore the proposal is not considered to have any impact on the loss of light.

The proposal is therefore considered acceptable in terms of residential amenities.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Harwich Town Council have no objection to this application.

No other letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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 plans;

Drawing No. 515/MDR/21/1

Drawing No. 515/MDR/21/2

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.

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