

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	31.05.2022
Planning Development Manager authorisation:	JJ	01/06/2022
Admin checks / despatch completed	DB	01.06.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	01.06.2022

**Application:** 22/00618/FULHH **Town / Parish:** Harwich Town Council

**Applicant:** Mr and Mrs Ben and Clare Thornton

**Address:** Stone Lodge Oakley Road Dovercourt

**Development:** Proposed loft conversion with two rear dormers.

### 1. Town / Parish Council

Ms Lucy Ballard, Town  
Clerk Harwich Town  
Council  
11.05.2022

Harwich Town Council has no objections to this application.

### 2. Consultation Responses

N/A

### 3. Planning History

01/01009/FUL	Demolition of existing buildings and tanks: Erection of 12 No. new dwellings.	Approved	23.08.2001
99/01736/OUT	Proposed residential development	Approved	31.05.2000
22/00618/FULHH	Proposed loft conversion with two rear dormers.	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 Section 1 (adopted January 2021)*

SP7 Place Shaping Principles

SPL3 Sustainable Design

**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**

Proposed loft conversion with two rear dormers.

**Application Site**

The application site is located to the north of Oakley Road, which serves a detached dwelling, located within the development boundary of Harwich. The site serves a two-storey dwelling constructed of red brickwork with a pitched tiled roof. There are two off-street car parking spaces and a detached garage to the rear of the dwelling.

**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. Saved Policy SPL3 aims 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 front elevation would include two roof lights set close to the ridge of the existing roofline, to provide additional light to the converted loft space. Whilst they would feature a slightly different design and scale to those of the host dwelling, they are considered acceptable in terms of visual amenity. These roof lights would also be located high enough to ensure that privacy would not be impeded for the dwellings opposite.

The proposed rear elevation would feature two catslide dormers measuring 2.3 metres high by 2.2 metres wide and would be subservient to the existing roofline. They would both feature windows that would remain consistent with the design and finish of the host dwelling. They are considered to be of suitable scale in relation to the dwelling and wider locale. It is also noted that a number of neighbouring dwellings feature similar additions to the rear of the property.

Other than the roof lights to the front elevation, the dormers would be located to the rear of the property so would have a limited visual impact on the streetscene of Oakley Road. Whilst they would be more visible when approaching from Bramble Tye, they are not considered to represent a harmful addition to this dwelling. The proposal is therefore deemed to be of a size and scale appropriate to the existing dwelling and surrounding area.

## **Impact on 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 SPL3 of the adopted plan states that amongst criteria 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'.

Sutton House is located to the east of the application site; however, this dwelling features no first or ground floor windows, which could be overshadowed following the addition of the dormers. In addition, ample separation distance would remain to reduce this impact further. The design, scale and finish of the proposal is also deemed sympathetic to the host dwelling and therefore acceptable in terms of visual amenity.

As a result, the proposal is deemed to not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

## **Highway issues**

The site has adequate parking provision in line with the adopted standards for a dwelling of this scale.

## **Other Considerations**

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**

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.

- 0381/PL/03, 0381/PL/04 and 0381/PL/05 (Scanned 7<sup>th</sup> April 2022)

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.