

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	01/04/2022
Planning Development Manager authorisation:	JJ	07/04/2022
Admin checks / despatch completed	DB	07.04.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	07.04.2022

Application: 22/00237/FULHH **Town / Parish:** Harwich Town Council

Applicant: Mr James Smith

Address: 12 Park Road Dovercourt Harwich

Development: Proposed conversion of roof void to habitable accommodation.

1. Town / Parish Council

Harwich Town Council
16.03.2022

Harwich Town Council has no objection to this application.

2. Consultation Responses

Not applicable

3. Planning History

22/00237/FULHH Proposed conversion of roof void to Current habitable accommodation.

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

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)

Application Site

The application site comprises of an end terraced dwelling constructed from brick with bay windows to the front. The house is located on a corner plot setting with its side elevation serving Grafton Road meaning its rear elevation is also clearly visible.

Proposal

This application seeks planning permission for the conversion of roof void to habitable accommodation. This will involve the provision of one new dormer window sited to the rear.

Assessment

Design and Appearance

The proposal will be sited within the roofslope of the house and will be finished in hanging tiles consistent with the existing dwelling. Whilst a proposal of this nature would normally be screened from public view by the host dwelling, in this instance the dwelling is sited on a corner plot setting with its side elevation serving Grafton Road. This location will make the proposed dormer window a publically visible and noticeable structure when viewing it from within Grafton Road.

The site in question is the end terraced dwelling and as a result of the layout of surrounding estate roads allows for clear views of the rear elevation of the host dwelling and its neighbours. Many of these neighbours have extended at ground floor with varying roof designs which are visible from Grafton Road.

The dormer window is high and long in design and will take up a large section of the roofslope resulting in a fairly unattractive addition to the main house.

The use of hanging tiles will match those already on the existing house and it will be set in from the side wall of the existing house in an attempt to reduce its prominence. It should also be noted that this area of Harwich is not within a conservation area and has not been awarded any other means of protection. Therefore given the current quality of design and built form within this section of Harwich along with that this dormer could be erected under permitted development it is considered that the impact in terms of design and visual amenity would not be so significant to refuse planning permission on this case.

Impact to Neighbours

Due to its nature and siting the proposal would not result in a loss of light or outlook to neighbours. The proposal will result in additional openings along the rear elevation which will look into neighbouring sites gardens however given the surrounding houses are all two storey with first floor rear openings the loss of privacy here would not be considered so significant to refuse planning permission upon.

Other Considerations

Harwich town Council has no objection to the proposal.
There have been no letters of representation received.

Conclusion

Whilst the proposal will result in an impact in terms of visual amenity this has been assessed in the report above and as the proposal would be very close to the allowances of permitted development the harm is considered not so significant to justify a refusal that could be sustained.

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: 002.

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.