

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	22/09/2022
Planning Development Manager authorisation:	SCE	28.09.2022
Admin checks / despatch completed	ER	29/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	29.09.2022

Application: 22/00804/FULHH **Town / Parish:** Harwich Town Council

Applicant: Mr S Lawrence

Address: Neptune Lodge Lower Marine Parade Dovercourt

Development: Proposed one and two storey extension consisting of basement games room, additional living space at ground floor and en suite in extension roof space.

1. Town / Parish Council

Harwich Town Council
29.06.2022

Harwich Town Council makes no objections to this application.

2. Consultation Responses

Not required

3. Planning History

22/00804/FULHH	Proposed one and two storey extension consisting of basement games room, additional living space at ground floor and en suite in extension roof space.	Current
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4. Relevant Policies / Government Guidance

National:
National Planning Policy Framework July 2021 (NPPF)
National Planning Practice Guidance (NPPG)

Local:
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

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

Supplementary Planning Documents
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)

Application Site

The application site comprises of a semi-detached dwelling located within the development boundary of Dovercourt. The rear of the site has an existing small courtyard whilst the front is vast in open space allowing the house to be set back from the front boundary.

Proposal

This application seeks planning permission for a proposed one and two storey extension consisting of basement games room, additional living space at ground floor and en-suite in extension roof space.

The plans have been amended since initial receipt of the application to change the overall design of the enlargement to incorporate a forward gable feature which will match the existing feature on the host dwelling. A further consultation period with neighbours and the parish council has been completed on these amended plans.

The plans do show a ramp which has not been included within the application description. Should this element require permission the applicants are advised to submit the relevant application.

Representations Received

A total 14 letters of objection have been received (including those received after further consultation on amended plans) which also include comments from The Harwich Society. The concerns raised in these letters can be summarized below;

- Adverse impact on the appearance and character of the existing house and street scene.
- Overdevelopment of house with width larger than host dwelling.
- Impact on heritage asset and historic seafront.
- Loss of amenities to neighbours such as light, outlook and privacy.
- Increase to dust and dirt.
- Concerns over drainage
- Site notice has been removed.

Assessment

Design and Appearance

The proposal will be sited to the side of the existing dwelling and therefore a noticeable addition when viewing the house. The proposal will incorporate elements such as a similar forward gable feature, matching materials and openings allowing the enlargement and house to appear coherently together.

The proposed addition will be lower in height compared to the main house and will be constructed slightly below ground level allowing the applicants to achieve the space which they require. The lower height and set back from the front boundary will allow for the proposal to appear subserviently to the main house and the set back from the front boundary will reduce its prominence. The block plan does indicate that the existing garage along the front will be retained which will aid in softening its impact further by offering some minor screening.

The addition of a side element slightly wider than that of the existing will remove some of the open space between plots however as a result of the way it will be constructed lower than the existing ground level and its pitched roof design this impact would be lessened and not a reason to refuse permission upon.

The existing house and its neighbour are individual in terms of design and within the street scene with these dwellings clearly being the oldest, however the local vernacular is vast in different designs of other time periods varying from traditional to very modern. The dwelling and its neighbour both share a similar design with forward facing gables and balconies. The proposal will be wider than the host dwelling and does have the potential to avert the eye towards it rather than the host dwelling itself. However proposal will share consistencies with the main house, described above, be lower in height due to a lower floor level and will even have some screening by way of the existing garage to significantly stop this element becoming the central focal point of the house.

The layout of the site means that much of its private amenity space is to the side with a small section to the rear. The proposal will take up this space however the space to the rear will be retained and measures approximately 59m² which still represents a usable space for the occupants to enjoy. This reduction is therefore no so significant to refuse permission upon.

The materials proposed will be those similar in appearance to the host dwelling to allow for consistencies between the two elements.

The site is not located within a conservation area and has not been awarded special listed building status therefore this is not a material consideration on this application.

Highway Safety

The Essex County Council Parking Standards states that where a house comprises of two or more bedrooms that 2no off street parking spaces should be retained which measure 5.5m by 2.9m per space. The proposal will result in the loss of existing parking at the site due to its side siting however there is sufficient space to the front of the house within the site boundaries to still accommodate a minimum of two off street spaces in line with the above requirements. The proposal will therefore not contravene highway safety.

Impact on Neighbours

Impact to 13 Beach Road

The neighbour to the west is 13 Beach Road which comprises of a detached chalet bungalow. The plot shape and layout is rather peculiar with its postal address being Beach Road but its side elevation where access is obtained within Lower Marine Parade. This elevation has a small conservatory structure and the side elevation which faces the host dwelling has a number of outbuildings. This house is set back from the boundary with a garden area in front with boundary fencing allowing for views of the seafront.

The proposal will be sited approximately 2.54m from the shared boundary with some screening by way of boundary fencing. The proposed extension will have a pitched roof design with forward facing gable with an eaves height of 2.5m which will increase to 3.5 however this element will be under the existing ground level. Whilst the proposal will result in some loss of light and outlook to this neighbours rear facing windows these openings already look onto the host dwelling receiving reduced outlook and light. The refusal of the application on these grounds would therefore be unreasonable in this instance.

The proposal is of a design and distance away from the shared boundary with this neighbour that would not result in a significant loss of outlook or light to the occupants of such. For clarity the Essex Design Guide calculations have been applied to the proposal for this neighbour and the 45 degree line in plan would fail the calculations where as in elevation it would pass. As the 45 degree line would not strike through the centre of fully encompass this neighbours rear openings the proposal would not result in a significant loss of light which would merit the refusal of this application.

There are no new first floor windows within the side elevation which will face this property. The proposal will be set off of the boundary with the ground floor windows proposed being largely screened by existing fencing preventing a significant loss of privacy to this neighbour.

Impact to Challcombe

The neighbour to the north east of the site is called Challacombe and adjoins the application dwelling sharing a similar frontage and internal layout. This neighbour's boundary wraps around the rear of the application site and comprises of a rear extension previously approved by the LPA. The proposal will be visible from this rear element as it has a side facing window.

The proposal will be set off of the shared boundary and will reduce to single storey at the rear reducing its impact to this neighbour. As a result of its distance away from the boundary and this design approach it is considered that any loss of outlook would not be so significant to refuse permission upon in this instance.

The Essex Design Guides Sunlight/ daylight calculations have been applied to the plans in this instance however the 45 degree line in plan and elevation would not intercept this neighbour's window and therefore the loss of light and outlook to this neighbouring house would not be so significant to refuse permission upon.

Much of the proposal will be screened by the host dwelling and due to its side positioning will not result in a loss of light or outlook to this neighbour's rearward facing openings.

This neighbour has a large rear garden which achieves the full width of both the houses, towards to the rear there is a steady incline up which allows for views between Neptune Lodge and the neighbour in Beach Road. The proposal will fill much of this space and remove this view. Unfortunately there is no such requirement as a "right to a view" as this would prohibit a lot of development. The impact of the proposal in regards to loss of light and outlook to this neighbour's openings has been carefully assessed above.

Privacy to neighbours

The rear elevation of the extension will include two new openings at first floor which will look onto neighbouring gardens. Whilst these will result in further overlooking given that the house and its adjoining neighbour are already two storey they already have views into one another's and neighbouring gardens. It is therefore considered any loss of privacy resulting from this matter would not be so significant to refuse permission upon in this instance.

The balcony proposed will be sited to the front with views out to the seafront and not into neighbouring gardens preventing a loss of privacy to these.

Other Considerations

Whilst during construction there will be some disruption to the site and potential increase to dust and dirt this will be for a temporary period whilst works take place and therefore is not considered significant enough to refuse the application. Should this pursue then those concerned should contact the Environmental Protection Team.

The site is not located within a conservation area and has not been awarded with listed building status and therefore does not receive special protection.

The concerns over drainage are not a material planning consideration to this application and will be addressed at Building Regulation stage during their inspections.

The site notice was displayed at the site and photographic evidence is readily available of such. The Planning legislation states that Councils are only required to publicise the application in one format i.e site notice or neighbour letters. This Local Planning Authority has displayed a site notice, sent neighbour notification letters following validation of the application and then further letters to neighbours and parish informing them of the receipt of amended plans. This requirement has therefore been completed.

Other Considerations

Harwich Town Council has no objection to this application.

Conclusion

The proposal will be a noticeable addition to the main house which will result in an impact in regards to visual and neighbouring amenities. These impacts have been assessed in the above

report along with representations received and the local and national policies. The proposal has been considered to be acceptable in this regards and is therefore 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:

2111.1/207B
2111.1/206B
2111.1/205B
2111.1/204
2111.1/0

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.