

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	07.02.2023
Planning Manager / Team Leader authorisation:	ML	08.02.2023
Planning Technician final checks and despatch:	ER	08/02/23

**Application:** 22/02084/FULHH **Town / Parish:** Harwich Town Council

**Applicant:** Mr Luke Palmer

**Address:** 738 Main Road Harwich Essex

**Development:** Proposed demolition of existing conservatory and side extension for the erection of rear and side extension to include loft conversion.

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

Harwich Town Council      Harwich Town Council makes no objections to this application.  
11.01.2023

### **2. Consultation Responses**

Not Applicable

### **3. Planning History**

22/02084/FULHH	Proposed demolition of existing conservatory and side extension for the erection of rear and side extension to include loft conversion.	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 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 demolition of existing conservatory and side extension for the erection of rear and side extension to include loft conversion.

### **Assessment**

#### **Design and Appearance**

The proposed side and rear extension are considered to be of an acceptable size and scale in relation to the host dwelling, with the application site able to accommodate for a proposal of this scale whilst retaining adequate private amenity space. The extensions will be finished in render to match the host dwelling over a brick plinth and will have flat roof designs. It is considered to be of an acceptable design and appearance with no significant adverse effects on visual amenities.

The proposed loft conversion will incorporate the extension of the existing side facing roof dormer. The new dormer will be finished in cladding with a flat roof design. It is set back from the front of the dwelling and therefore not considered to appear overly dominant within the streetscene. It is also set back from the eaves and so compliant with the guidance set out within the Essex Design Guide. The dormer is considered to be of an acceptable design and appearance.

The loft conversion also includes a change of roof design to the rear of the property, the new gable is considered to be of an acceptable design and appearance with no harmful effects on visual amenities.

#### **Impact on Neighbouring Amenities**

The rear and side extension is of a single storey nature and therefore poses no significant threat of overlooking or loss of privacy to the adjacent neighbouring dwellings. It is also located an adequate enough distance from the neighbouring dwellings as to have no significant impact on the loss of light.

The proposed changes to incorporate the loft conversion have no significant impact on the loss of light to the adjacent dwellings.

The windows on the proposed side facing dormer will be obscure glazed to lessen any impact on the loss of privacy to the adjacent neighbouring dwellings. These windows will also be serving an en-suite and landing, areas not deemed to be primary living spaces, further lessening any impact on the loss of privacy. The dormer therefore does not have any significant harmful impacts on the loss of privacy.

Other considerations

The proposal does not alter the existing parking provisions at the site and does not generate an additional need for parking. It is acceptable in terms of highway safety.

Harwich town Council have no objections 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**

- 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 drawings / documents, and / or such other drawings / documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings / documents as may be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

Drawing No. 2245-1101-  
Drawing No. 2245-1103-  
Drawing No. 2245-1202-

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.

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