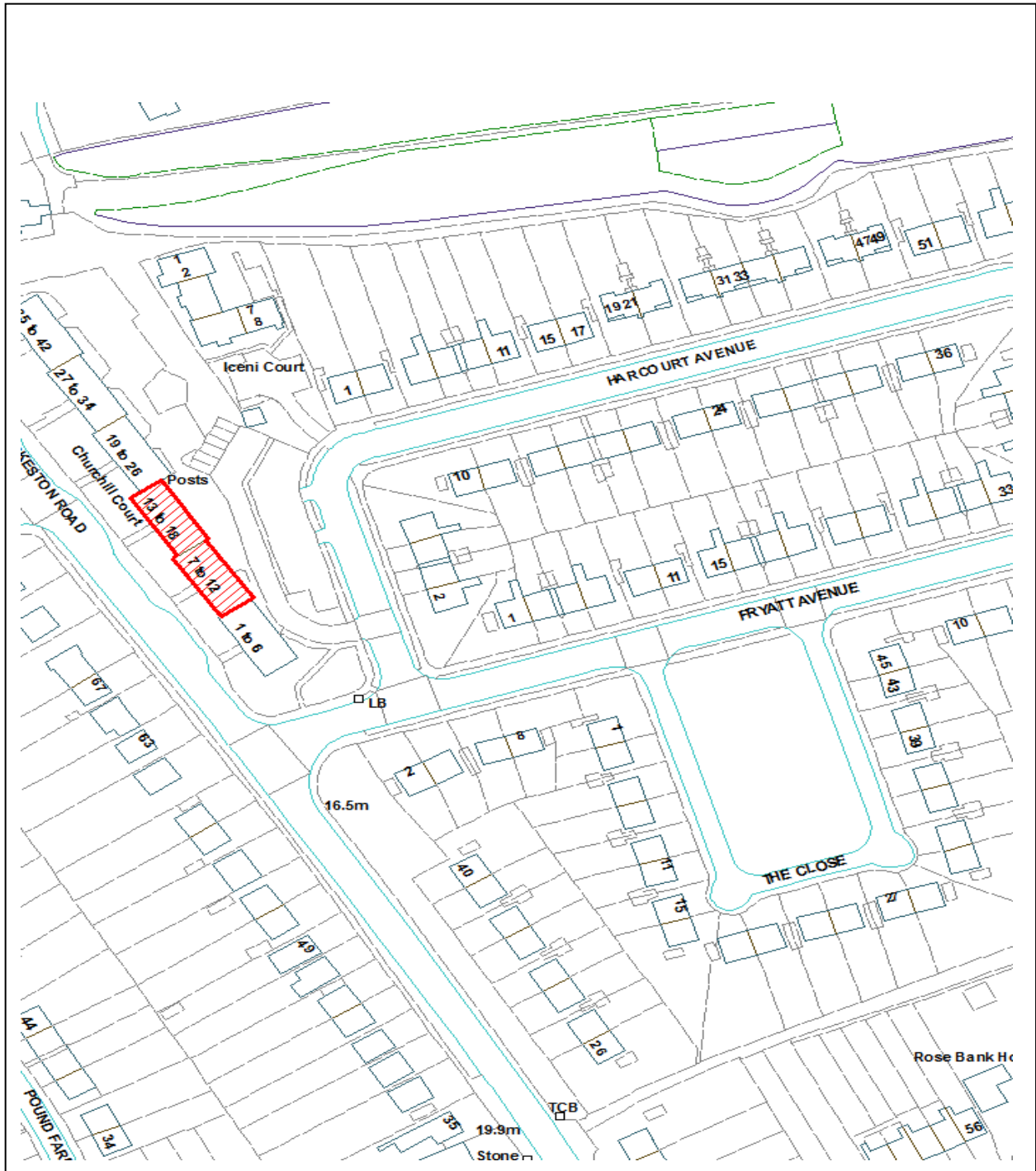


PLANNING COMMITTEE

8 August 2017

REPORT OF THE HEAD OF PLANNING

A.5 PLANNING APPLICATION – 17/01009/FUL - CHURCHILL COURT, PARKESTON ROAD, DOVERCOURT, CO12 4NU



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Application:	17/01009/FUL	Town / Parish: Harwich Town Council
Applicant:	Mr Barry Eldridge -Tendring District Council	
Address:	Churchill Court Parkeston Road Dovercourt	
Development:	Removal of existing under croft garages and conversion of these spaces into a two bedroom residential unit and a community liaison office.	

1. Executive Summary

- 1.1 The application is before the Planning Committee as Tendring District Council is the owner and applicant.
- 1.2 This application is an amendment to a previous application under reference 16/01946/FUL approved by Committee on 31st January 2017.
- 1.3 The application proposes alterations to the rear elevation at ground floor level with the conversion of the existing garages below numbers' 7 to 18 Churchill Court. The garage doors will be replaced with new windows and doors as required and will accommodate a fully accessible 2 bedroom flat (1 bedroom under 16/01946/FUL) and a community liaison office with the remainder of the space being converted into small storage units to serve the residential units.
- 1.4 The development has been revised as an alternative to the existing planning permission. The new application differs from this by retaining the existing storage to the south-west elevation fronting Parkeston Road and constructing the new dwelling to the north-east elevation as opposed to having a room facing both elevations. The dwelling will also have 2 no. bedrooms as opposed to 1. The office area will remain unchanged from the previous application.
- 1.5 Subject to imposition of the conditions recommended below the proposal is not considered to result in any material harm to visual or residential amenity or highway safety. Approval is therefore recommended.

Recommendation: Approve

Conditions:

1. **Time Limit**
2. **Approved Plans**
3. **Opening Hours of Community Liaison Office**
4. **Restrict Construction Working Hours**

2. Planning Policy

NPPF National Planning Policy Framework
National Planning Practice Guidance

Tendring District Local Plan 2007
QL9 Design of New Development
QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses
 HG3 Residential Development Within Defined Settlements
 HG9 Private Amenity Space
 TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL1 Managing Growth
 SP1 Presumption in Favour of Sustainable Development
 SPL2 Settlement Development Boundaries
 SPL3 Sustainable Design
 LP2 Housing Choice
 LP4 Housing Layout
 CP2 Improving the Transport Network

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The ‘development plan’ for Tendring is the 2007 ‘adopted’ Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. As this plan is yet to be examined, its policies cannot carry the full weight of adopted policy. However, because the plan has reached publication stage its policies can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

3. Relevant Planning History

10/01470/FUL	Demolition of existing garages and associated works.	Approved	09.03.2011
13/00647/FUL	Increase parking to include 7 no. additional parking spaces, new external bin store, increased play area and new security fence and new CCTV system.	Approved	22.07.2013
14/00061/DISCON	Discharge of conditions 03 (playground layout), 04 (CCTV Plan), 06 (Planting Plan) and 07 (Level)S of planning permission 13/00647/FUL - For Information Only	Approved	03.02.2014
16/01946/FUL	Removal of existing undercroft garages and conversion of these	Approved	01.02.2017

spaces into a one bedroom two person fully accessible residential unit and a community liaison office and storage.

4. Consultations

Building Control and Access Officer No adverse comments at this time.

Environmental Health Working hours should be restricted to 07.00 to 19.00 Monday to Friday, 08.00 to 13.00 Saturday with no Sunday or Bank Holiday working.

No burning of any waste arising from the conversion to take place on site.

Asset Management Team No comments received.

ECC Highways Dept The Highway Authority does not wish to make comment further to those submitted under application 16/01946.

The comments received in response to 16/01946 were:

Having now been presented with additional information regarding the use of the garages, this Authority has assessed the highway and transportation impact of this proposal, removes the previously supplied objection, and raises no objection as it is not contrary to the following policies:-

A) Safety - Policy DM1 of the Highway Authority's Development Management Policies February 2011

B) Accessibility - Policy DM9-12 of the Highway Authority's Development Management Policies February 2011

C) Efficiency/Capacity - Policies DM13-15 of the Highway Authority's Development Management Policies February 2011

D) Road Hierarchy - Policies DM2-5 of the Highway Authority's Development Management Policies February 2011

E) Parking Standards - Policy DM8 of the Highway Authority's Development Management Policies February 2011

5. Representations

5.1 Harwich Town Council has no objection to the application.

5.2 No individual letters of representation have been received.

6. Assessment

The main planning considerations are:

- Principle of Development
- Design and Visual Impact
- Residential Amenities
- Parking Provision

Principle of Development

- 6.1 The application site is within the Settlement Development Boundary of Harwich as defined by the Saved Tendring District Local Plan 2007 and the emerging Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017). Saved Policy HG3 of the Adopted Local Plan states that 'within the defined development boundaries of towns and villages, development will be permitted providing it satisfies amenity, design, highway, local housing needs and sustainability criteria, as appropriate, and can take place without material harm to the character of the local area'.
- 6.2 The introduction of an additional flat within this block of existing residential properties does not raise any sustainability concerns with access to a convenience store and other amenities in close proximity.
- 6.3 The fully accessible residential accommodation and community liaison office will contribute positively to housing need and other needs of the area and the existing residents of Churchill Court.
- 6.4 Therefore, there is no principle objection to the development subject to the acceptability of the detailed considerations below.

Design and Visual Impact

- 6.5 The proposed alterations are to the ground floor level of the building. Due to the change in site levels the external alterations to the building will not be overly prominent from the rear fronting Harcourt Avenue. No alterations are proposed to the elevation fronting Parkeston Road.
- 6.6 The existing garage doors will be removed and the openings reduced to receive new windows and doors which will be of a similar scale and appearance to the existing building facade. The infill around the windows will be rendered to match the existing.
- 6.7 Overall, the alterations to the building are minor and will not result in any harm to visual amenity or the character of the area.

Impact on Neighbouring Amenities

- 6.8 There is considered sufficient communal amenity areas to serve the resultant number of dwellings strengthened by the creation of the new storage areas proposed in the currently unused garages.
- 6.9 There will be no material harm to neighbouring amenities resulting from the new flat or community liaison office given the location adjacent to existing residential units.

Parking Provision

- 6.10 A disabled parking bay will be provided adjacent to the entrance of the new flat together with a parking space to serve the community liaison office.
- 6.11 The garages to be lost as a result of the development are undersized and do not meet the current requirements of the Council's adopted parking standards. Existing residents no longer use these garages and the new parking areas provided through application 13/00647/FUL were in preparation for this application and compensate for the loss of the existing garages.

- 6.12 The creation of storage areas for the residents further compensate for the loss of the garages by providing additional secure storage.
- 6.13 The parking provision is therefore considered adequate and Essex County Council Highway Authority raise no objection to the development.

Background Papers

None