

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	ER	31/08/2023
Planning Manager / Team Leader authorisation:	ML	04/09/2023
Planning Technician final checks and despatch:	ER	08/09/2023

**Application:** 23/01040/FULHH **Town / Parish:** Harwich Town Council

**Applicant:** Mr Ian Taylor

**Address:** 48 Sweden Close Dovercourt Harwich

**Development:** Proposed two storey side extension.

**1. Town / Parish Council**

Harwich Town Council No objections

**2. Consultation Responses**

Not required

**3. Planning History**

23/01040/FULHH Proposed two storey side extension. Current

**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):

SP1 Presumption in Favour of Sustainable Development  
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022):

SPL1 Managing Growth  
SPL3 Sustainable Design  
LP3 Housing Density and Standards  
LP4 Housing Layout  
PPL1 Development and Flood Risk

Supplementary Planning Guidance:  
Essex Design Guide

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

**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), supported by our suite of evidence base core documents

<https://www.tendringdc.uk/content/evidence-base>) 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 two-storey detached dwelling located within the development boundary of Dovercourt.

The house is the last in the cul-de-sac with the surrounding houses being of a similar design and scale.

### Proposal

This application seeks planning permission for the erection of a two-storey side extension.

### Assesment

#### Design and Appearance

The proposed extension will be sited to the side of the house and match the height of the existing dwelling allowing it to appear publicly visible within Sweeden Close.

The existing house is set back from the front boundary and is the last in the cul de sac setting meaning views will be limited and less prominent, as they will be screened by the host dwelling and existing vegetation to the north.

The proposal is of a suitable design and scale in regard to the main house and will be finished in materials which are consistent with the host dwelling.

The house is set on a fairly wide plot with no neighbouring properties to the northwest meaning that suitable open space will be retained, and the proposal will not appear cramped within the streetscene.

The proposal is therefore considered to be an appropriate addition to the house which would not result in a harmful impact to the appearance/ character of the host dwelling or streetscene.

#### Impact to Neighbours

The proposed extension will be screened by the host dwelling and sited a sufficient distance away from the shared boundaries of the plot, thereby preventing it from resulting in a loss of light or outlook to neighbouring sites.

The proposal shows that one new window will be incorporated within the rear elevation at first floor which will serve the bedroom. Whilst this window will achieve views into neighbouring gardens, as the house and its neighbours are already two storey these gardens are already overlooked and therefore the loss of privacy would be unreasonable to refuse permission upon here.

There are no neighbours to the northwest of the site.

#### Highway Safety

The ECC Highways Parking Standards states that where a house comprises of two or more bedrooms that 2no off street parking spaces should be provided which measure 5.5m by 2.9m per space. The proposal will encroach upon the existing parking however as the house is set back on its plot there is a large enough space to accommodate the parking of at least two spaces in line with the above measurements. The proposal will therefore not contravene highway safety.

#### Flood Risk Assesment

The site is located within Flood Zones 2 and 3 and the agent has provided a Flood Risk Assesment in accordance with local policy.

The proposal will allow for the bedrooms at first floor only and the accompanying statement provides details on mitigation preventing the proposal from resulting in additional harm to flood risk.

### HSE Hazardous Installation Boundary Zone

The site is located within the HSE Hazardous Installation Boundary Zone and a PADHI+ assessment has been completed to ensure that the proposal does not result in an impact to such.

This report has concluded that there is no objection to the proposal.

### Other Considerations

Harwich Town Council have no objections to the proposal.

There have been no letters of representation received.

### Conclusion

The proposal is considered compliant with national and local policy and in the absence of material harm resulting from the proposed development is recommended for approval.

## **6. Recommendation**

Approval - Full

## **7. Conditions**

### **1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT**

CONDITION: The development hereby permitted shall be begun not later 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

### **2 APPROVED PLANS & DOCUMENTS**

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below 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 subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

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0106-A-002  
0106-A-001

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if

found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

## **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.