

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	06/06/2018
Planning Development Manager authorisation:	SCE	08-06-18
Admin checks / despatch completed	PW AP	11/6/18 11/6/18

Application: 18/00675/FUL **Town / Parish:** Harwich Town Council

Applicant: Mark Self

Address: 8 Sweden Close Dovercourt Harwich

Development: Single storey front extension.

1. Town / Parish Council

Harwich Town Council

Harwich Town Council has no objection to this application.

2. Consultation Responses

Tree & Landscape Officer There are two small Flowering Cherry trees situated in the front garden of the application site.

Although the trees make a moderate and pleasant contribution to the appearance of the area their amenity value and condition are such that they do not merit protection by means of a Tree Preservation Order.

Both trees are shown as retained although it may be expedient to remove the tree closest to the extension as the site layout does not show a very satisfactory relationship between the tree and the new part of the building.

3. Planning History

18/00675/FUL Single storey front extension. Current

4. Relevant Policies / Government Guidance

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

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they 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.

5. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a south west facing two storey detached dwelling known as "8 Sweden Close." The dwelling is positioned back from the front of the site with an adjacent garage and driveway.

Proposal

This application seeks permission for the erection of a single storey front extension 2.2m in depth, 2.6m in width and 3.65m in height.

Assessment

Design and Appearance

The surrounding area comprises of predominantly two storey dwellings set back on their plots, some of which already benefit from existing porches' or canopies to the front.

The host dwelling and neighbouring dwellings to the south east have not previously been extended to the front and therefore create a noticeable building line. The proposal will be forward of this and will therefore appear prominent within the streetscene. However as a result of the proposals height and design being inkeeping with the host dwelling and other surrounding properties within the area it is considered that the introduction of a front extension would not have a harmful impact to the appearance and character of the dwelling and area.

Flood Risk

Whilst initially it was considered that this site was located within National flood zone 2 upon further indication and research into the information provided by the Environment Agency the site is actually located within National Flood Zone 1 which has the lowest risk of flooding.

The proposal is for a small extension to the front which comprises of a hall area and WC; as the rooms are non-habitable and as a result of its minor nature it is considered that the proposal would not have an impact in terms of flood risk.

Trees and Landscaping

Located to the front of the house are two trees which may be affected by the proposed enlargement. As part of the application process the Councils Tree and Landscape Officer has been consulted. He has stated that whilst the forms state that the trees will be retained the tree closest to the extension may need to be removed to make room for the proposal. He has also confirmed that whilst the trees make a pleasant contribution to the area that they are not protected by a Tree Preservation Order. It is therefore considered that the proposal would not have a significant impact to the existing trees or landscaping at the site.

Impact on Neighbours

The proposal will be visible to the neighbouring properties however as a result of its shallow depth and distance of 1.5m from the neighbouring boundary it is considered that the introduction of a front extension would not result in a significant impact in terms of neighbouring amenities.

Other Considerations

Harwich Town Council has no objections to the proposal.
No further letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed development 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 plans: 101-2017-02P and 101-2017-03P.

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.