

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	07/06/2018
Planning Development Manager authorisation:	SCE AW	08.06.18
Admin checks / despatch completed	AP	11/6/18

Application: 18/00708/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr & Mrs Phillip Carter

Address: 2 Wick Lane Dovercourt Harwich

Development: Proposed side dormer window and alterations to existing dormer window for french doors and balcony arrangement.

1. Town / Parish Council

Harwich Town Council Harwich Town Council has no objection to this application.

2. Consultation Responses

N/A

3. Planning History

14/00464/FUL	Extension and re modelling of the existing house.	Refused Allowed at Appeal 15/00001/FHOUSE	03.09.2014
18/00708/FUL	Proposed side dormer window and alterations to existing dormer window for french doors and balcony arrangement.	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
QL3 Minimising and Managing Flood Risk

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 facing two storey detached dwelling known at "2 Wick Lane." The dwelling is set back from the front of the site with an area of hard surfacing currently used for parking and a low boundary fence with brick pillars sited along the front and side boundaries. The dwelling has a large rear garden which has existing fencing positioned along each boundary. Located to the north east of the site is an existing area of open space currently used as a public garden area. The dwelling has an existing dormer sited on it's side elevation already looking into the area of open space and an existing high level window to the rear. Opposite the dwelling is Dovercourt Leisure Centre and associated facilities including boating lake and yacht pond.

Proposal

This application seeks permission for;

- Proposed new side dormer window
- Enlargement of existing dormer window to incorporate French doors and balcony.

The proposal also included a new window at ground floor to serve the hallway which was considered to be permitted development and therefore removed from the description.

Assessment

Design and Appearance

The local area comprises of a variety of two storey and chalet bungalow type dwellings constructed from render and brick. Many of these surrounding dwellings incorporate balconies into their overall design. Whilst other surrounding properties are of a uniform design the application dwelling differs to these with a fairly modern and contemporary feel. The dwelling is situated on a wide plot being orientated away from neighbouring sites.

The dwelling is located next to an area of open space resulting in the dwellings side elevation being a noticeable feature when approaching the site from the east.

The existing dwelling has a dormer to the side which will be extended in height under this proposal and a new dormer window is also proposed. Both dormer windows will be positioned under the ridge of the host dwelling and will not be wider than the dormer window already in situ.

The proposed additions are of a size which are appropriate to the existing house and due to their positioning under the ridge of the existing house will appear as subservient additions to the dwelling and will not over dominate its appearance or character.

The proposed dormers will be finished in render which will match the front elevation of the host dwelling and others within the area.

The proposed enlargements will be noticeable additions to the existing dwelling however as they will be set back from the front of the site and are incepting with the existing dwelling they would not result in harmful impacts to the overall character and appearance of the area.

Flood Risk

The dwelling is sited within the national flood zone area however as the proposal is for a first floor enlargement for a non primary living area it is considered that the proposal would not result in additional harm in terms of flood risk.

A flood risk assessment has been provided detailing mitigation measures.

Impact on Neighbours

The proposal will not result in a loss to residential amenities to the neighbouring properties as the proposed dormers will be screened by the host dwelling and will be sited on the side elevation overlooking the existing area of open space to the north east and not into any neighbouring areas of private amenity space.

Other Considerations

Harwich Town Council has no objection to the proposal.
No 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 1804.1/0, 1804.1/3A, 1804.1/4A and submitted flood risk assessment.

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.