

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	12/06/2018
Planning Development Manager authorisation:	AN	14/6/18
Admin checks / despatch completed	SAL	14/6/18

*RNE*

**Application:** 18/00439/FUL **Town / Parish:** Harwich Town Council

**Applicant:** Mr & Mrs Belsey

**Address:** 97 Long Meadows Dovercourt Harwich

**Development:** Proposed two storey side extension with part single storey.

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

Harwich Town Council Harwich Town Council has no objection to this application as long as the required off street parking requirements for the increased sized property are being met.

### **2. Consultation Responses**

Not Applicable

### **3. Planning History**

92/00678/FUL	Proposed garage extension	Approved	05.08.1992
18/00439/FUL	Proposed two storey side extension with part single storey.	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

HG14 Side Isolation

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

### **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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 16<sup>th</sup> 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)**

### Site Description

The application site is 97 Long Meadows, Dovercourt which is a two storey dwelling located within the development boundary of Harwich. The host dwelling is situated within a residential area predominately constructed from two storey dwellings.

### Proposal

This application seeks planning permission for a two storey side extension with part single storey extension. The two storey side extension will measure 6.9 metres in width, 3.3 metres in depth with an overall height of 6.5 metres. The single storey extension will measure 6.9 metres in width, 2.2 metres in depth with an overall height of 3.3 metres. The existing single storey element proposes a pitched roof with a front door and window which will serve a playroom/bedroom. There is a window to the first floor front elevation which will serve a bedroom. The single storey side extension comprises of a door and window which will serve the kitchen/diner. To the rear elevation bifold doors will open out onto the rear garden serving the kitchen/diner with a window serving the bedroom to the first floor.

### Assessment

The main considerations for this application are the design and appearance and the impact upon neighbouring amenities.

### Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The two storey side extension will be visible from the street scene of Long Meadows and the footpath adjacent to the site, however the proposal will be set back from Long Road by approximately 7.5 metres and the footpath by approximately 6 metres. Furthermore, the ridge height is set lower in order to clearly distinguish the proposal as an extension and it will be

constructed from the use of matching materials. It is therefore considered that the proposal would not create a cramped appearance and is acceptable in terms of design.

The proposed pitched roof to the existing single storey front extension will be visible from the street scene, however it is considered that there will not be any significant harm as the proposal is adding a hip to the existing flat roof which represents a visual improvement.

The single storey element will be located to the side of the proposed two storey extension and therefore will be visible from the street scene. However, due to the proposal being set back from the street scene as well as the pitched roof and single storey nature with the use of matching materials, it is considered that the single storey extension will not cause any significant impact upon Long Meadows.

#### Impact upon neighbours

The two storey side extension will not be visible to the neighbouring dwelling to the south west. Policy HG14 of the Tendring District Local Plan (2007) states extensions to dwellings over 4m in height should retain appropriate open space between dwellings and the side boundaries, with a minimum distance of 1m to ensure that new development is appropriate in its setting, does not create a cramped appearance and to safeguard the amenities and aspect of adjoining residents. The proposal demonstrates a 2.5 metre gap between the proposal and the neighbouring boundary to the north east and therefore it is considered that the extension does meet the aims of Policy HG14. There are no windows proposed on the first floor side elevation of the proposal to ensure that there is no overlooking onto neighbouring amenities, therefore there is no significant impact upon neighbouring properties.

The proposed two storey extension and single storey element will be visible to the neighbouring dwelling to the south east, number 43 Goodlake Close. However, due to the sufficient distance of 10 metres to the neighbouring boundary to the south east and as the proposal will have views to the front of the neighbouring dwelling, it is considered that the proposal will not cause any significant impact upon neighbouring amenities.

The change in roof form to the existing front single storey element will be visible to adjacent neighbours however, the roof will be pitched away from the neighbour, reducing any loss of light, it is considered that it will not cause any significant impact upon neighbouring amenities.

The single storey extension will not be visible to the neighbouring dwelling to the south west as the proposal is situated on the north eastern side of the host dwelling. There will be no impact upon the adjacent neighbours to the north east due to the sufficient distance of approximately 2.5 metres and the single storey nature of the proposal, it is considered that the proposal will not cause any significant impact upon neighbouring amenities.

#### Parking

The application proposes the conversion of the existing garage which does not meet Essex Parking Standards requirements of 7 metres by 3 metres. Although there will be a loss of parking, there is adequate parking to the front of the host dwelling to accommodate two parking spaces measuring 5.5 metres by 2.9 metres. It is therefore considered that the proposal is in line with Highway Safety.

#### Other Considerations

Harwich Town Council has no objection to this application providing that the proposal can accommodate sufficient parking for the extension.

No letters of representation have been received.

#### Conclusion

In the absence of significant material harm as a result of the development, this application is recommended for approval.

**6. Recommendation**

Approval - Full

**7. Conditions / Reasons for Refusal**

- 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: Drawing No. 102 Rev A and Drawing No. 103 Rev A

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