

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	12/06/2018
Planning Development Manager authorisation:	AN	14/6/18
Admin checks / despatch completed	PN	15/6/18

File

Application: 18/00607/FUL **Town / Parish:** Harwich Town Council

Applicant: Mr & Mrs Jobling

Address: 43 Wick Lane Dovercourt Harwich

Development: Single storey side extension to form utility room and single storey rear extension to form living room.

1. Town / Parish Council

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

2. Consultation Responses

n/a

3. Planning History

18/00607/FUL Single storey side extension to form utility room and single storey rear extension to form living room. 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
HG9 Private Amenity Space

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is north west facing, situated within the development boundary of Harwich and opposite the listed building of Dovercourt Hall. The main property is a detached brick built bungalow finished with grey boarding at the front and a concrete tiled roof. On the western side of the bungalow is a conservatory style extension. In front of the bungalow is a gravelled driveway set aside for off road car parking. To the rear, the garden is mainly laid to grass and enclosed by fencing on all sides interspersed with shrubs and trees. Along the western side of the application site is a public footpath and road which leads to the Council's local recycling point.

Description of Proposal

The application proposes a single storey rear extension and a single storey side extension. The rear extension will measure a maximum of 4 metres in depth, 8.7 metres in width with an overall flat roof height of 3 metres. The flat roof incorporates two roof lanterns and there will be large glass sliding doors on the rear elevation. The single storey side extension which will replace the existing conservatory will measure a maximum of 3.65 metres in depth, 2.45 metres in width with an overall pitched roof height of 3.9 metres. The height to the eaves is 2.5 metres. There will be a small window on the front elevation and a single door on the rear elevation. The rear extension will accommodate a living room while the side extension will accommodate a utility room. In addition to the extensions, two new windows will be formed, one on the eastern elevation and one on the western elevation. The new windows will not be considered as part of this application as they are deemed permitted development. All materials will match the existing dwelling.

Assessment

The design and appearance, impact on neighbouring properties and residential amenity are the main considerations for this application.

Design and Appearance

The rear extension will span the full width of the existing bungalow, however due to its position at the rear and its single storey nature there will be no significant impact to the street scene. Just the very top of the flat roof will be visible from West End Lane above the side fence line. The side extension offers a replacement to the existing conservatory which provides a structure more in keeping with the bungalow which is visible from Wick Lane. The side extension is set back from the front elevation by 0.4 metres to ensure it appears as subservient. The pitched roof of the side extension ties in well with the main roof of the bungalow to create a formative link. The use of matching materials and complimentary design of the additions ensure that there will be no significant impact to the character of the immediate area or the setting of the listed building sited on the opposite side of Wick Lane.

Impact upon Residential Amenity

The single storey rear extension is a distance of 0.95 metres to the eastern side boundary with 41 Wick Lane and a distance of 2.5 metres to the dwelling of 41 Wick Lane. Due to the single storey nature of the extension and distance from the neighbouring property there will be no significant impact to loss of light, privacy or outlook to the neighbours at 41 Wick Lane.

The proposed side extension is adjacent to West End Lane and therefore there will no impact to any neighbours in terms of loss of light, privacy or outlook.

The proposals do not interfere with the existing space for off road car parking and at least 400 square metres of private amenity space will remain following the construction of the proposals which is considered more than adequate.

Other Considerations

Harwich Town Council has no objection to this application.

No other letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the 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: Drawing No. 43/WLD/1

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO