

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE
22 August 2018

REFERENCE: HW/HSE/18/00163

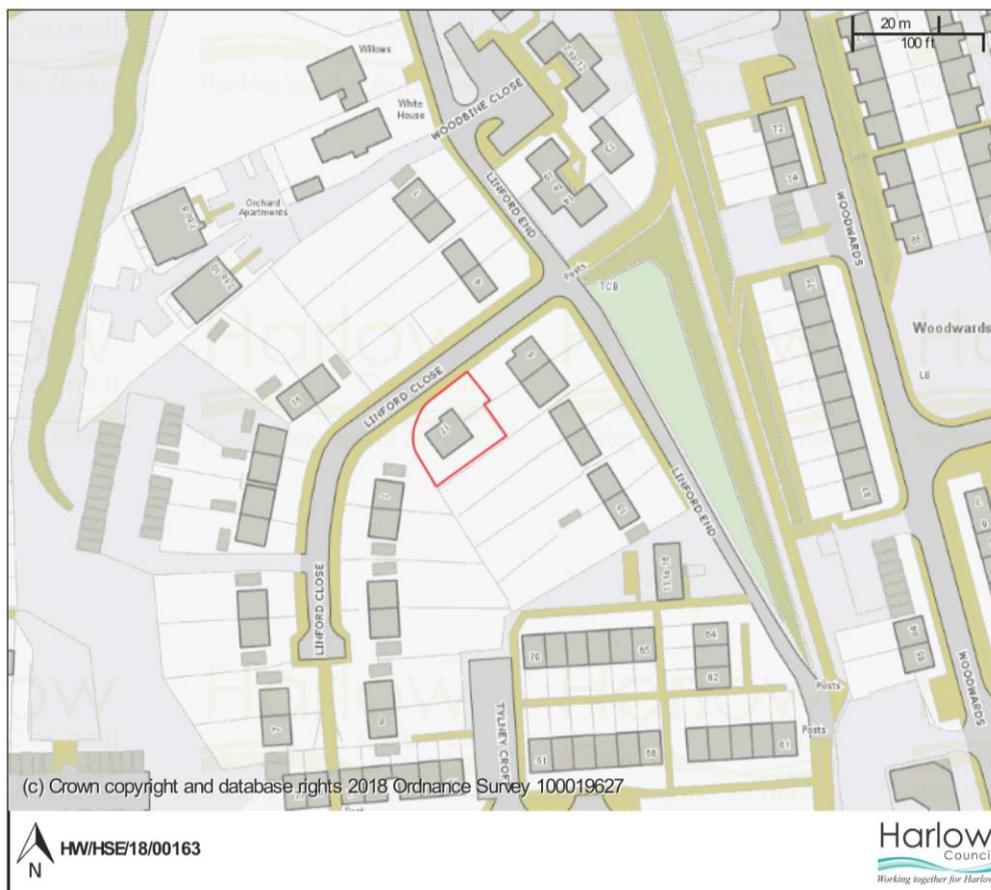
OFFICER: Jade Clifton-Brown

APPLICANT: Mr & Mrs G Pike

LOCATION: 17 Linford Close
Harlow
Essex
CM19 4LR

PROPOSAL: Two Storey Side Extension

LOCATION PLAN:



REASON BROUGHT TO COMMITTEE: Two representations have been received which are contrary to officer recommendation.

Application Site and Surroundings

The application site includes a two storey dwelling located on Linford Close, which is residential in character. The southern boundary is shared with no.7 Linford End and the western boundary is shared with no.1 Linford Close. The site previously formed the rear gardens of no.5 and no.6 Linford End.

Details of Proposed Development

Planning permission is sought for a two storey side extension measuring 4m in width and 7.3m in depth. The proposal would accommodate a garage and would extend the existing first floor bedrooms. The proposed extension would be served by fenestration on its front and rear elevations, and the proposed materials (render, pebbledash and tiles) would match the existing dwelling. The proposed roof form would be set down from the ridge of the main roof by 0.3m.

The proposed extension would be set off the rear boundaries with no.5 Linford End by around 4m and from no.6 Linford End by approximately 2m. The dwelling would be set off the shared boundary with no.7 by approximately 5m and the extension would be screened from no.1 Linford Close by the existing dwelling.

RELEVANT PLANNING HISTORY:

Application Reference Number: HW/PL/13/00446
Proposal: Erection of 2 No. Semi-Detached Dwellings
Application Status: Refused
Date Application Decided: 16.01.2014

Application Reference Number: HW/PL/14/00060
Proposal: Erection of 1 No. Dwelling
Application Status: Granted
Date Application Decided: 21.03.2014

CONSULTATIONS:

Internal and External Consultees

None required.

Neighbours and Additional Publicity

Number of Letters Sent: 7
Total Number of Representations Received: 2
Date Site Notice Expired:
Date Press Notice Expired:

Summary of Representations Received

Two representations (objections) have been received. A summary of the issues raised is as follows:

- The proposal would reduce sunlight to the rear gardens and rear elevations of no.5 and no.6 Linford End.
- Previous application for two semi-detached dwellings refused as the dwellings were considered to be overly cramped.
- The proposed extension would be similar to the previously refused development.

- The increased hardstanding would increase water run-off which would make the garden of no.6 more boggy.

PLANNING POLICY:

BE1:"Character and Identity" new and extended buildings should relate to their setting to strengthen, enhance, protect or create local character. Permission will be granted for new development providing: it is well connected to and integrated with the wider settlement; the height massing, layout, appearance and landscape makes an appropriate visual relationship with that of the form, grain, scale, materials and details of the surrounding area; building design is specific to the site and its context; it enhances the character, image and perception of the area when highly visible.

T9:"Vehicle Parking" parking shall be provided in accordance with the adopted vehicle parking standards. Justification is required for the amount of car parking proposed on an operational need and, if applicable, a Green Commuter Plan.

PLANNING STANDARDS:

National Planning Policy Framework (NPPF) (2018) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. These policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

Supplementary Planning Documents/Other Documents

The Harlow Design Guide SPD (2011)

The Essex Parking Standards: Design and Good Practice (2009)

Planning Practice Guidance (PPG)

Harlow Local Development Plan Pre-Submission Publication (2018)

Harlow Council is in the process of submitting a new local plan to the Secretary of State for examination.

Paragraph 216 of the NPPF sets out that weight may be given to relevant policies in emerging local plans according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given). The 'Harlow Local Development Plan Pre-submission Publication' (the 'emerging Local Plan') is the final version of the plan for consultation before it is submitted for examination. The consultation closed on 6th July 2018.

It is considered that the policies within the emerging Local Plan are consistent with the policies in the NPPF and that limited weight should be given to relevant emerging local plan policies at this stage. Relevant policies are discussed within the Planning Assessment section.

Summary of Main Issues

The key issues to be assessed in the determination of this application include the principle of the proposed development and the impact of the proposal on the character and appearance of the area, application dwelling, neighbouring amenity and parking.

Principle of Development

The application site is located in a residential area whereby extensions to dwellings would not be objectionable in principle, subject to their compliance with the relevant policies within the Adopted Replacement Harlow Local Plan (ARHLP) 2006 and all other material planning considerations, including the relevant policies within the emerging Local Plan.

Character and Appearance

Policy BE1 of the ARHLP and the Harlow Design Guide SPD state that proposals should not result in harm to the character and appearance of the application dwelling or streetscene. Policy PL1 of the emerging Local Plan reflects this.

It is noted that objections have been received with regards to the size of the proposed development. These objections refer to a previous application at this site for two semi-detached dwellings, which was refused due to the overly cramped appearance of the dwellings. It is not considered that the proposed extension is comparable to the erection of two semi-detached dwellings on the site. The proposal is set further off the boundaries with numbers 5 and 6 Linford End by an additional 1.2m and 1.1m compared to the previous application. It should also be noted that the existing dwelling has its permitted development rights in-tact and a single storey side extension could therefore be constructed without planning permission.

With regards to the impact of proposed development on the character and appearance of the streetscene, the Harlow Design Guide stipulates that extensions should be set in at least one metre from the side boundary to maintain openness and to avoid a terracing effect within the streetscene. The proposed extension would be set around 4m and 2m from the rear boundaries of numbers 5 and 6 Linford End respectively, which goes beyond the policy requirement and ensures that an open feel is retained, preventing a terracing effect. It should be noted that the dwellings at numbers 5 and 6 would be set approximately 12m from the nearest part of the proposed extension, which would further help to prevent a terracing effect from occurring within the streetscene.

In relation to the impact of the proposed development on the character and appearance of the application dwelling, the Harlow Design Guide stipulates that side extensions should appear subservient to the original dwellings, and indicates that this can be achieved by the extensions being no more than two-thirds of the width of the original dwellings. The proposed extension would not be of a width greater than two-thirds the width of the original dwelling and is therefore considered subordinate. Furthermore, the proposed extension would be set back from the front building line by 1.1m, and the ridge would be set down from the main ridge, which would further help to achieve subservience and would prevent it from detracting from the façade of the dwelling. Also, the Harlow Design Guide stipulates that proposed roof types should be determined by the form of the main roof of the original dwelling, and that the proposed windows and materials should generally match those of the existing dwelling. The roof form, fenestration and materials would match the existing dwelling. The proposed set back from the front elevation, set down roof and matching materials and fenestration would also help to prevent the proposal from becoming overly prominent within the streetscene. A condition shall be added to any consent granted to ensure that the proposed materials match the application dwelling.

It is not therefore considered that the proposed development would result in harm to the character and appearance of the streetscene or application dwelling, in compliance with policy BE1 of the ARHLP and the Harlow Design Guide SPD.

Neighbouring Amenity

The Harlow Design Guide SPD states that proposals should not result in detrimental impacts to neighbouring amenity. Policy PL2 of the emerging Local Plan reflects this.

The proposed extension would not be positioned closer to the rear garden of no.7 Linford End compared to the application dwelling and would be screened from no.1 Linford Close by the existing dwelling. It is not therefore considered that the proposal would result in detrimental impacts to the amenities of these neighbouring occupiers.

It is noted that neighbouring objection has been received in relation to the potential negative impact the proposed development may have on the residential amenities of no.5 and 6 Linford End, in particular with regards to the potential loss of sunlight to their gardens and rear elevations.

The aforementioned properties are located to the north-east of the application dwelling. The proposed extension would be positioned approximately 4m from the shared boundary with no.5 and approximately 2m from the shared boundary with no.6. Taking in to consideration the eastern to western path of the sun and the proposed distances from the boundaries, it is not considered that the proposal would result in a significant loss of light to the gardens of these properties. The proposed extension would also be positioned at an overall distance of approximately 12m from the rear elevations of the dwellings at numbers 5 and 6 Linford End and would not therefore result in the loss of light to their rear elevations.

In relation to privacy, there are no windows proposed in the flank elevation facing these properties. A condition shall be added to any consent granted to ensure that no flank windows or rooflights are inserted at first floor level facing numbers 5 and 6 Linford End. There would be fenestration added to the proposed front and rear elevations but the views from these windows would be directed on to the front and rear curtilage of the application site, and would not provide different viewing angles compared to the existing fenestration of these elevations.

On balance, given the western location of the proposed development and the proposed separation distances, it is not considered that the proposed extension would result in significant detrimental impacts to the residential amenities of the occupiers of numbers 5 and 6 Linford End. The proposed development is not therefore considered to result in a significant detrimental impact to neighbouring amenity, in compliance with the Harlow Design Guide SPD.

Parking

The proposed development would create a garage and the number of parking spaces would remain unaltered. The proposal would not create additional bedrooms so additional parking would not therefore be required. It is not therefore considered that the proposal would result in parking and highways issues, in compliance with policy T9 of the AHRLP and the Essex Parking Standards.

CONCLUSIONS

The proposed development is not considered to result in harm to the character and appearance of the streetscene and would not result in detrimental impacts to neighbouring amenity or parking. The proposal is therefore considered to be in compliance with policies BE1 and T9 of the ARHLP, the Harlow Design Guide SPD, the Essex Parking Standards 2009 and the relevant emerging Local Plan policies.

RECOMMENDATION

That Committee resolve to **GRANT PLANNING PERMISSION** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 All new external work shall be carried out in materials of such colour or texture and with architectural detailing to match the existing building.

REASON: In the interest of visual amenity and to accord with policy BE1 of the Adopted Replacement Harlow Local Plan, July 2006.

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (England) (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Class A or C shall be made in the first floor north-eastern flank elevation or roofslope of the development hereby approved.

REASON: To protect the amenity and privacy of the occupiers of the adjoining properties in accordance with policy BE1 of the Adopted Replacement Harlow Local Plan, July 2006.

4. The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

Plan Reference	Version No.	Plan Type	Date Received
	--	Site Location Plan	06.04.2018
GP-001-18	A	Existing Plans and Elevations	06.04.2018
GP-002-18	A	Proposed Ground Floor Plan	06.04.2018
GP-003-18	A	Proposed First Floor Plan	06.04.2018
GP-004-18	A	Proposed Elevations	06.04.2018

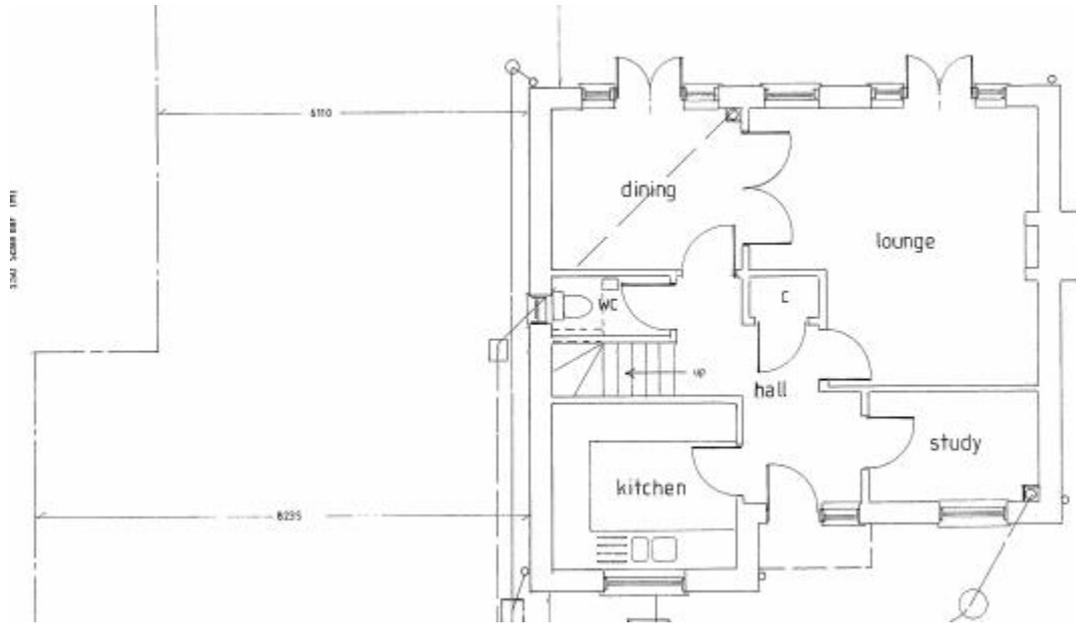
REASON: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVE CLAUSES

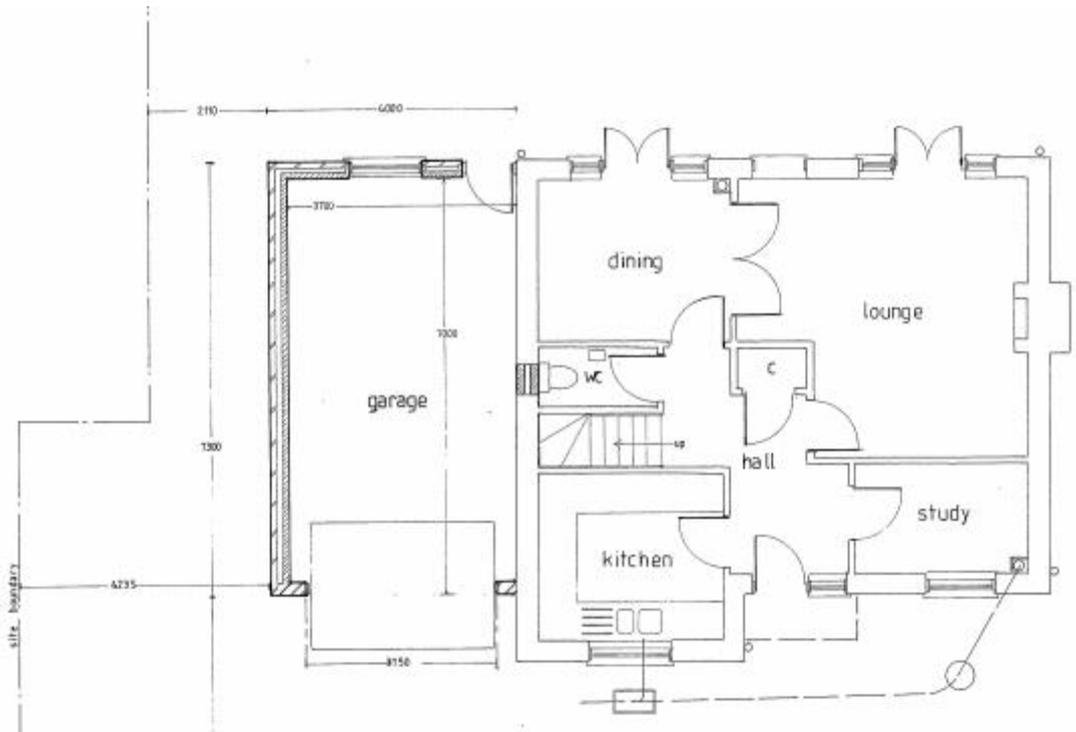
1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANS:

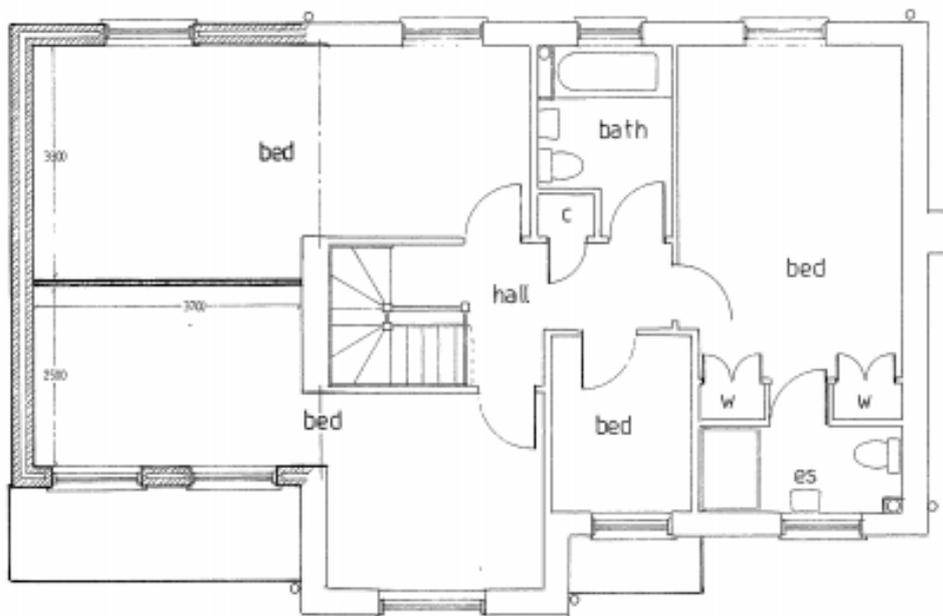
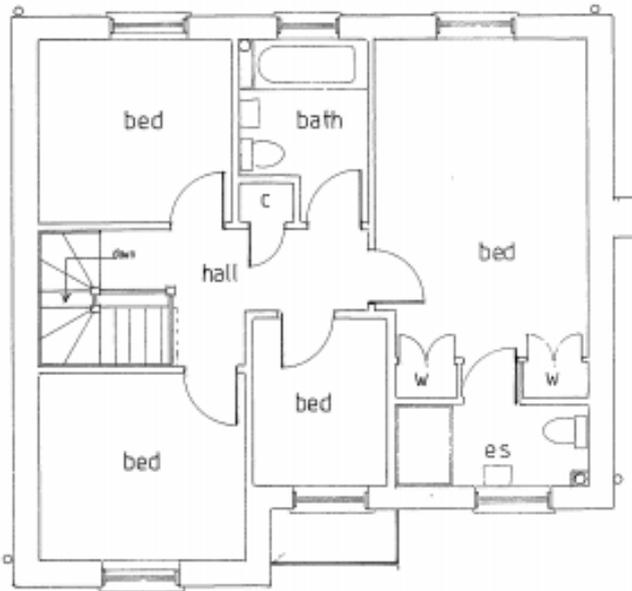
Existing and Proposed Ground Floor Plans



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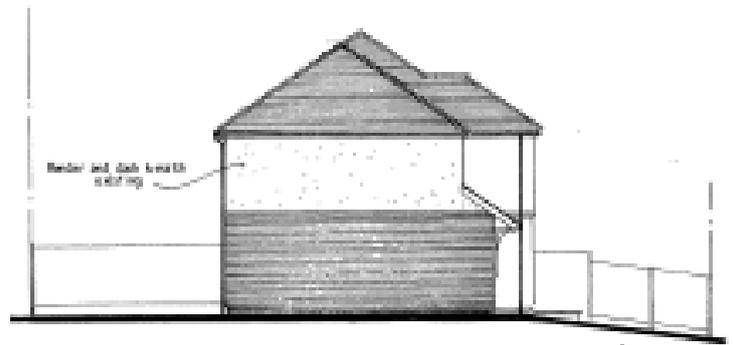
Existing and Proposed First Floor Plans



Existing and Proposed Front Elevations



Existing and Proposed Side Elevations



Existing and Proposed Rear Elevations

