

Application Site and Surroundings

The application site is located on Upper Hook, a residential cul-de-sac taken from the north side of Tye Green Village. The residential estate comprises of a group of 6 detached dwellings with virtually identical design. The boundaries of the rear of the properties at the end of the cul-de-sac are lined by trees.

Details of the Proposal

The application seeks planning permission to construct a two-storey side extension and a two-storey rear extension. The application indicates the use of matching materials.

The proposed side extension would be attached to the west side of the main house, and measures 3.5m in width. The original submission includes a side extension that is 0.5m set back from the front elevation. After discussion with the case officer, the applicant submitted amendments to bring the side extension in line with the existing front building line of the host property, and amended the roof height to achieve a continuous ridgeline and eaves height.

The proposed rear extension measures 3.5m in depth and would be approximately two-thirds of the width of the existing dwelling. The proposed dual-pitched roof would have the same ridge and eaves heights as the existing property. It would be towards the eastern side of the rear elevation, on the opposite side of the proposed side extension.

RELEVANT PLANNING HISTORY:

Application Reference Number: HW/HSE/18/00488
Proposal: Two Storey Side & Rear Extensions
Application Status: Withdrawn
Decision Date: 07 March 2019

CONSULTATIONS:

Internal and external Consultees

HBC Consultant Arborist

No objection. It is clear that tree losses will be to low- and poor-quality trees and groups only, and those trees and tree groups being retained will serve to safeguard the prevailing character of the area - specifically, the mature ash tree and much of the cypress hedge will be retained (and adequately protected, as per the Tree Protection Plan within the report). Outline illustrations of soft landscaping have also been provided.

Subsequently, this application can be considered for consent, subject to condition for the submission of a detailed landscape scheme.

Neighbours and Additional Publicity

Number of Letters Sent: 4
Total Number of Representations Received: 2
Date Site Notice Expired: N/A
Date Press Notice Expired: N/A

Summary of Representations Received

Two objections were received from local residents. They object to the proposal by reasons of the bulky appearance being out of keeping with other properties on Upper Hook, and would result in overshadowing and overlooking of the neighbouring properties.

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.

NE11:"Trees and Hedgerows" in considering applications for development affecting trees or hedges the following may be required: a survey of the site and trees and hedges concerned; oppose the loss of trees and hedgerows of amenity value and wildlife importance; serve TPO's to protect trees with public amenity value; may impose conditions to ensure the retention or replacement of trees and hedgerows of amenity value or wildlife importance and their protection during construction.

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) (2019) - 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/Current Planning Guidance

The Harlow Design Guide SPD (2011)

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

Harlow Local Development Plan Pre-Submission Publication (2018)

Harlow Council is in the process of having its new local plan being examined by an Inspector appointed by the Secretary of State.

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, the Examination started on 28th March 2019.

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.

PLANNING ASSESSMENT:

The main issues of consideration for this application are the principle of development, the design and its impacts on the character and appearance of the surrounding area, impacts on neighbour amenity, parking, and trees.

Principle of development

The application site is located within a residential area, where extensions to dwellings are in principle acceptable, subject to the compliance with relevant policies and guidance documents.

Character and appearance of the area

Policy BE1 of the Adopted Replacement Harlow Local Plan (ARHLP) (2006) and the Harlow Design Guide SPD (2011) seek to ensure developments are of appropriate design, scale and material that respect the character of the site and surrounding area. Extensions to residential properties should be subordinate to the original dwelling and in keeping with the character of the surrounding area.

The original properties on Upper Hook have virtually the same design and scale, which contribute to the character and uniform appearance of this residential estate.

The application site benefits from being located on the northwest corner of the estate and surrounded by trees to the west and north. A side extension on the west side of this property would not be as dominant as it would be on other neighbouring properties, due to its set back position in the corner of the cul-de-sac. The proposed two-storey rear extension on the east side would be visible from the front of the property and would increase the mass of the property, but at 3.5m deep it is considered to be a proportionate addition to this generously sized detached property in a relatively spacious setting.

The Harlow Design Guide SPD (2011) recommends side extensions are coherent and in-line with front elevations and should be integrated to the host property by the use of matching materials. The proposed side extension would be in line with the existing front building line of the host property and have continuous ridgeline and eaves height. The proposed side extension would sit behind the existing single storey garage to the front of the property, and the continuous ridgeline and eaves line would sit legibly and coherently behind the garage. The design of the side extension is therefore considered to be accord with the relevant sections of the Design Guide.

Given the location of the application site and the design of the proposal, it is considered that the proposed extension could sit comfortably within street scene and compatible with the character and appearance of the area. The proposal is therefore considered acceptable in design terms.

Neighbour Amenity

The proposed side extension would be adjacent to a strip of trees separating Hookfield from Upper Hook, and it is not considered to have a significant impact the amenity of properties of Hookfield. The extension would be around 5m from the garden boundary with the nearest property in Hookfield at no.90, and around 8m from the side elevation of the dwelling. Furthermore, no.90 is oriented to face away from the application site, and substantial trees are located in between.

The proposed rear extension would be approximately 1.8m from the nearest part of the adjacent neighbour no.6 Upper Hook, but it would also be separated from the main house by the neighbour's single storey garage. The proposed rear extension would be 3.5m in depth, and would not extend beyond the rear building line of no.6, which would prevent perceptions of overbearing. The views from the proposed extension would be similar to those from the existing first floor windows of the house.

A first floor window would be installed into the side elevation facing no.6, however it serves an en-suite bathroom. A planning condition is recommended to ensure this window is obscure glazed and non-opening below 1.7m of the internal floor level.

Parking

The proposal would create one additional bedroom. However, the Essex Parking Standards (2009) makes no differentiation between four and five bedrooms dwellings when it comes to parking requirements. The driveway and garage of the property have more than sufficient space for the parking of two vehicles.

Trees

The application site is surrounded by trees and some of them would be felled to facilitate the development. The applicant submitted an Arboricultural Impact Assessment following a request by the Council's Consultant Arboricultural Officer. Six trees, which are identified as low- and poor-quality trees would be removed. The trees being retained, including the mature ash tree and much of the cypress hedge, and suitable replacement planting will serve to safeguard the prevailing character of the area. The Arboricultural Officer considered the development to be acceptable, as the trees are not protected by a TPO, and removal of the identified trees would have little impact to the prevailing character of the area. To ensure satisfactory landscape treatment, condition for the submission of a detailed landscape scheme is recommended. This would offset the loss of the trees.

CONCLUSIONS:

The proposed extensions, by virtue of the design and location, are considered to be in keeping with the appearance of the host property. The proposal is considered acceptable in terms of neighbour amenity, parking, highway safety and arboricultural implications.

The proposal is therefore considered to accord with Policy BE1, NE11 and T9 of the Adopted Replacement Harlow Local Plan (2006), the Harlow Design Guide SPD (2011) and the Essex Parking Standards (2009).

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 facing work of the building.

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

- 3 The proposed first floor window in the eastern elevation, as shown on the approved plans, shall be glazed with obscured glass and be non-opening to a minimum height of 1.7 metres above internal floor level, and shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking.

- 4 A detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented as approved during the next planting season following completion of the development. The scheme shall include details of all hard and soft landscaping, details of boundary treatments, and details of replacement planting. A specification of all materials shall be supplied within a detailed method statement which shall include site preparation, planting techniques, aftercare and a programme of maintenance for a period of 5 years following completion of the scheme.

REASON: To ensure satisfactory landscape treatment of the site and in the interests of visual amenity. To accord with policies BE1 and NE11 of the Adopted Replacement Harlow Local Plan, July 2006.

- 5 The proposed development shall be undertaken in accordance with the Arboricultural Impact Assessment and Method Statement Report provided by Tracy Clarke Tree Consultancy, including the Tree Protection Plan at Appendix B.

REASON: To ensure satisfactory landscape treatment of the site and in the interests of visual amenity. To accord with policies BE1 and NE11 of the Adopted Replacement Harlow Local Plan, July 2006.

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

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

Plan Reference	Version No.	Plan Type	Date Received
LPS567 1.2	Rev. B	Proposed Plans and Elevations	21.06.2019
LPS567 1.3	--	Location and Block	18.03.2019

		Plan	
LPS567 1.1	--	Existing Plans and Elevations	18.03.2019
TCTC-17268	Dated May 2019	Arboricultural Impact Assessment	21.05.2019

INFORMATIVE CLAUSES

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address these concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.