

Committee Update - HW/HSE/19/00363 - 34 Sheldon Close, Harlow, Essex, CM17 9QR

Further comments have been received from a neighbour who had previously objected to the application. The correspondence states that construction work has commenced on the site, which includes digging into the ground and laying footings. The correspondence also refers to Building Regulations inspections regarding the works that have been undertaken, including the works being near to sewer drains, and the Party Wall Act due to the proximity of works to neighbouring property.

Officer Comment: Until a more advance stage of the construction is reached, it is impossible for the Council to judge whether there is any breach of planning control. Furthermore, the applicant already has planning permission to erect a single storey extension within the property and has permitted development rights to undertake construction work. Building Regulations and Party Wall Act matters are not relevant as there are not material planning considerations under the Town and Country Planning Act 1990.

In addition, since the publication of the agenda, for completeness, the Council requested that the applicant update the drawings to include a drawing of the existing side elevation of the application dwelling. The drawing has now been received.

Consequently the recommended approved plans condition (number 3) needs to be updated.

Recommendation: that Condition 3 of HW/HSE/19/00363 is amended to the following:

3. 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
190206-FR2		Proposed Floor Plans	09.09.2019
190206-FR3a	Rev A	Existing and Proposed Elevations	09.12.2019
190206-F04		Existing and Proposed Side (R) Elevations	09.12.2019