

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE
3 June 2020

REFERENCE: HW/HSE/20/00047

OFFICER: Sangeeta Ratna

APPLICANT: Mr Darren Butler

LOCATION: 16 Burnett Park
Harlow
Essex
CM19 4SD

PROPOSAL: Two storey front and rear extensions

LOCATION PLAN



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REASON BROUGHT TO COMMITTEE

Application is referred to committee by officers as two objections have been received. However, the officer's recommendation is for an approval.

PROPOSED DEVELOPMENT

Application Site and Surroundings

The site is a two storey detached 1960s art deco style dwelling. Most dwellings along this part of Burnett Park are from this period. They vary in their architectural features giving the street scene a distinctive character. The street scene also has a spacious appearance due to the distances between dwellings. The north-east side and part of the rear north-west boundary of the site abut Internal Open Space.

Details of the Proposal

The application seeks planning permission for a proposed two storey front and rear extension. The proposed front extension at the ground floor would project 1m over the existing 1.5m resulting in a front porch that would project a total of 2.5m from the main front façade. At the first floor the front extension would project 1m from the front façade. It would have a flat roof over.

The rear extension would be 4m deep by 13.6m wide. It would occupy the north-east half of the rear wall of the existing dwelling. It would match the existing roof form.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

CONSULTATIONS

Internal and external Consultees

No Comment Received.

Neighbours and Additional Publicity

Number of Letters Sent: 6

Total Number of Representations Received: 3

Date Site Notice Expired:

Date Press Notice Expired:

Summary of Representations Received

Two objections have been received on the following grounds -

- Impact on privacy due to proximity
- Overdevelopment
- Ownership of land at the rear edge of rear gardens.

The third comment is from the Applicant in response to the objections, especially the separation distance.

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.

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)

Planning Practice Guidance (PPG)

Harlow Local Development Plan Pre-Submission Publication (2018)

The new Harlow Local Development Plan is currently being examined by an Inspector appointed by the Secretary of State.

Paragraph 48 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 its 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') was submitted for examination in October 2018. The Examination started with public hearings which ran between March and April 2019.

In December 2019, the Inspector wrote to the Council with suggested modifications to the emerging Local Plan. The modifications are necessary in order to ensure the Plan is sound, that issues raised during the Examination have been considered, and that the Plan can, therefore, be formally adopted by the Council.

The detailed Main Modifications to the emerging Local Plan, will be consulted on between 12 March and 31 May 2020. The Inspector will then consider any representations made to

these modifications, before issuing his final report, but it is anticipated the Plan will be formally adopted by the Council in summer 2020.

It is considered, therefore, that the policies within the emerging Local Plan are consistent with the policies in the 2012 NPPF, as it was submitted during the transition period between the 2012 and 2018 NPPF versions. Significant weight can, therefore, 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 main issues in consideration are the impact of the proposal on residential amenities of neighbours and the character and appearance of the surrounding area.

Impact on amenities of neighbours

The proposed front extension would not affect any residential amenities of neighbours. The dwellings towards the rear of the site and fronting The Maples are two storeys in height with a single storey flat roofed rear nib. There are windows serving habitable spaces within the rear elevations at the first floor level of these dwellings.

The separation distance between the rear wall of the property at site and the rear wall of the rear nib at No 173 The Maples is 23m. The rear wall at two storeys in height and within which there are windows servicing habitable rooms is 27m away. The proposed rear extension would reduce this to 23m. The dwellings are laid out at an angle to each other so that their rear facades face each other indirectly. Additionally the rear boundary is aligned with a well-established hedge which is over 2m high.

The objections received highlight the separation distance between the proposed extension the pertaining boundary. The position of boundary has not been used as determining factor. The assessment has focused on the distance between the buildings properties to judge the possible impacts on overlooking and privacy.

There would be no windows in the side elevations of the proposed extension. The rear garden of the site has a north-west orientation.

The proposed extension would not overshadow any neighbouring gardens or properties. Therefore the proposed extension would not unreasonably breach the privacy of neighbours fronting the Maples or affect the residential amenities of other neighbours.

Impact on character and appearance of the surrounding

The street scene within the vicinity of the site is aligned with dwellings that have varying front elevations. A front entrance porch is an existing feature within the street. The proposed front extension would extend from an existing front porch. It would be set back at the first floor level.

The proposed rear extension would not change the appearance of the dwelling from the street. On this basis the impact of the proposal on the character and appearance of the

surrounding area is not considered to be detrimental. The proposal therefore is considered to accord with Policy BE1 of the Adopted Replacement Harlow Local Plan (ARHLP).

Parking

The proposal would retain the existing built-in garage. A site visit revealed that the forecourt provided two car parking spaces. The Parking Standard states a requirement of 2 car parking spaces for a dwelling with more than 2 bedrooms. Given the existing car parking provision at site which would be retained, the proposal would comply with Policy T9 of the ARHLP.

Other matters

The assessment above is based on the ownership as stated on the application form (Certificate A) and the attached location plan. Any encroachment matters would fall outside the remits of this assessment.

CONCLUSIONS

The proposal would not be detrimental to the character and appearance of the surrounding area. It would respect the residential amenities of neighbours. The proposal would retain the existing car parking provision which would be in accordance with relevant policy discussed above. Therefore, it would accord with Policy BE1 and Policy T9 of the Adopted Replacement Harlow Local Plan.

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 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
B.2.B	--	Existing Plans and Elevations	03.02.2020
B.2.A	--	Proposed Plans and Elevations	03.02.2020
	--	Site Location Plan	03.02.2020
	--	Block Plan	03.02.2020

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.