

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE
17 March 2021

REFERENCE: HW/HSE/20/00578

OFFICER: John Harrison

APPLICANT: Mr Lukasz Przybylek

LOCATION: 97 Glebelands
Harlow
Essex
CM20 2PE

PROPOSAL: Single storey rear extension

LOCATION PLAN



REASON BROUGHT TO COMMITTEE: More than 2 representations received.

Application Site and Surroundings

The application property is a mid-terrace brick-built flat-roofed house located in the Mark Hall North Conservation Area. The terrace is orientated approximately north-south. It is located in one of four roughly parallel rows with cul-de-sacs in front and behind the houses. A conservatory has been added on the rear. The neighbouring property to the south, number 98 Glebelands, also has a rear conservatory adjacent to its boundary with number 97 Glebelands. As the terrace is staggered, the house to the north, number 96 Glebelands has its front and rear walls set back slightly behind those of the application property. 96 is also set slightly lower than 97 Glebelands ; the occupier of 96 Glebelands indicates it is set 0.75m lower.

Details of the Proposal

The proposal is to demolish the conservatory and to build a virtually full-width (it would be set in from each boundary by 0.4m) flat-roofed single-storey rear extension 4 m deep and 3 m high. The application plans indicate matching materials will be used.

RELEVANT PLANNING HISTORY:

There is no relevant planning history.

CONSULTATIONS

Internal and External Consultees

Essex County Council- Place Services

Does not detract from the character and appearance of the conservation area. Requests condition specifying matching materials. The property is unlikely to sustain further extensions without adversely affecting Glebelands' appearance.

Neighbours and Additional Publicity

Number of Letters Sent: 6

Total Number of Representations Received: 2

Date Site Notice Expired: 8 January 2021

Date Press Notice Expired:

Summary of Representations Received

2 letters of objection have been received from the adjoining properties. The objections are summarised below:

- Loss of light,
- Big and overbearing, would alter neighbouring aspect, and
- Would result in garden flooding.

PLANNING POLICY

The relevant policies from the Harlow Local Development Plan 2020 are:

PL1 - Design Principles for Development

PL2 - Amenity Principles for Development

PL11 - Water Quality, Waste Management, Flooding and Sustainable Drainage Systems

PL12 - Heritage Assets and their Settings

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)

Summary of Main Issues

As this is an application to extend a residential property in a residential area, the principle of the development is acceptable. As with most domestic extensions, the issues to be considered are the proposal's appearance including its on the Conservation Area and impact on neighbours. As a neighbour has raised an issue of possible flooding, it is also necessary to consider this. In dealing with this application it should be noted that an extension up to three metres deep could be added as permitted development and this proposal is only 1 metre larger than this.

Impact on the Character and Appearance of the Conservation Area

This property is located in a Conservation Area. When considering any planning application that affects a Conservation Area a Local Planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The Heritage Adviser has raised no objection to the scheme and it is considered the proposal preserves and enhances the character of the conservation area. It reflects the style of the host dwelling, e.g. having a flat roof. The conservatory is a modern extension and its removal does not raise any heritage issues. In fact, removing this and adding the extension would enhance the building's appearance. The proposal is therefore considered acceptable in terms of policies PL1 and PL12 of the Local Plan.

Although the Heritage Adviser has requested a matching materials condition, as the plans already indicate this, this is not considered necessary.

Impact on neighbours

As mentioned above the property benefits from a single storey conservatory that is 3.1m deep, 3.1m wide and 2.8m high. Given the proposed extension will be larger (6.4m wide, 4 m deep and 3m high) than that of the existing structure, the increase in scale will create some impact on neighbouring amenity. This is discussed below.

When considered with the existing situation, the new extension will be 0.8m deeper and 0.2m higher. That in combination with the 2m high fence in situ, the south facing orientation of the property and the overall design of the structure with its sympathetic flat roof is unlikely to cause a detrimental impact on amenity no 98 Glebelands, Notwithstanding the existing situation (which is a material consideration), extensions of the scale proposed here exist across the local authority with no detrimental harm caused to neighbouring amenity. The impact on 98 Glebelands is therefore considered acceptable.

As the terrace is staggered, the main rear wall of the neighbour to the north, 96 Glebelands, is 2.645 metres further back than 97's main rear wall. This means the distance the proposed extension projects beyond 97's main rear wall is 1.4 metres, insufficient depth to justify refusing the application on loss of sunlight, daylight or dominance.

Overall, the limited scale of the development is such that the proposal would not harm the residential amenity of either 98 or 96 Glebelands and is considered acceptable in terms of Local Plan policy PL2.

Flooding issues

Notwithstanding the fact that the proposed extension would require Building Regulations consent and this would address drainage issues, it would be difficult to argue additional drainage issues would occur from the modest increase in floor area proposed by the extension (Given a smaller extension exists).

Although policy PL11 of the Local Plan states new development must not increase the risk of flooding, a refusal for this reason would not be justified, especially as there is no evidence of flooding in this location.

CONCLUSIONS

The proposal preserves and enhances the Conservation Area so it is acceptable in appearance terms; it does not unduly affect neighbours especially bearing in mind the extension is not much larger than what could be built as permitted development and it would not be likely to cause a flood risk. It is therefore recommended that the application should be granted.

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 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
8691/00	--	Location and Block Plan	21.01.2021
8691/01	--	Existing Plans and Elevations	25.01.2021
8691/02	--	Proposed Ground Floor Plan	25.01.2021
8691/03	--	Proposed Roof Plan	21.01.2021
8691/04	--	Proposed Elevations	25.01.2021
8691/05	--	Existing and Proposed Block Plan	21.01.2021

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.

2. Acceptable construction hours are between 8.00 and 18.30 on Mondays to Fridays and 8.00 and 13.00 on Saturdays. No construction work should take place or plant operated outside these hours.