

Committee Update - HW/FUL/20/00611 - 47 Hart Road

Amended Plans

Amended plans were received throughout the application process which reduced the depth of the proposed dwelling by 1m at both ground and first floor level, and amended the existing streetscene drawing to include the side access gate (plan references 20-251-02 Rev B and 20-251-03 Rev A, both received 06.04.2021). Condition 2 (Approved Plans) therefore needs to be updated to reflect this as the assessment has been undertaken on the basis of the amended plans.

Overshadowing

A representation received requested a 45 degree line assessment to be undertaken to demonstrate that the proposal would not overshadow no.49.

The Harlow Design Guide SPD states that the 45 degree rule should be applied to avoid the overshadowing effect. The proposed extension (or in this case, dwelling) should not project beyond the '45 degree line' when taken from the mid-point of the closest habitable window of the neighbouring property. The SPD notes that the 45 degree rule should be applied at the second level.

A plan has been submitted which demonstrates that the ground floor of the proposed dwelling would intrude the 45 degree line when taken from the side of no.49 (20-251-01 Rev D, received 12.04.2021). However, the ground floor and first floor of the proposed dwelling would not intrude the 45 degree line when taken from the mid-point of the closest habitable window, as required by the SPD. The proposal is therefore considered to be in compliance with the SPD in this regard.

Condition 2 should be updated to reflect the plan submitted.

Condition 2

Following the submission of amended plans as noted above, Condition 2 (Approved Plans) should be updated as follows:

<u>Drawing Reference</u>	<u>Version No.</u>	<u>Drawing Title</u>	<u>Date Received</u>
20-251-03 Sheet 3 of 3	Rev A	Existing & Proposed Street Scenes	06.04.2021
20-251-01 Sheet 1 of 3	Rev D	Existing Plans and Elevations	12.04.2021
20-251-02 Sheet 2 of 3	Rev B	Proposed Plans and Elevations	06.04.2021

Recommendation

That Committee resolve to **GRANT PLANNING PERMISSION** subject to revised condition 2 and the remaining conditions as set out in the published report.