

## REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE

**REFERENCE:** HW/HSE/21/00451

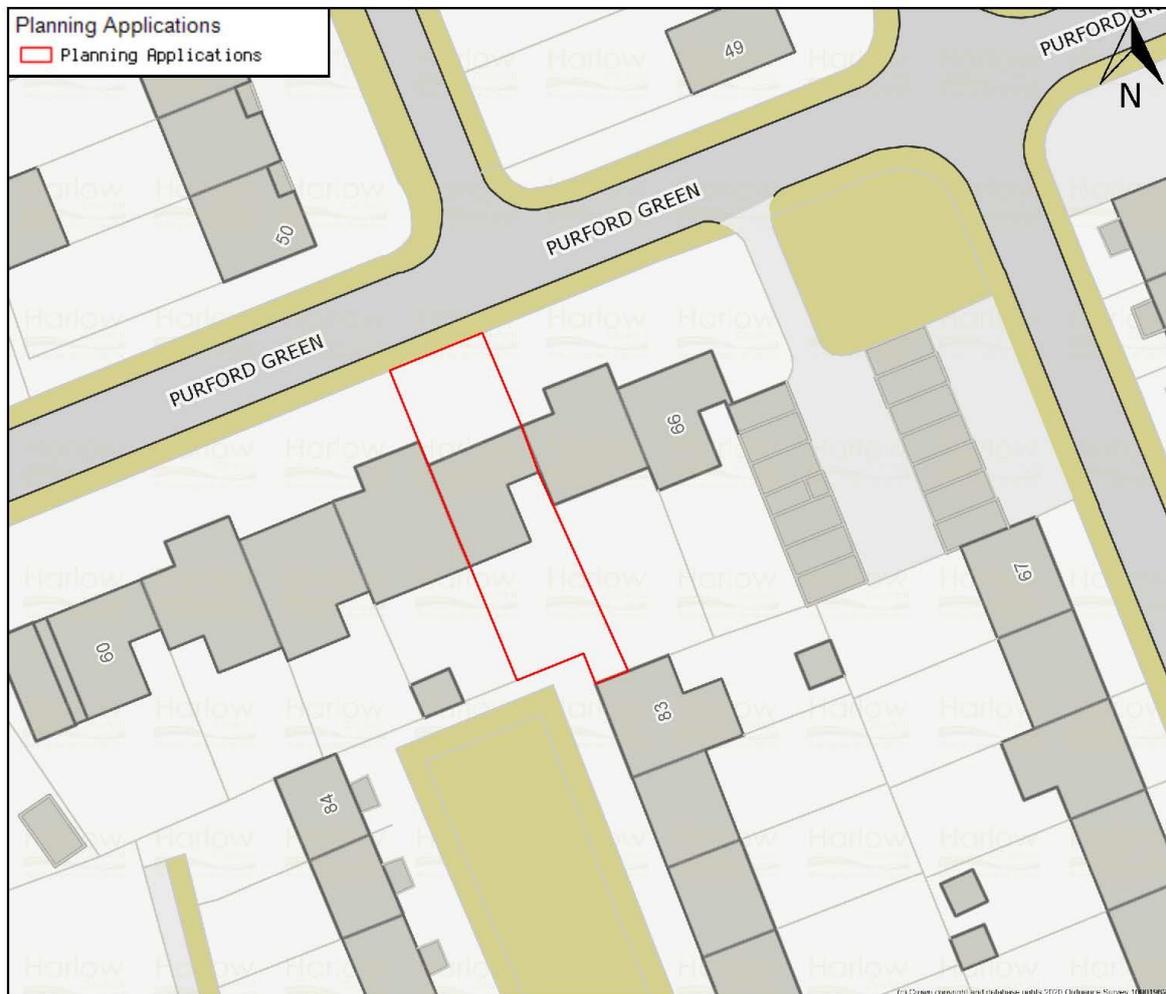
**OFFICER:** Chris Walter

**APPLICANT:** Sean Lee

**LOCATION:** 64 Purford Green  
Harlow  
Essex  
CM18 6HN

**PROPOSAL:** Single storey wrap around extension consisting of pitched roof construction.

### LOCATION PLAN



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**REASON BROUGHT TO COMMITTEE:** Two representations received which are contrary to officer recommendation.

**PROPOSED DEVELOPMENT:** Single storey wrap around extension consisting of pitched roof construction.

### **Application Site and Surroundings**

The application site relates to 64 Purford Green, a two storey terraced dwelling located within a residential area of Bush Fair. It shares a boundary to the east with No. 65, one to the west with No.63 and one to the south with No.83.

The rear elevation of the extension would meet the shared boundary with No. 63, which is a wooden fence measuring approximately 1.75 metres in height. It would project 3.5 metres beyond the rear elevation of this neighbour.

The side elevation of the extension would meet the shared boundary with No.65, which is a wooden fence measuring approximately 1.8 metres in height. Measuring 3.2 metres in length, a garage would separate the main living space of No.65 from the shared boundary. The proposed development would also extend 5.5 metres beyond the rear elevation of this neighbour.

The property is not located within a conservation area, nor are there any listed buildings nearby.

### **Details of the Proposal**

Planning permission is sought for the development of a single storey wrap around extension consisting of pitched roof construction. The rear extension would extend 3.5 metres beyond the existing dwellinghouse and measure 8.9 metres in width. The side elevation would have a depth of 12.6 metres and a width of 3.2 metres.

The original proposals indicated a maximum height of 3.6 metres with monopitched roof, but this has since been updated and revised following correspondence between the case officer and agent. Both elevations would now have a maximum height of 3.5 metres and eaves height of 2.55 metres. This would be similar in height to the rear extension of No.63, which would be approximately 0.15 metres taller. As part of the proposals, doors and windows will be added to both the front and rear elevations.

### **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: 5

Total Number of Representations Received: 2

Date Site Notice Expired: N/A

Date Press Notice Expired: N/A

#### **Summary of Representations Received**

Two representations were received objecting to the proposals. These can be summarised as follows:

- Increased roof area and effect of rain runoff leading to soak away rather than mains drainage
- Possible reduction in sunlight and daylight
- Development not in keeping with row of houses; and
- Concerns removal of concrete roof may lead to cracking

Officer comment: Only material planning considerations can be taken into consideration in the assessment of this application. Matters in relation to structural integrity and foundations would be dealt with under separate Building Control legislation.

## **PLANNING POLICY**

The relevant policies of the Harlow Local Development Plan 2020 (HLDP) are:

PL1- Design Principles for Development

PL2- Amenity Principles for Development

IN2- Impact of Development on the Highways Network including Access and Servicing

IN3- Parking Standards

## **PLANNING STANDARDS**

National Planning Policy Framework (NPPF) (2021) - 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)

Essex Parking Standards 2009

## **Summary of Main Issues**

The key issues to be assessed include the principle of the proposed development and its impact on the character and appearance of the application dwelling and area, neighbouring amenity and parking.

## **Principle of Proposed Development**

The acceptability of the principle of the proposed development is dependent on its compliance with the relevant policies within the Harlow Local Development Plan (HLDP) 2020 and supplementary documents, as assessed below.

## **Character and Appearance**

Policy PL1 of the HLDP and the Harlow Design Guide SPD indicate that proposals should not result in demonstrable harm to the character and appearance of the application dwelling or area. Principle DG47 of the Harlow Design Guide SPD states that proposals for

householder developments should respect the size, grain, height, materials, features and layout of the building to be extended. Extensions should be subordinate to the host property.

This part of Purford Green predominantly consists of terraced houses with a rather uniform design, form, scale and appearance. A number of properties within the area have received planning permission for rear extensions, including Nos. 43, 45, 60 and 53. It is considered that the design, scale and appearance of the single storey wrap around extension consisting of pitched roof construction would be subservient and respectful to the existing dwelling and area. While the front elevation of the side extension would be visible from the public highway, given it would be set several metres away from the edge of the road and be single storey in nature, it is not considered it would become overly prominent within the streetscene.

The proposed development would be compatible with the host dwelling and the design is similar to adjacent properties. It is considered that the proposal will integrate well with the existing dwelling and the surrounding area, and is in general compliance with policy PL1 of the HLDP and Principle DG47 of the Harlow Design Guide SPD.

### **Neighbouring Amenity**

Policy PL2 of the HLDP and Sections 4.12.13 and 4.12.21 of the Harlow Design Guide SPD indicate that proposals should not result in detrimental impacts to neighbouring amenity.

Number 63 Purford Green is located west to the application site and has a large ground floor window, which serves a lounge/dining area and faces towards the south, in close proximity to the shared boundary with No. 64. Due to its orientation and the size of the window, however, it is not considered the development would be over dominant, or result in significant loss in daylight or sunlight to this neighbouring amenity.

Furthermore, subject to permitted development legislation, No.63 would also have the opportunity to erect a 2 metre fence on the boundary, which would reduce the height of the extension seen above the shared boundary treatment by 35 centimetres, to around 1.45 metres. With a proposed eaves height of 2.55 metres, the monopitched roof would range from being 0.75 metres at its lowest to 1.7 metres at its highest above the shared boundary. A new boundary treatment could therefore help reduce any overdominance or light impacts the proposed extension may have.

### **The Impact on Number 65**

The wraparound extension would be seen 5.5 metres beyond the rear elevation of No.65 to the east. As No.66 also projects beyond the rear elevation of this property, an extension at No. 64 could result in a loss of sunlight received by the neighbours at No.65. It is depicted by the proposed ground floor plan the existing garage, which measures at 2.3 metres tall, would be knocked down to make way for a utility room and gym. However, as the proposed extension would be set apart from the main living space of No.65 by the neighbour's garage, which is 3.2 metres in length, it is not considered it would result in any significant loss of daylight or sunlight to this neighbouring amenity.

With a proposed eaves height of 2.55 metres, the monopitched roof would range from being 0.25 metres at its lowest to 1.2 metres at its highest above the height of the garage of No.65.

The proposal is therefore considered to be in compliance with PL2 of the HLDP and Sections 4.12.13 and 4.12.21 of the Harlow Design Guide SPD.

### **Parking**

The proposal would not require additional parking provision as no additional bedrooms would be developed. Given its scale and nature, it is not considered that the development would result in detrimental long-term impacts to parking or to the highway, in compliance with policies IN2 & IN3 of the HLDP and the Essex Parking Standards 2009.

## **CONCLUSIONS:**

The proposal is not considered to result in demonstrable harm to the character and appearance of the application dwelling or area, and would not result in detrimental impacts to neighbouring amenity or to parking. The proposal is therefore considered to be in compliance with policies PL1, PL2, IN2 and IN3 of the HLDP, Principle DG47 and Sections 4.12.13 and 4.12.21 of the Harlow Design Guide SPD. It is recommended for approval accordingly.

## **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.**

<b>Plan Reference</b>	<b>Version No.</b>	<b>Plan Type</b>	<b>Date Received</b>
	--	Location Plan	08.08.2021
	--	Block Plan	08.08.2021
A01	1	Existing & Proposed Layout Plans	08.08.2021
A02	1	Existing Elevations	08.08.2021
A02	1	Existing Elevations ADDITIONAL	29.09.2021
A03	1	Proposed Elevations	29.09.2021

## **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.