

Update Sheet – HW/HSE/21/00618 102 Abbeydale Close

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE
21st April 2022

REFERENCE: HW/HSE/21/00618

OFFICER: Chris Walter

APPLICANT: Mr Richard Lavelle

LOCATION: 102 Abbeydale Close
Harlow
Essex
CM17 9QB

PROPOSAL: Construction of a two storey side extension as an annexe

LOCATION PLAN



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REASON BROUGHT TO COMMITTEE: The application for the construction of a two storey side extension to be used as an annexe was presented to Committee on the 16th March 2022. It was formally resolved that planning permission would be deferred to allow the applicant to provide further supporting information in relation to the intended dweller of the annexe and parking situation.

Background

The applicant has since submitted additional details outlining the proposed use of the annexe, its occupancy and parking situation:

This property has been owned and occupied by my 70yr old mother for over 15 years.

The reason for the planning application is that My mother is suffering ill health by way of both progressive physical and mental issues, All this information can be verified by her doctor. For these reasons it was decided that the property would be sold to her family in order to release funds to enable an extension to be built (described as an annexe in order to retain some level of independence for her) which would enable the home to be shared with her daughter and family (husband and 2 young children a boy and a girl aged 6 &3) who can then support and care for her rather than being a burden on the state and having to go into residential care.

The property benefits from 4 parking spaces all within the confines of the boundaries. It is likely that My mother will cease to drive soon due to health so only 2 parking spaces will be needed.

There seems to be some local objection to parking which would appear to be unfounded. This close consists of 4 properties. Originally the developers allocated an additional parking space to each property, however it would appear that one of the previous owners of 102 transferred it's allocated parking space to property no 100.

Property 101 is occupied by 2 people (father and son) and has parking consisting of garage, 1 parking space next to garage, 1 parking in front of garage and one allocated parking bay. This household has 2 commercial vehicles, 2 private cars and a garage in use. One of the vehicles has to park in the street.

Property 100 is occupied by 2 people and benefits from 5 parking spaces and owns 2 vehicles.

Property 99 is occupied by 2 adults and 2 children of mature age, has the benefit of a garage, drive and allocated parking space. 2 cars are owned by this family.

There is patently no shortage of parking unless residents from other areas use the parking spaces.

The above information is welcomed and helps provide clarification over its compliance with Policy H7 of the Harlow Local Development Plan (HLDP) 2020, which states that annexes must meet the following criteria:

- (a) it has a clear functional and physical dependence to the principal dwelling;
- (b) it will be subservient to the principal dwelling;
- (c) it is occupied by a relative dependent on the occupier of the principal dwelling, or their carer;
- (d) it is in the same ownership as the principal dwelling;
- (e) it does not involve sub-division of the site;
- (f) sufficient car parking is available to meet the adopted Vehicle Parking Standards;
- (g) to have regard to the character of the existing property and the surrounding area

In accordance with policies H7 (c) and (d), it is proposed the annexe would accommodate a relative dependent on the occupier of the principal dwelling, which in this case, would be their daughter and her family. Matters in relation to criteria (a), (b), (e) and (g) are not considered to require further comment as these issues have been raised and addressed in the officer's report.

Criteria (f) of policy H7 indicates for an annexe to be considered acceptable, sufficient car parking must be made available to meet the adopted Essex Parking Standards 2009. These indicate that dwellings with two or more bedrooms require a minimum of two parking spaces. A car parking space is 5.5 metres by 2.9 metres.

The applicant argues the property benefits from four parking spaces, which is illustrated on the proposed floor plan. Three of these spaces, however, are considered to fall below the standards for minimum bay size, as outlined within the Essex Parking Standards 2009. This includes: the existing garage, two spaces on the front driveway and an allocated space parking bay. Nevertheless, there would be scope for the provision of one independently accessible and standard compliant parking space along the front driveway. Including the allocated parking bay, it is considered the application site benefits from a minimum of two parking spaces that meet the parking requirements and no further parking provision is required.

The development is therefore seen to be in compliance with policies H7(f), IN2 & IN3 of the HLDP and the Essex Parking Standards 2009.

The additional information does not alter the Officer's recommendation to grant planning permission, subject to conditions set out in the previous report attached in Appendix 1.