

**REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE**  
**7 June 2023**

**REFERENCE:** HW/HSE/23/00048

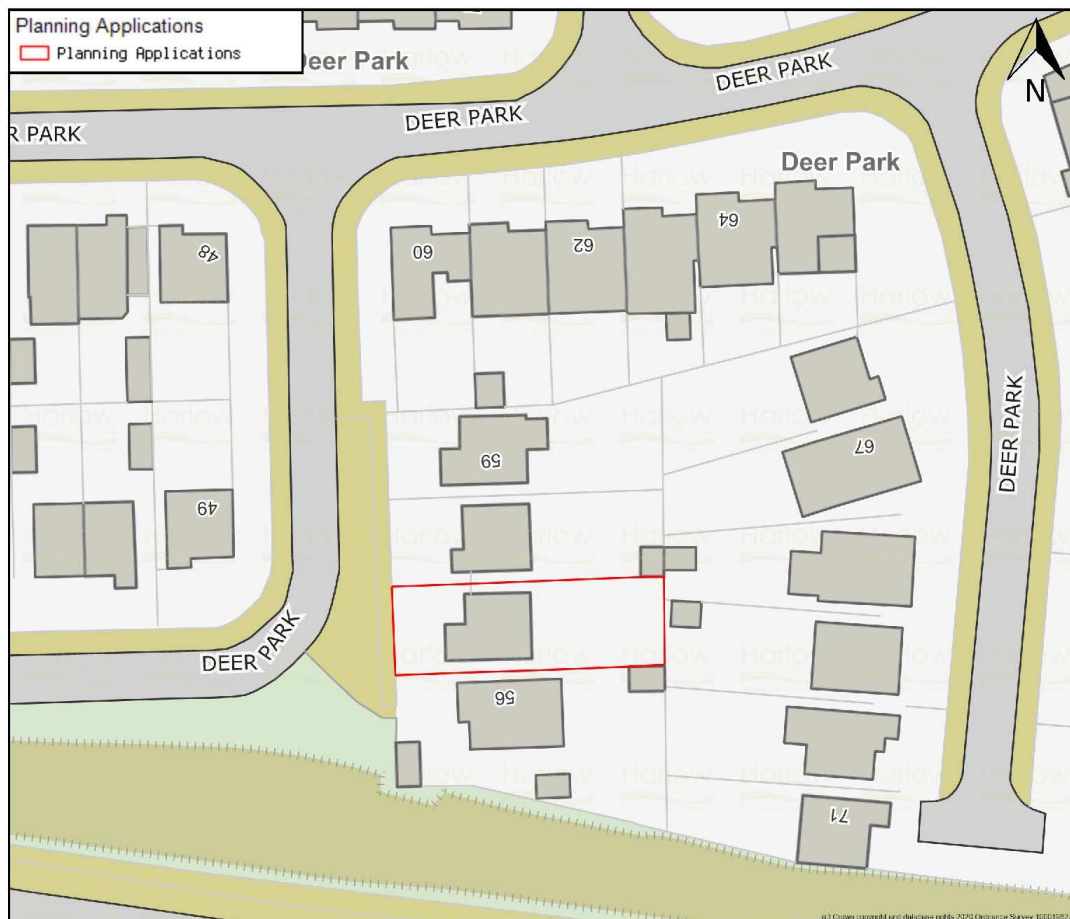
**OFFICER:** Mick Gavin

**APPLICANT:** Mr Ryan Jarvis

**LOCATION:** 57 Deer Park  
Harlow  
Essex  
CM19 4LF

**PROPOSAL:** Construction of a single storey rear and part front extension

**LOCATION PLAN**



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**REASON BROUGHT TO COMMITTEE:** The application is brought to committee because two representations have been received which conflict with the officer recommendation.

## Application Site and Surroundings

The property is a detached four-bedroom house with rear garden and frontage lawn and parking space. It is one of a row of four similar properties fronting the east side of Deer Park, pitched roofed with gable frontages and with a consistent building line. The wider residential setting is low-density and characterised by detached, semi-detached and link-detached houses, with open frontages. A number of houses in the vicinity have similar front extensions to that proposed in the present application, including nos. 67, 68, 69 and 73.

Green Finger land is adjacent to the site, beyond the neighbouring house, no.56, to the south. The property is not in a conservation area and is not listed or within the setting of a listed building.

## Details of the Proposal

Planning permission is sought for single storey front and rear extensions.

The house has an existing porch and garage front projection, with a pitched and hipped roof and depth of 2.0m. This projection is 4.3m wide. The proposed front addition would carry this across the full width of the frontage (additional width of 2.85m), maintaining the existing pitched and hipped roof design and existing eaves (2.5m) and maximum (3.5m) heights. Brickwork, roof tiles and windows would match the existing.

At the rear a new full width single storey extension would be added. This would be 2.9m in depth, with a pitched and hipped roof arrangement with eaves height 2.5m and maximum height 3.5m. Brickwork to walls, tiles to roof and windows would match those of the existing house.

## RELEVANT PLANNING HISTORY:

### Planning Applications

<u>App Number</u>	<u>Proposal</u>	<u>Status</u>	<u>Decision Date</u>
HW/PREA/22/20019	<p>Option A - I propose to extend the lounge outwards at the front of the property to be in line with the front door and convert the garage into a room by replacing the garage door with a window. I also propose to extend the whole of the downstairs out into the rear garden by 3 metres.</p> <p>Option B - I propose to extend the lounge outwards at the front of the property to be in line with the front door and convert the garage into a room by replacing the garage door with a window. I also propose to extend the whole of rear of the house out into the garden by 3 metres.</p>	Response	26.07.2022
<i>Officer comment:</i> This pre-application advice scheme differed from the one under consideration but the front extension element was as now proposed, and the officer advice was that it was likely to be acceptable if sensitively designed given existing examples of similar additions nearby.			

## **CONSULTATIONS**

### **Internal and external Consultees**

No consultations were undertaken.

### **Neighbours and Additional Publicity**

Number of Letters Sent: 6

Total Number of Representations Received: 2

Date Site Notice Expired: N/A

Date Press Notice Expired: N/A

### **Summary of Representations Received**

Two objections received. Relevant planning objections are summarised below:

- Parking and access is an issue
- Green space being covered in concrete, half the garden will be covered
- Social area of garden will change and affect neighbours
- Neighbours' social areas heavily shaded by the roof of the extension
- No.57 slightly elevated compared to 58 and rear extension would result in loss of light to kitchen door and window at 58: request roof design to minimise impact and to be in keeping with front extension

## **PLANNING POLICY**

### **National Planning Policy Framework (NPPF) 2021**

The Development Plan is prepared taking account of the National Planning Policy Framework (NPPF) (as extant at the time - the NPPF is regularly updated; currently in its 2021 version) and the associated Planning Practice Guidance (PPG) (first published in March 2014 but also regularly updated with the NPPF).

### **Harlow Local Development Plan 2020**

Planning law requires that proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan for the site consists of the Harlow District Council (HDC) Harlow Local Development Plan 2020 (HLDP), Essex County Council (ECC) Essex and Southend-on-Sea Waste Local Plan 2017 and ECC Essex Minerals Local Plan 2014.

The part of the Development Plan applicable to the proposal is the HDLP. The HDLP is prepared in the context of the National Planning Policy Framework (NPPF). It is important to note that this is a very recently adopted and therefore 'up to date' plan in terms of NPPF Para.12.

Policies of most relevance to the application are:

- PL1 - Design Principles for Development
- PL2 - Amenity Principles for Development
- PL12 – Heritage Assets and Their Settings
- WE5 – Heritage

Several forms of 'planning standard' are relevant to the application. These standards complement Development Plan policies.

Harlow and Gilston Garden Town (HGGT) is a designated 'Garden Community' under the Government's Garden Communities Programme.

NPPF Para.72 provides the national policy context for Harlow and Gilston Garden Town (HGGT) as a location for larger scale (housing) development. Of particular note is the emphasis on; existing or planned investment in infrastructure, the areas economic potential and the scope for net environmental gains..... plus; clear expectations for the quality of development and how this can be maintained (such as by following garden city principles). The HGGT (Local Authorities) Partnership has published a series of documents that set the standards expected for developments in the Garden Town and are therefore relevant to this application.

### **Supplementary Planning Documents (SPD) /Other Guidance**

The following local planning guidance is relevant to this application:

HDC Design Guide SPD (2011)

Design Guide Addendum SPD (2021).

ECC Development Management Policies (2020 - living document with regular updates).

HGGT Guidance

Harlow and Gilston Garden Town (HGGT) is a designated 'Garden Community' under the Government's Garden Communities Programme.

The HGGT Vision elaborates on the HGGT's interpretation of garden city principles and sets expectations for high quality development to accord with the principles.

The HGGT Design Guide requires consideration of design quality in a garden city principles sense and draws attention to specific local issues.

### **Summary of Main Issues**

The key issues to be assessed include the principle of development, impact on the character and appearance of the area, and impacts on neighbouring amenity.

#### **Principle of Development**

The principle of additions to residential properties is accepted. Whether the proposal is acceptable in detail is dependent on its impacts on its surroundings, and its compliance with the relevant policies within the Harlow Local Development Plan (HLDP) 2020 and supplementary planning documents, as assessed below.

#### **Impact on character and appearance**

Policy PL1 of the Harlow Local Development Plan (HLDP) 2020 requires that proposals do not result in harm to the character and appearance of the property or its setting.

The Harlow Design Guide SPD 2011 sets out general principles of good design for residential extensions. These include:

- *The design of any extension should be well integrated with the existing dwelling, being of an appropriate size and height, a similar grain and having similar features (such as roof type and windows).*

- *The extension should be visually subservient to the original dwelling..... This is particularly important where dwellings are in a consistent housing group and where the proportion and rhythm of the dwellings contribute to the character of the streetscape.*
- *Roof types should be determined by the form of the main roof of the original dwelling.*

In terms of front extensions it is further stated that *in general, front extensions and porches are not a prevailing feature of the character of Harlow's residential areas. They should only be permitted where applicants can demonstrate through the characterisation studies that these features are a prevailing feature of the original housing within their area.*

As stated above, front extensions are not, in general, a feature of Harlow. In this case however, considered on its own merits the front addition extends an existing front projection maintain the depth, height, form and materials of the existing. It is not considered that the proposed addition results in any material harm to the appearance of the house or the street scene and character of the area. It is also noted that other properties in Deer Park have similar front additions, including nos. 67, 68, 69 and 73.

In terms of rear extension, this is subservient in scale, appropriate in design, would not be seen in the street scene and would have no adverse impact on character and appearance of area.

The proposal is not considered to result in any material harm to the character and appearance of the area, and is considered to comply with the requirements of policy PL1 of the HLDP.

### **Impact on neighbours**

Policy PL2 of the HLDP and the Harlow Design Guide SPD requires that proposals should not result in detrimental impacts to neighbours' amenities.

The proposed rear extension would have a depth of 2.9m, which is relatively modest in light of the advice in the Design Guide Addendum 2021 that *In general the depth of rear extensions will not normally exceed 4 metres.* The height and scale of the addition are subservient to the existing house with materials to match.

In terms of the impact on number 56 Deer Park, as there is a separation of approximately 2.5m between the side walls of no.57 and the side wall of no.56 to the south and no.58 to the north, there would be no significant impact in terms of both overdominance.

In relation to loss of light, Building Research Establishment Guidance states that there is unlikely to be a loss light to neighbours if a proposed extension meets what is termed the 45 degree test. This test demonstrates whether the depth of an extension would impinge on a line drawn on plan at 45 degrees from the centre of a neighbouring property's nearest habitable room window. For number 58, the house adjacent on the north side, this test is comfortably passed and the impact on that property's rear windows' light and outlook is therefore assessed as acceptable.

This neighbour has referred to a change in level to no.58 and there is a slight drop of approximately 0.3m, which would accentuate the height of the extension from that side, but given the overall modest scale of the addition it would not be such that any significant additional impact would occur. On the south side, no.56 has a rear extension with a blank brick wall facing the application site. No harm would result therefore to light to the rear windows of this property.

In terms of the 'social' area of the garden changing, as mentioned by a third party, presumably this refers to creation of a new patio area in front of the extension. This would merely bring it in line with that of no.58, and in any case this is a proposal to modestly enlarge an existing dwelling and no intensification of the garden's use would occur. As to garden coverage, the extension is modest in depth and the remaining garden area would remain relatively spacious.

The proposal thereby complies with policy PL2 of the HLDP and the Harlow Design Guide SPD 2011 and Design Guide Addendum 2021.

### **Parking**

The proposal is for an increased and improved ground floor living area for the existing household comprising enlarged living room to the front and kitchen/ diner to the rear, and has no implications for parking demand or highway issues. The existing integral garage and frontage parking space would remain unaffected.

The proposal is compliant with policies IN2 and IN3 of the HLDP 2020.

## **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 PL1 of the Harlow Local Development Plan, December 2020.
3. Notwithstanding the provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no window openings shall be created in the side wall elevations of the extension.  
REASON: To protect the privacy of the occupiers of neighbouring dwellings and to comply with policy PL2 of the Harlow Local Development Plan 2020.
4. Approved drawings.

<b><u>Plan and Document Reference</u></b>	<b><u>Date Received</u></b>
2547.01 Existing Floor Plans, Location Plan & Block Plan	15.02.2023
2547.02 Existing Elevations	15.02.2023
2547.03 Proposed Floor Plans	15.02.2023
2547.04 Proposed Elevations	15.02.2023

**INFORMATIVE CLAUSES**

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.