

## **Agenda Item 9**

**17 Watersmeet, Harlow, Essex, CM19 4QR**

**Application Reference: HW/HSE/24/00369**

**Erection of a side extension to the existing building**

# Application Details

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Proposed side extension to be used ancillary to the main use of the house

2.3 metres in width, 11.15 metres in depth and three metres in height, extending three metres beyond the rear elevation of the host dwelling.

# Location Plan

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# Aerial Image

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Site



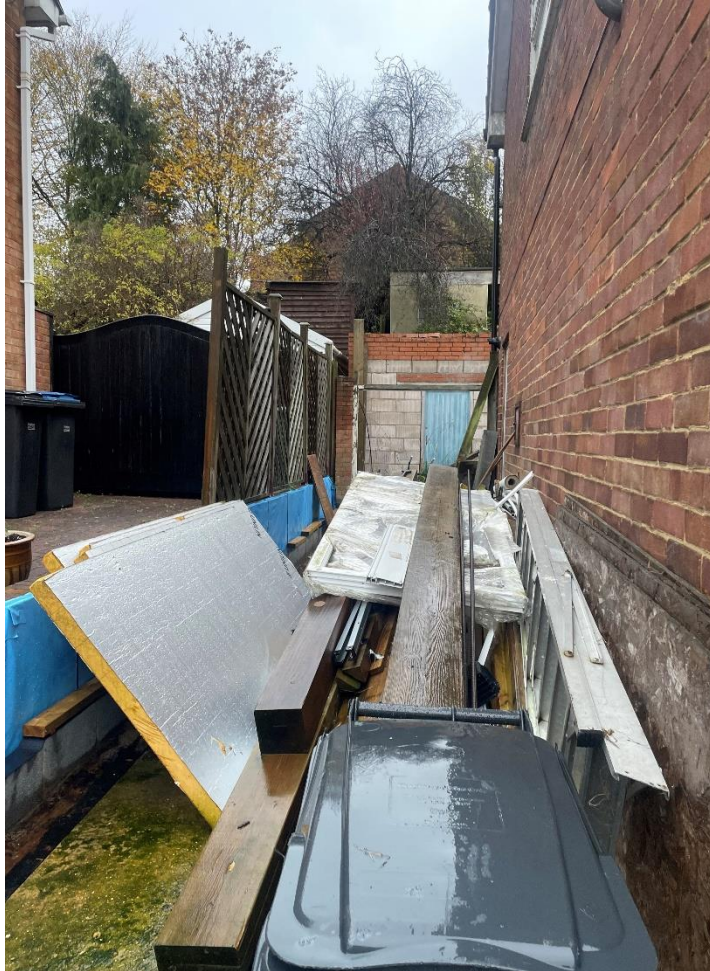
# Site Photos

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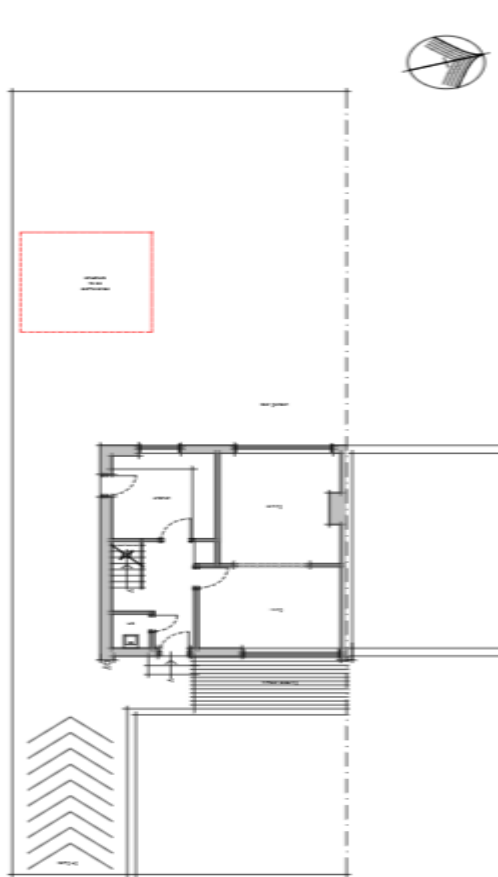


# Site Photos

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# Existing & Proposed Ground Floor Plan

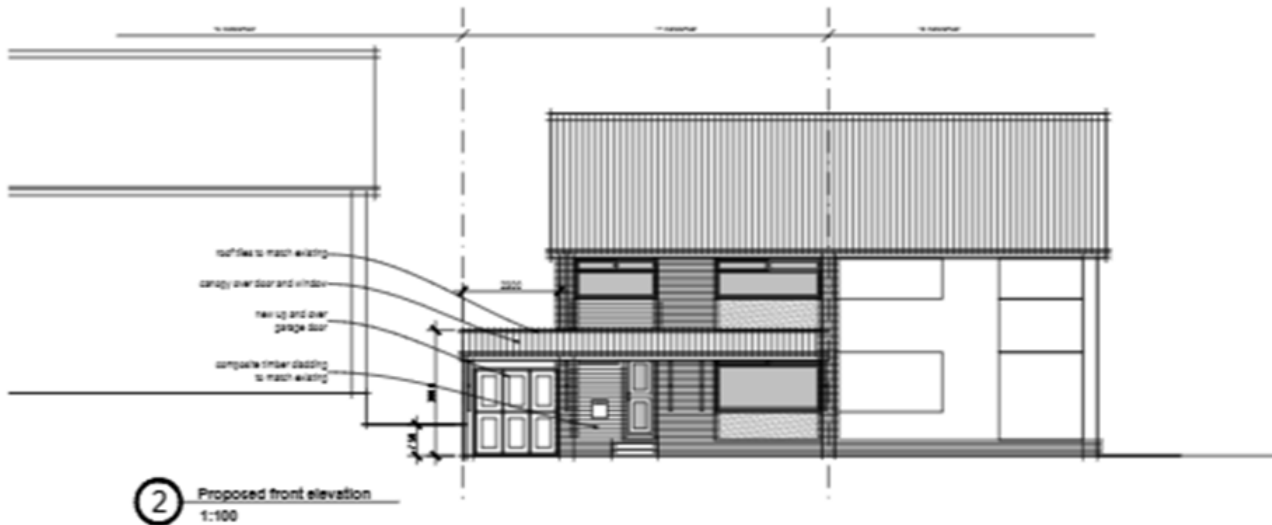
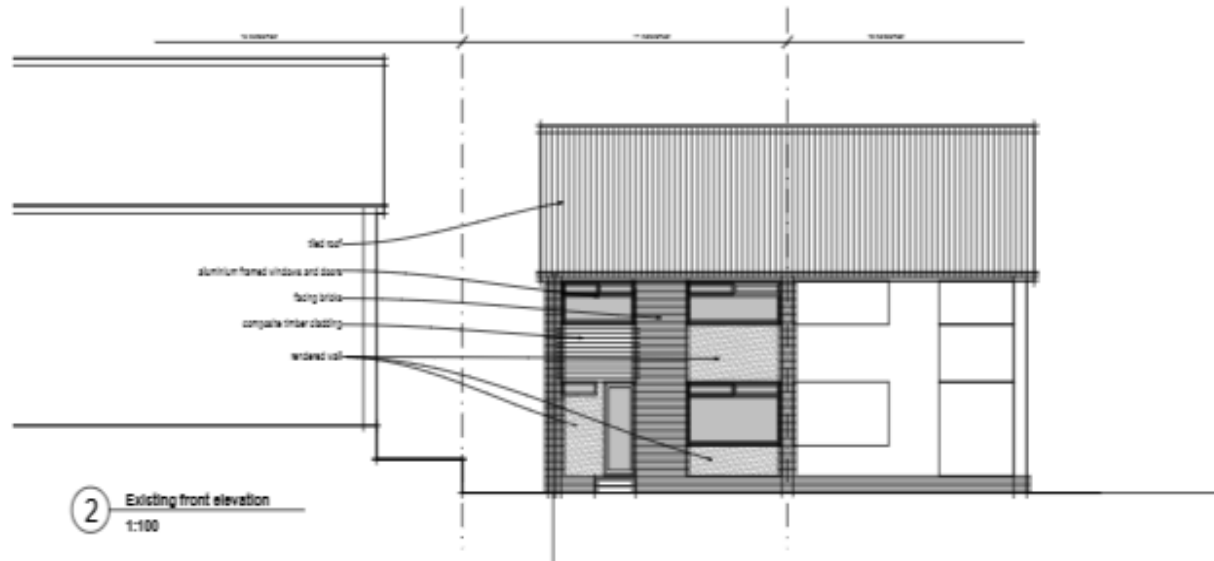


1 Existing ground floor plan  
1:100



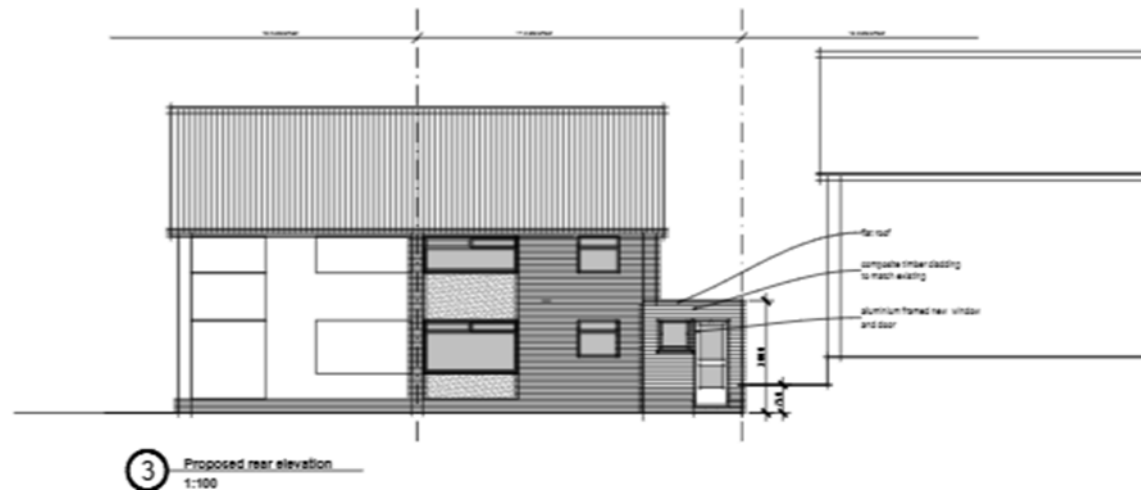
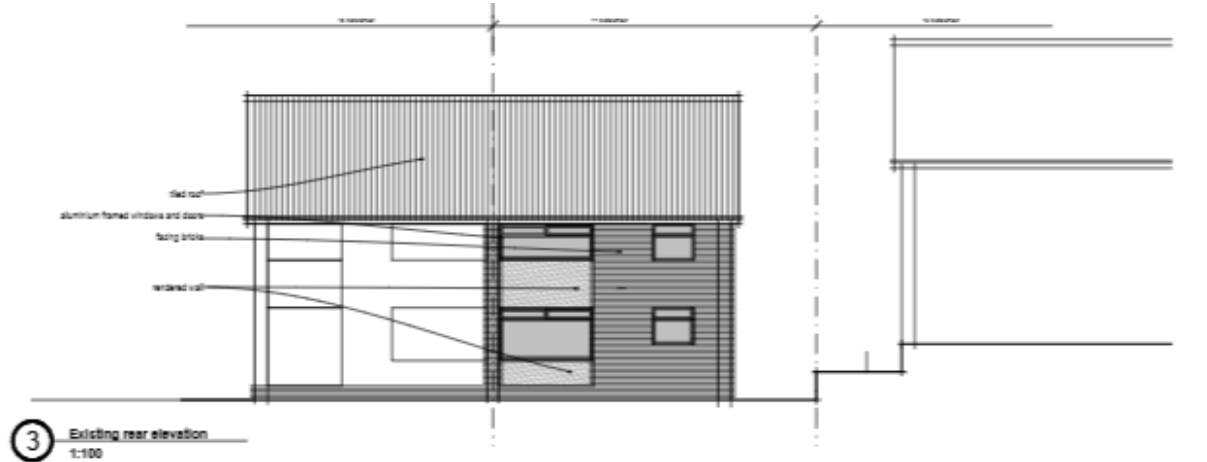
1 Proposed ground floor plan  
1:100

# Existing & Proposed Front Elevation

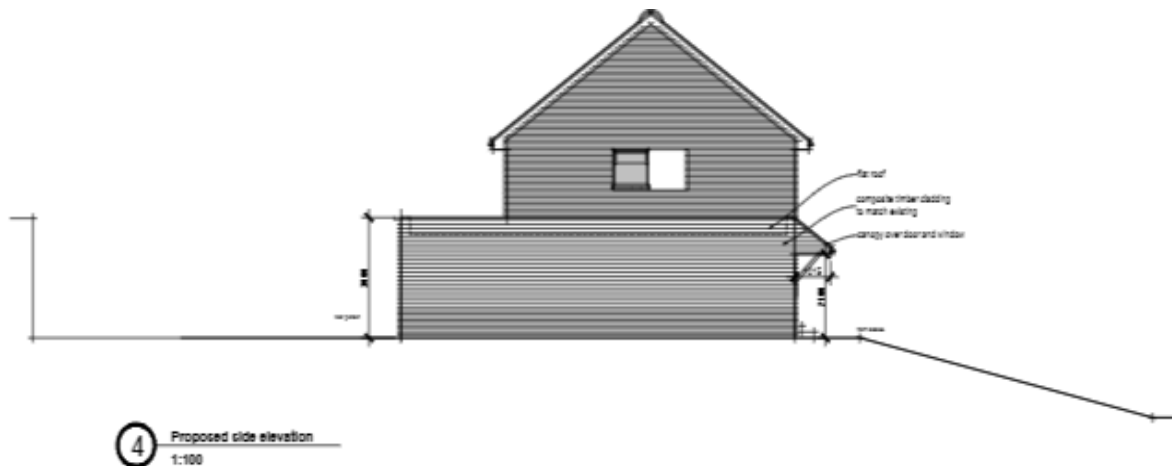
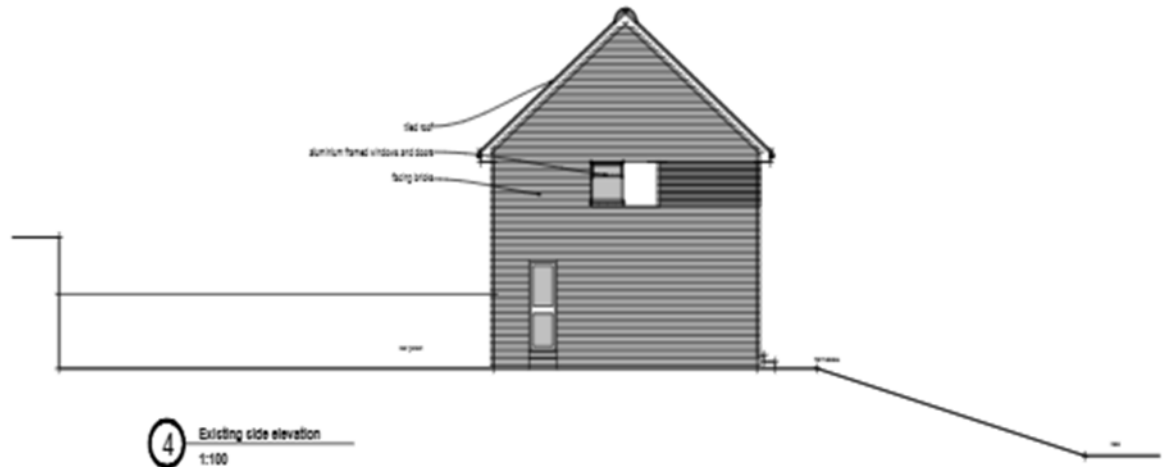




# Existing & Proposed Rear Elevation



# Existing & Proposed Side Elevation



# Key Issues

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The key material planning matters are:

- Design, Character & Appearance  
Subservient, sympathetic visual relationship with host dwelling and wider area
- Residential Amenity  
Would not result in unacceptable harm

# Recommendation

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Grant planning permission subject to the conditions outlined in the report, namely:

1. Time Condition – three years
2. Matching Materials
3. Work Hours
4. Approved Plans