

## **Agenda Item 11**

**6 Burnside Terrace , Hobbs Cross Road, Harlow,  
Essex, CM17 0LA**

**Application Reference: HW/HSE/24/00428**

**Construction of a single storey front porch entrance**

# Application Details

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Planning permission is sought for the construction of a front porch, measuring 1.57 metres in depth, 2.8 metres in width and 2.8 metres in height.

# Location Plan

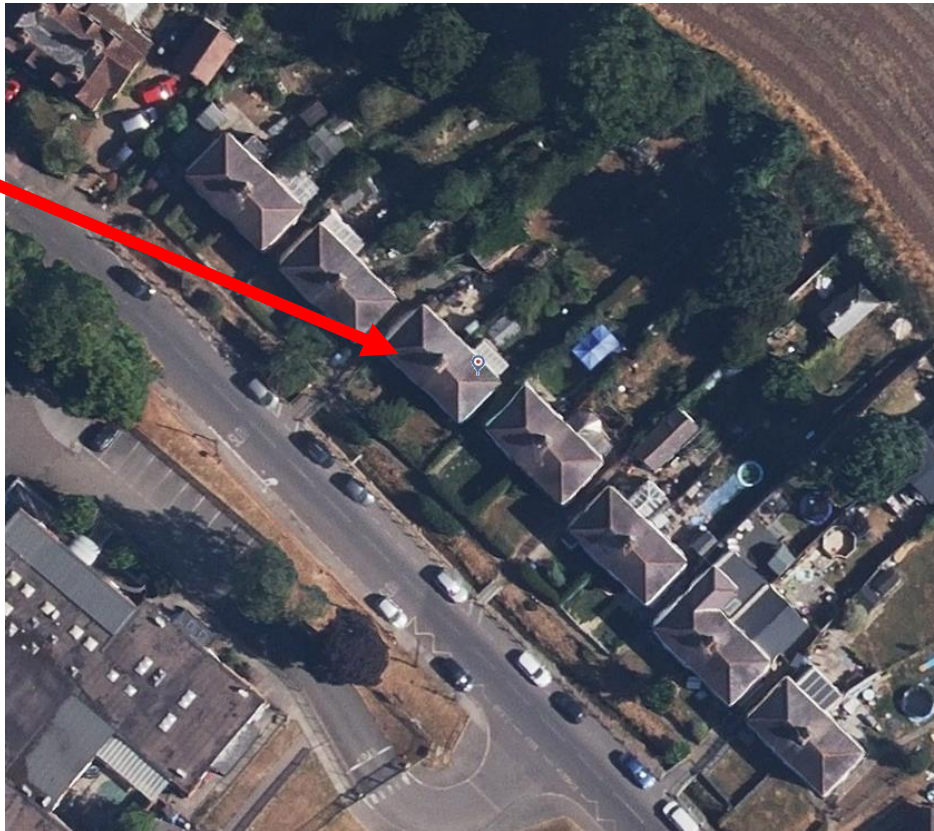
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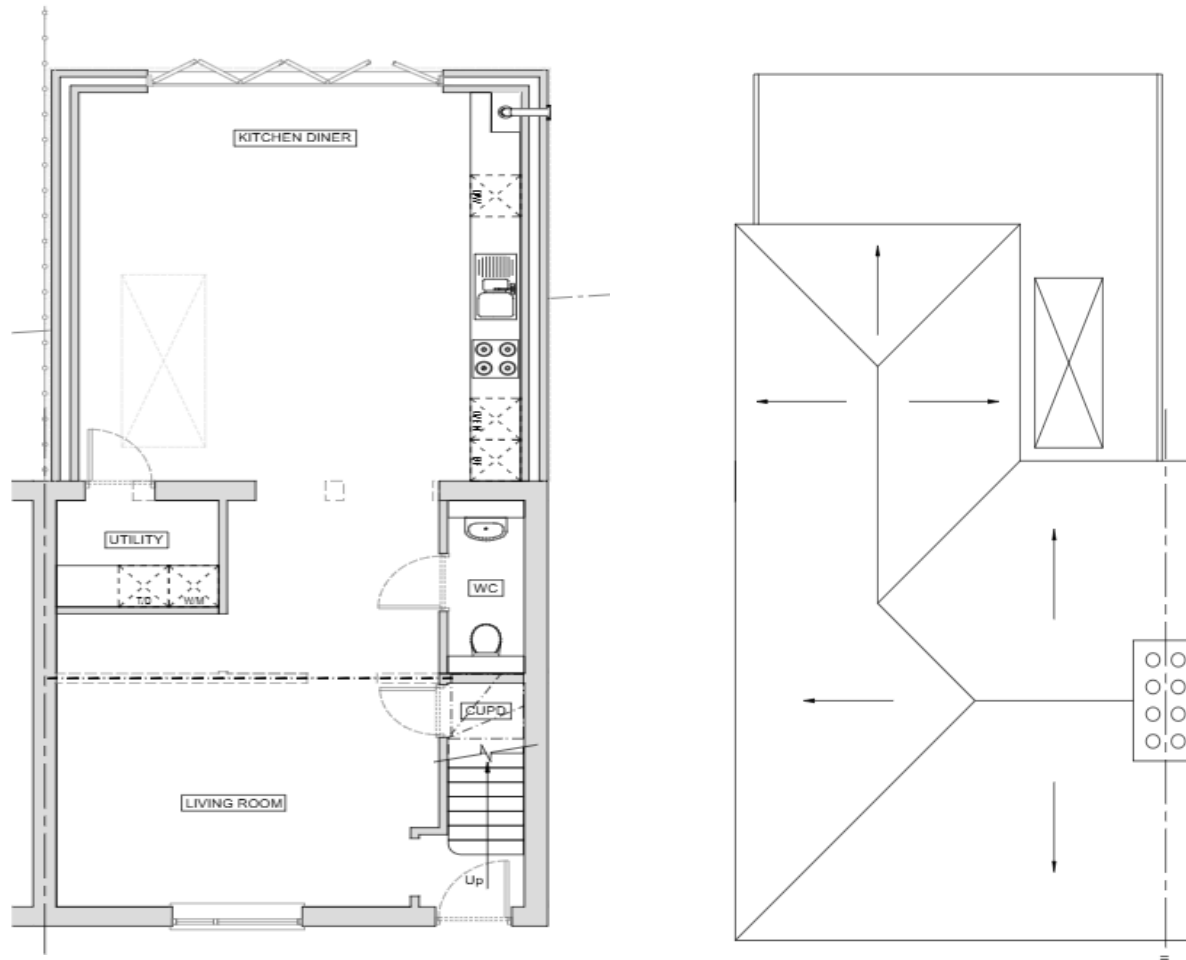
# Aerial Image

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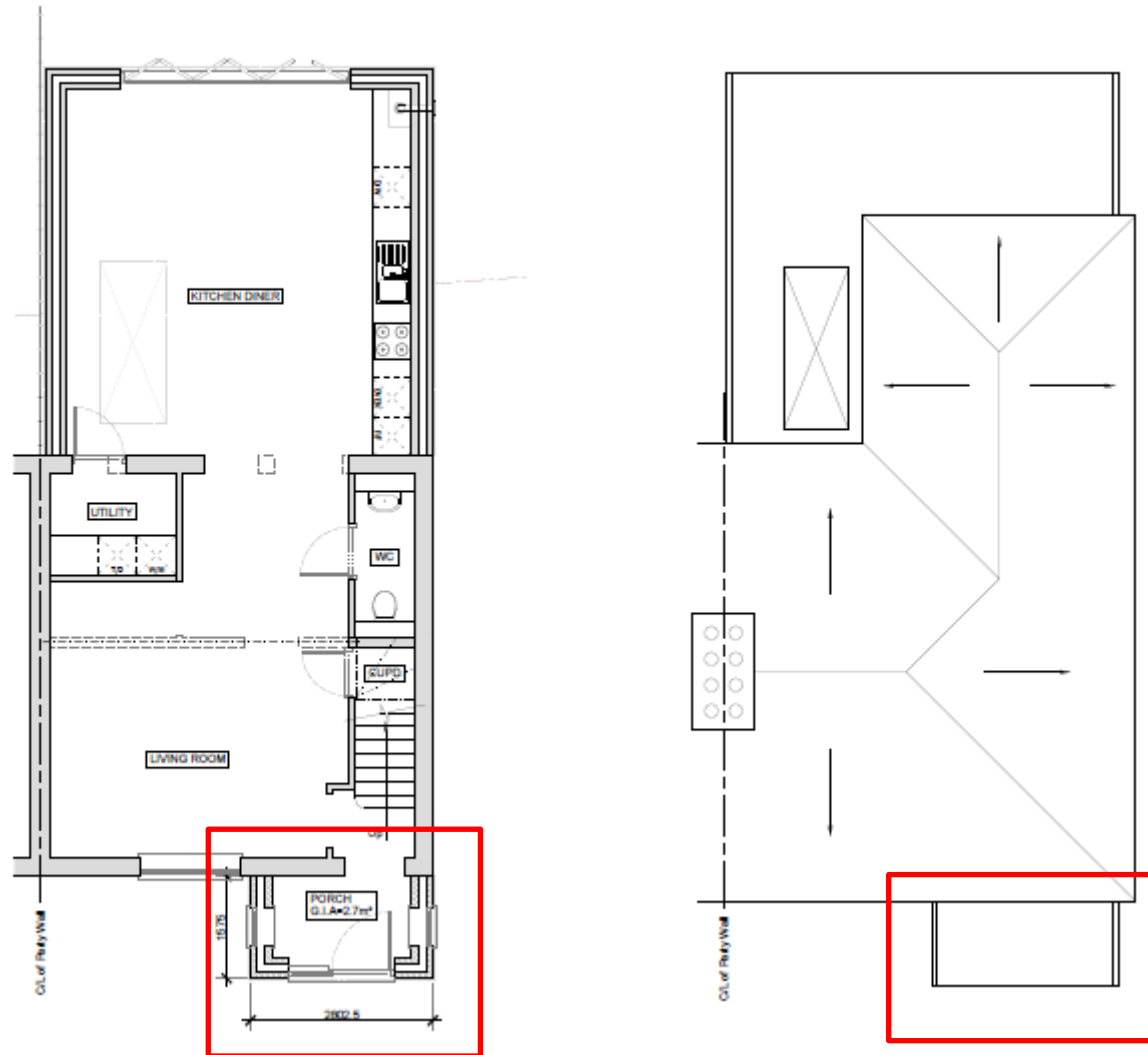
Site



# Existing Ground Floor/Roof Plans

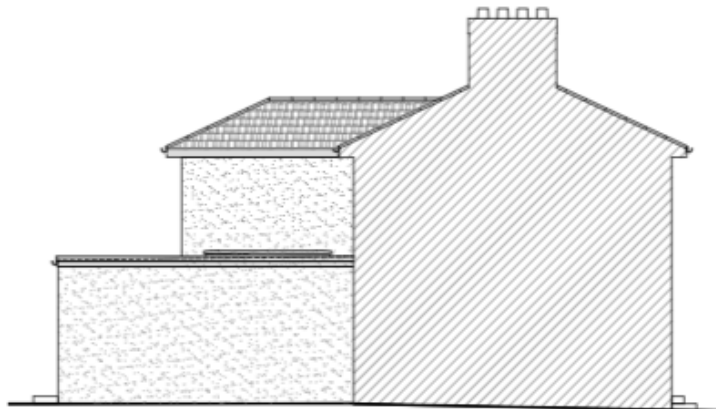
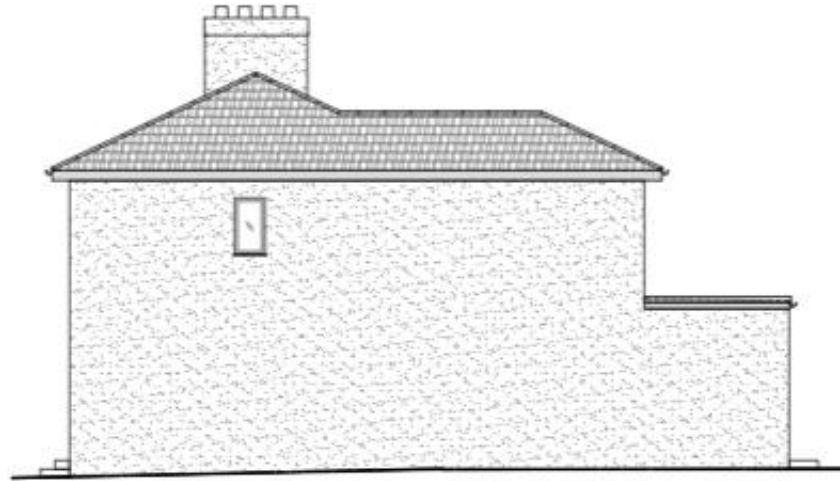


# Proposed Ground Floor/Roof Plans

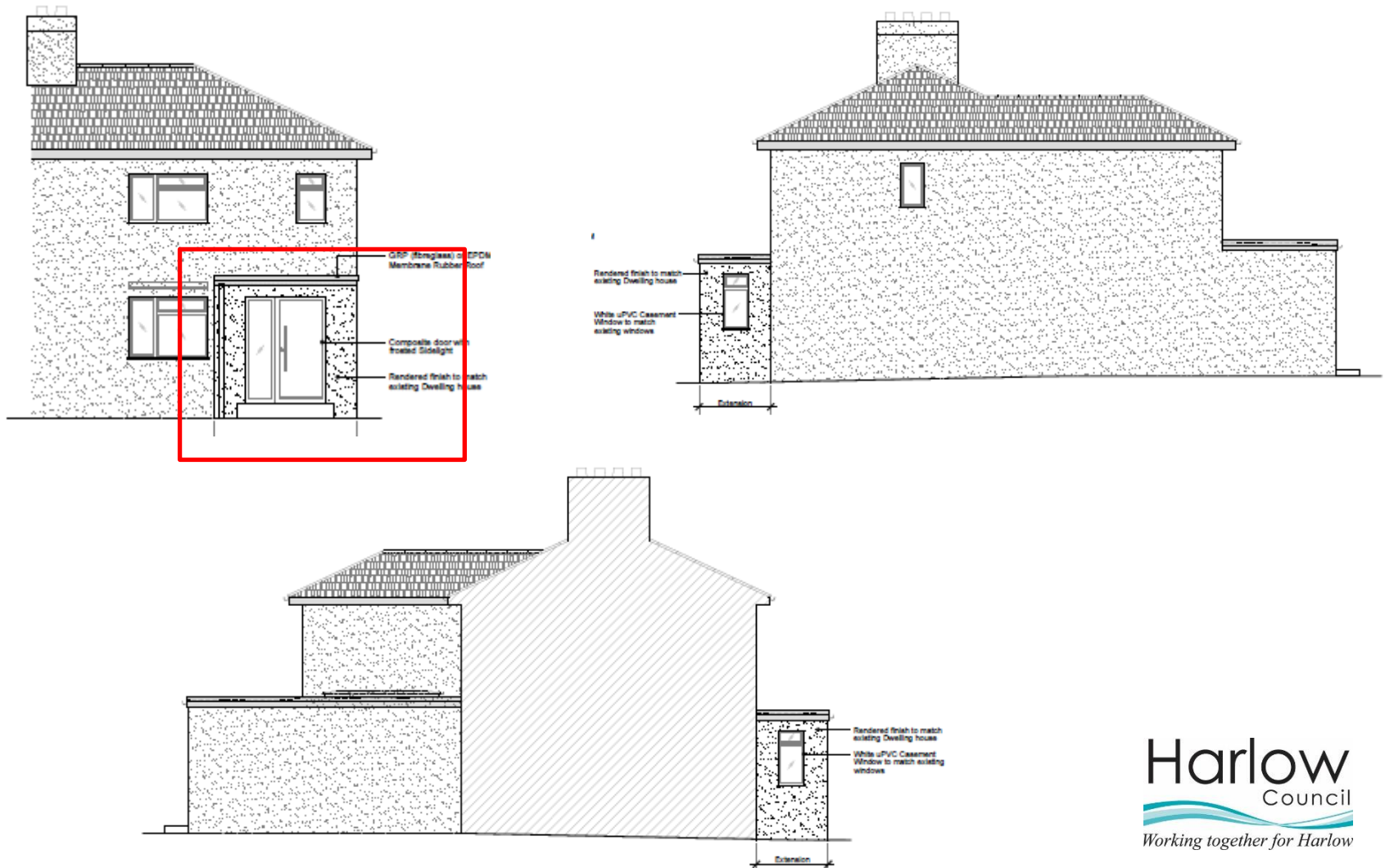


# Existing Elevations

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# Proposed Elevations





# Site Photos

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# Site Photos

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# Key Issues

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The key planning matters are:

- Character & Appearance

Appropriate scale, bulk, design and massing

Would not adversely impact the setting of designated or non-designated heritage assets

- Neighbouring Amenity

Would not result in unacceptable loss of light, outlook or visually overbearing impact on neighbouring amenity, or overlooking or loss of privacy concerns.

## Fall back

Permitted development tolerances 3sqm footprint, 3m height and not within 2m of the boundary

Current proposal

- Footprint 4.4sqm
- Height 2.8m
- More than 2m from boundary

Increase of 1.4sqm than permitted development

# 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. Construction Hours
4. Approved Plans