

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE

2 July 2025

REFERENCE: HW/HSE/25/00151

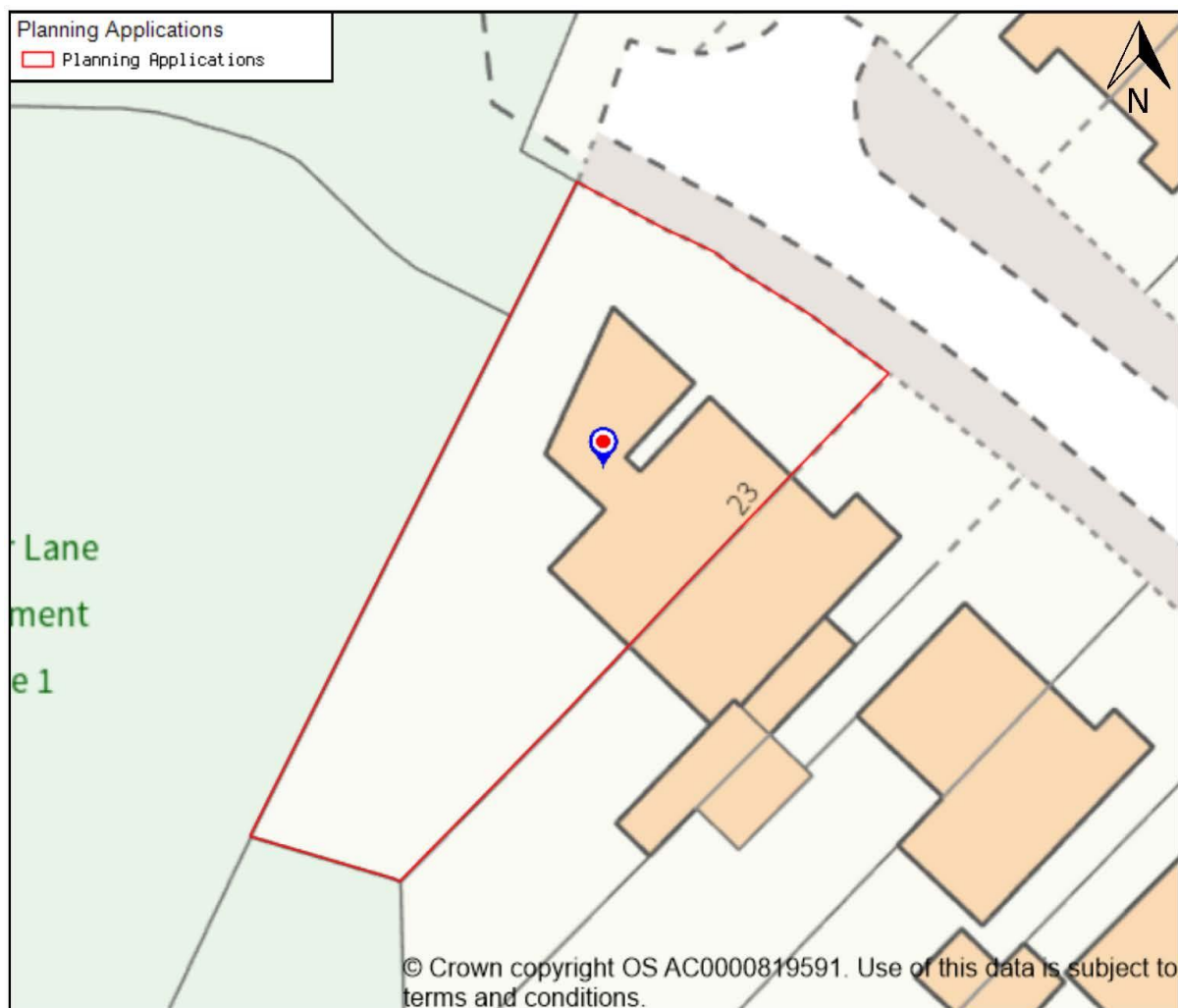
OFFICER: Chris Walter

APPLICANT: Mr David Carter

LOCATION: 23 Greygoose Park
Harlow
Essex
CM19 4JL

PROPOSAL: Proposed brick garage door infill with windows, brick infill to side passageway, change of cladding to front elevation, proposed porch and garage side access door.

LOCATION PLAN



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REASON BROUGHT TO COMMITTEE:

The application has been submitted on behalf of a local Councillor.

RECOMMENDATION:

The proposal is considered acceptable in terms of character and appearance, residential amenity and parking/highways considerations. It complies with the relevant policies within the Local Plan and supplementary documents and is recommended for approval accordingly.

Application Site and Surroundings

The application site relates to 23 Greygoose Park, a semi-detached dwelling located towards the end of a cul-de-sac within a residential area of Great Parndon. It shares a boundary to the south-east with No.24. To the west of the dwelling is land designated as Green Wedge. The property is not located within a conservation area, nor within the setting of listed buildings.

Details of the Proposal

The proposal seeks to make several external alterations to the property, including an infill side extension between the garage and dwelling, new front elevation cladding and the replacement of the existing garage door for two windows and a new side access door.

It also seeks permission for a 1.3-metre-deep, 2.7-metre-wide and 3.1-metre-high front porch.

RELEVANT PLANNING HISTORY:

Planning Applications

Application Number	Proposal	Status	Decision Date
HW/HSE/21/00665	Construction of Single Storey Rear Extension	Granted Planning Permission	01.02.2022
HW/HSE/15/00353	Single Storey Rear Part Side Extension, Garage Conversion and Front Porch	Granted Planning Permission	02.10.2015
HW/PL/14/00504	Proposed Single Storey Rear Part Side Extension and Front Porch with Associated Internal and External Works	Granted Planning Permission	12.01.2015
HW/ST/01/00329	Porch & Raising of Part of Garage/Study Roof	Granted Planning Permission	25.10.2001

CONSULTATIONS

Neighbours and Additional Publicity

Number of Letters Sent: 5

Total Number of Representations Received: 0

Date Site Notice Expired: N/A

Date Press Notice Expired: N/A

Summary of Representations Received

No neighbour representations were received.

PLANNING POLICY

National Planning Policy Framework (NPPF) (2024)

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 2024 version) and the associated Planning Practice Guidance (PPG) (first published in March 2014 but also regularly updated with the NPPF). The NPPF is a material consideration in the determination of applications.

Harlow Local Development Plan (2020)

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 HDLP is prepared in the context of the National Planning Policy Framework (NPPF).

Policies of most relevance to the proposal 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

Supplementary Planning Documents

The following are material planning considerations in the determination of applications and appeals:

HDC Design Guide SPD (2011)

Design Guide Addendum SPD (adopted December 2021).

Essex Parking Standards (2009)

HGGT Guidance

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

The NPPF 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 area's 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.

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 planning matters assessed in the determination of this application are as follows:

- Principle of Development
- Character & Appearance
- Residential Amenity
- Parking & Highway Safety

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 unacceptable 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.

The proposal seeks to make several external alterations to the property, including an infill side extension between the garage and dwelling, new front elevation cladding and the replacement of the existing garage door for two windows and a new side access door. Given their scale and design, these elements of the proposal would not result in unacceptable impact on the character and appearance of the host building or the wider locality.

The Harlow Design Guide SPD sets out that, in general, front extensions and porches are not a prevailing feature of the character of Harlow's residential areas. Taking into the existence of permitted development rights for the erection of a porch, they should only be permitted where applicants can demonstrate that they are a prevailing feature of the original housing within their area and not exceed 1.5 metres in depth.

At a proposed 1.3 metres depth, the front porch would comply with this Design Guide requirement, appearing as subservient addition to the dwelling.

The proposal would result in unacceptable harm to the character and appearance of the application dwelling or area and is in general compliance with policy PL1 of the HLDP and the Harlow Design Guide SPD and Addendum.

Neighbouring Amenity

Policy PL2 of the HLDP, and the Harlow Design Guide, aim to ensure that developments do not adversely affect adjacent residents, taking into consideration impacts on access to daylight and sunlight, overshadowing, privacy and overlooking.

The proposed external alterations, including an infill side extension between the garage and dwelling, new front elevation cladding and the replacement of the existing garage door for

two windows and a new side access door would not worsen outlook or light conditions for neighbouring occupants or create unacceptable visual overbearing impact.

Given its scale, mass, bulk and siting, the proposed front porch would not result in an unacceptable loss of light, outlook or visually overbearing impact on neighbouring amenity. It would not give rise to unacceptable overlooking or loss of privacy concerns.

As such, the proposal is acceptable with regards to amenity impact considerations, in compliance with policy PL2 of the HLDP and the Harlow Design Guide SPD.

Parking and Highways

Policies IN2 and IN3 of the Harlow Local Development Plan 2020 indicate that development should not have an unacceptable impact on highway safety and congestion and be in accordance with the Essex Parking Standards 2009.

The Essex Parking Standards (2009) requires any dwelling with more than two bedrooms should have two off-street parking spaces.

The proposal would result in the loss of vehicular access to the garage. Notwithstanding, the application site benefits from a dropped kerb, which provides access to generously sized front curtilage parking. It is also noted that other properties within the cul-de-sac benefit from garages and/or front drives, and the site is situated in a relatively sustainable location, less than a mile away from key local amenities and bus stops.

The proposal would not result in unacceptable long-term impacts to parking or highway safety, in compliance with policies IN2 & IN3 of the HLDP and the Essex Parking Standards 2009.

Equalities

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- “(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The above duties require an authority to demonstrate that any decision it makes is reached “in a fair, transparent and accountable way, considering the needs and the rights of different members of the community and the duty applies to a local planning authority when

determining a planning application.” Officers consider that the application does not give rise to any concerns in respect of the above.

CONCLUSIONS

The proposal would not result in unacceptable harm to the character and appearance of the application dwelling or area, neighbouring amenity or parking/highway safety conditions. It is therefore in compliance with the relevant policies within the HLDP and supplementary documents and 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 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 Acceptable construction hours are between 8:00 to 18:00 on Mondays to Fridays and 8.00 and 13.00 on Saturdays. No construction work should take place or plant operated outside these hours.
REASON: In the interests of neighbouring amenity, in accordance with policy PL2 of the Harlow Local Development Plan, December 2020.
- 4 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.

<u>Plan and Document Reference</u>	<u>Date Received</u>
Location Plan	14.04.2025
2759.01 Existing Elevations	14.04.2025
27859.02 Existing Ground Floor & Roof Layout	14.04.2025
2759.03 Proposed Elevations	14.04.2025
2759.04 Rev A Proposed Ground Floor & Roof Layout	03.06.2025

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.

Kie Farrell
Interim Development Manager

Chris Walter
Contributing Officer