

Agenda Item 9

13 Upper Park, Harlow, Essex, CM20 1TN

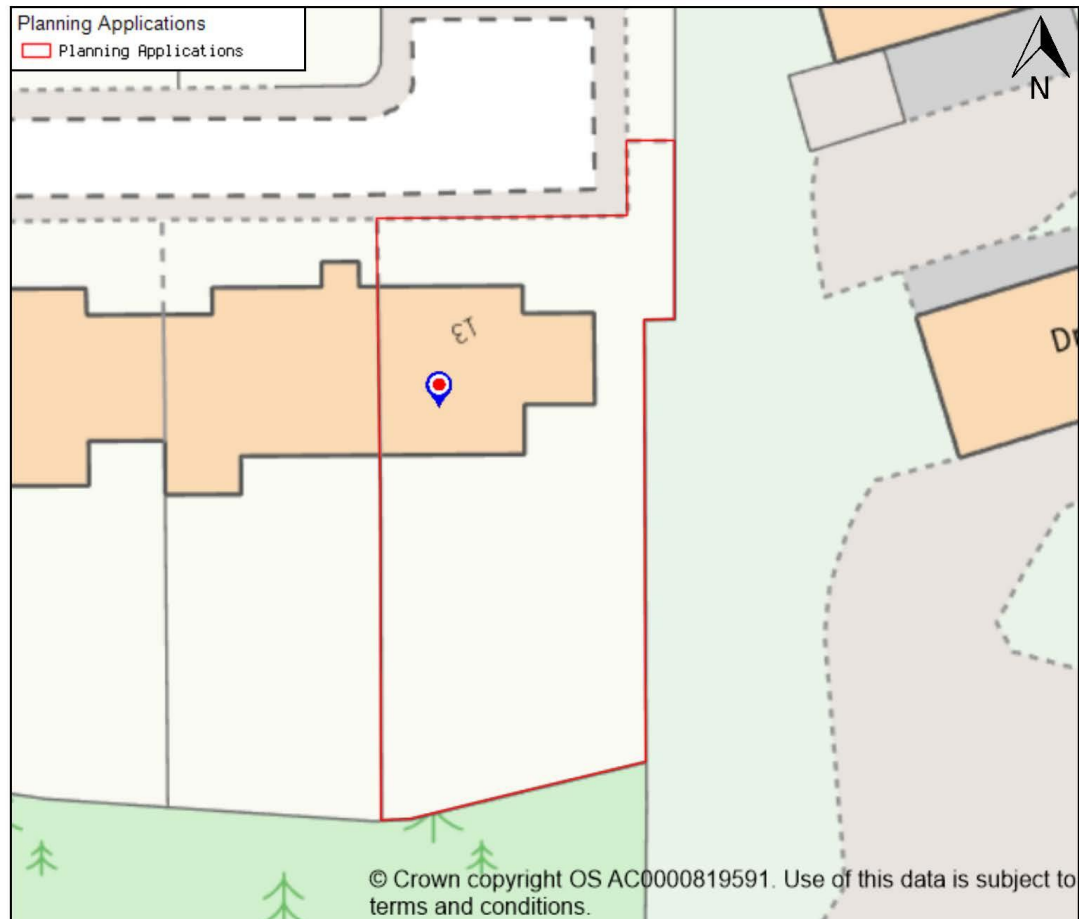
Application Reference: HW/HSE/25/0076

**Construction of a two-storey side extension (Amended
Proposal Description)**

Application Details

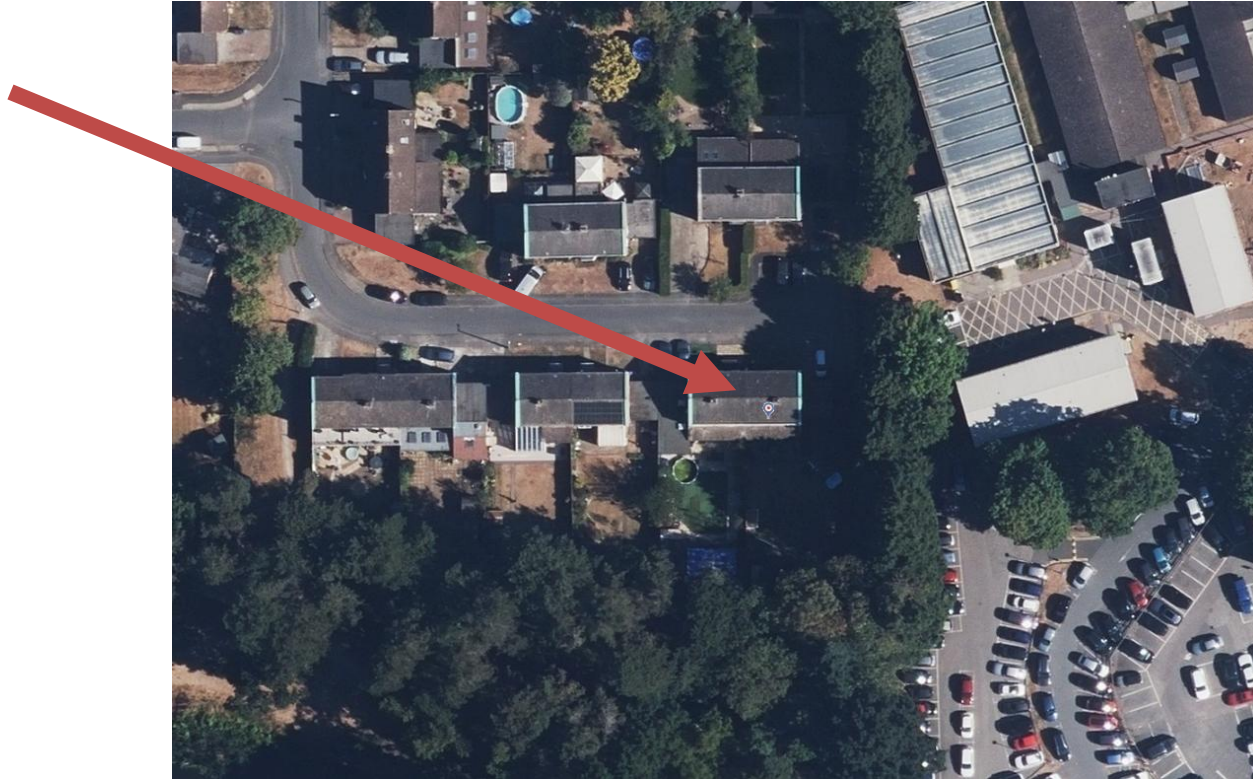
- Two storey side extension
- Increase in number of bedrooms from four to six

Location Plan



Aerial Image

Site



Site Photos – Street Views



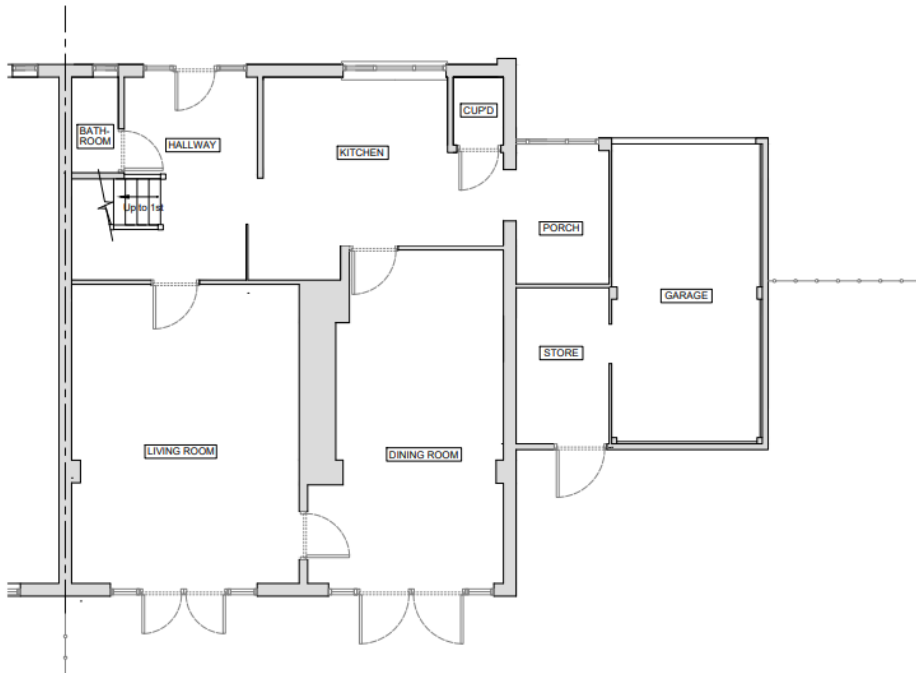
Site Photos – Rear Elevation



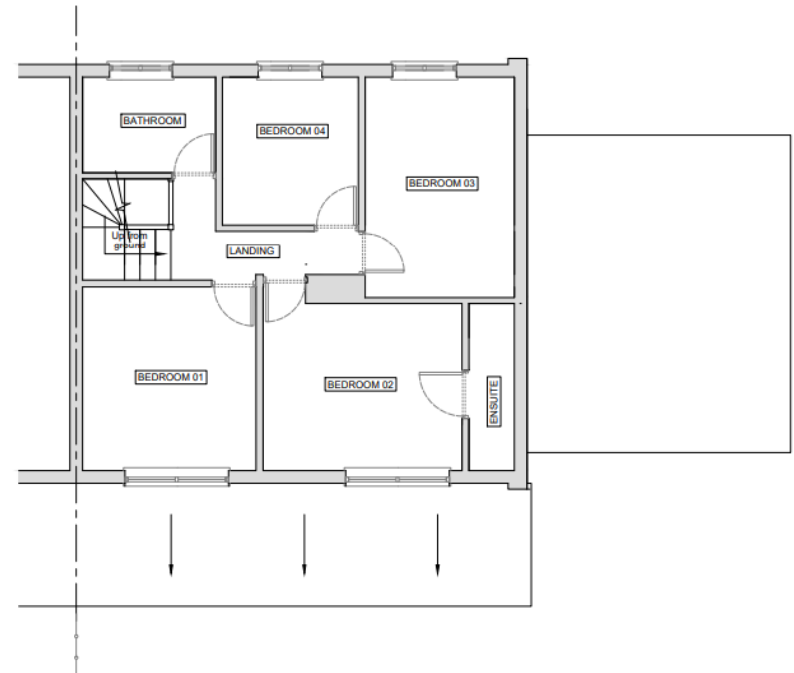
Site Photos – Side Elevation



Existing Floor Plans

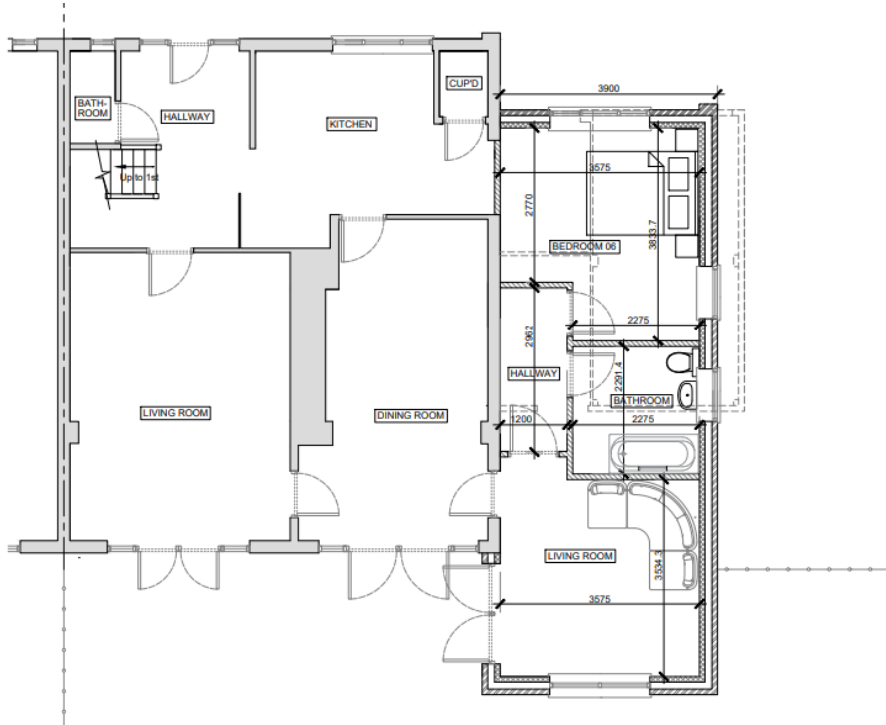


Existing Ground Floor

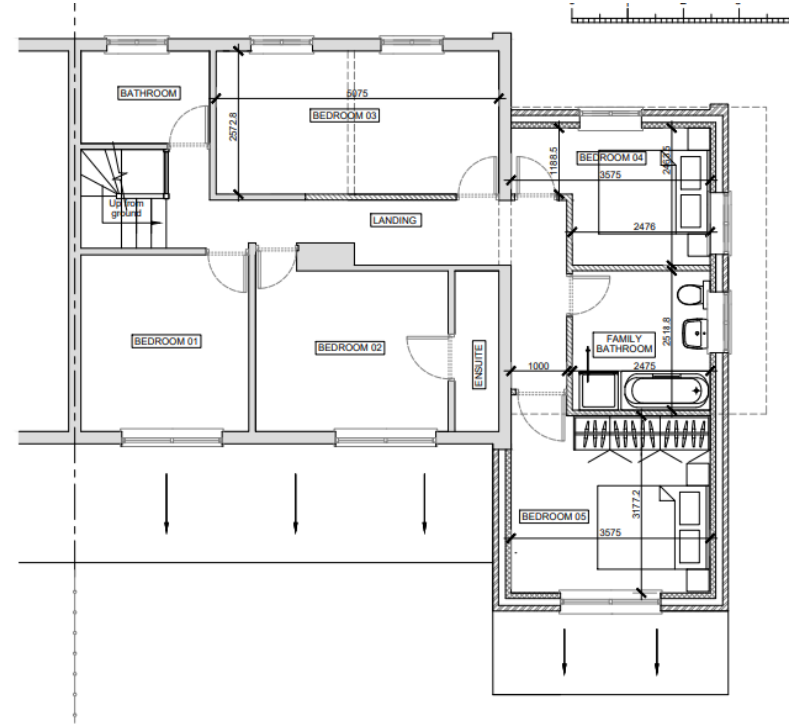


Existing First Floor

Proposed Floor Plans



Proposed Ground Floor

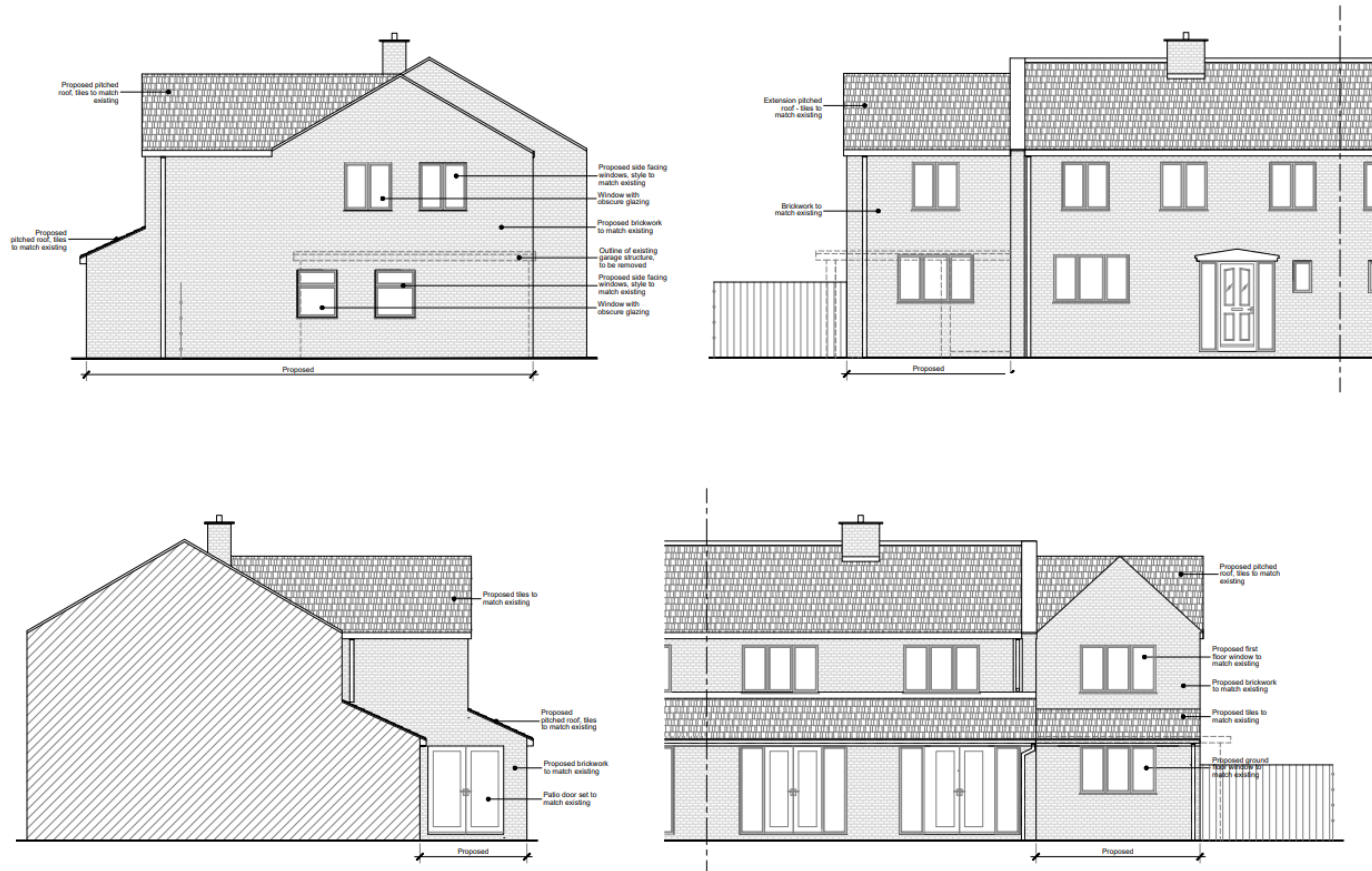


Proposed First Floor

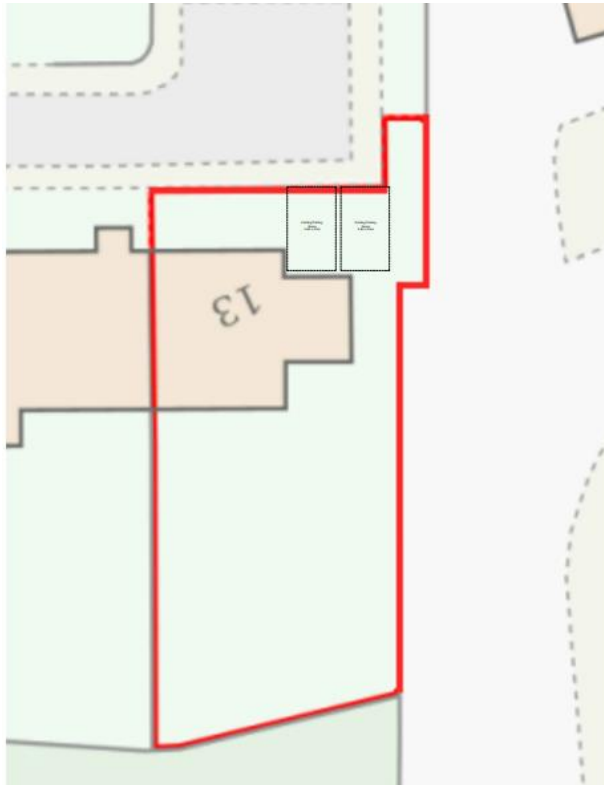
Existing Elevations



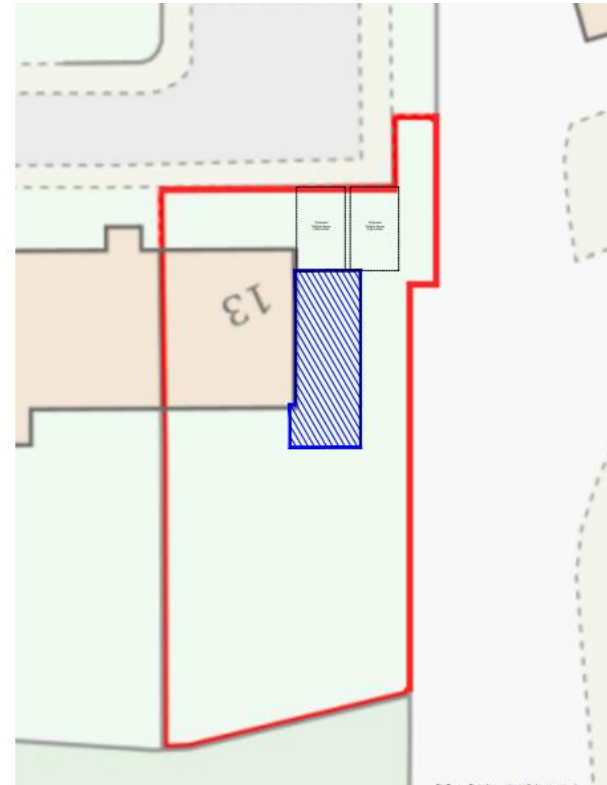
Proposed Elevations



Existing Proposed Car Parking



Existing Car Parking



Proposed Car Parking

TPO Map



Key Issues

The key planning matters are:

- Character & Appearance

Appropriate scale, bulk, design and massing

- Residential Amenity

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

- Trees

Completed in accordance with submitted arboricultural details

- Highways and Parking

Loss of garage, but site benefits from a dropped kerb and generously sized front curtilage parking

Increase in number bedrooms, but remain in accordance with Essex Parking Standards (two spaces)

Availability of privately owned garages and front drives, and public off-street parking with no restrictions

Permitted Development Rights for garage conversions remain intact

Sustainable location

Recommendation

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

1. Time limit – three years
2. Matching Materials
3. Completed in accordance with submitted arboricultural details
4. Construction Hours
5. Approved Plans