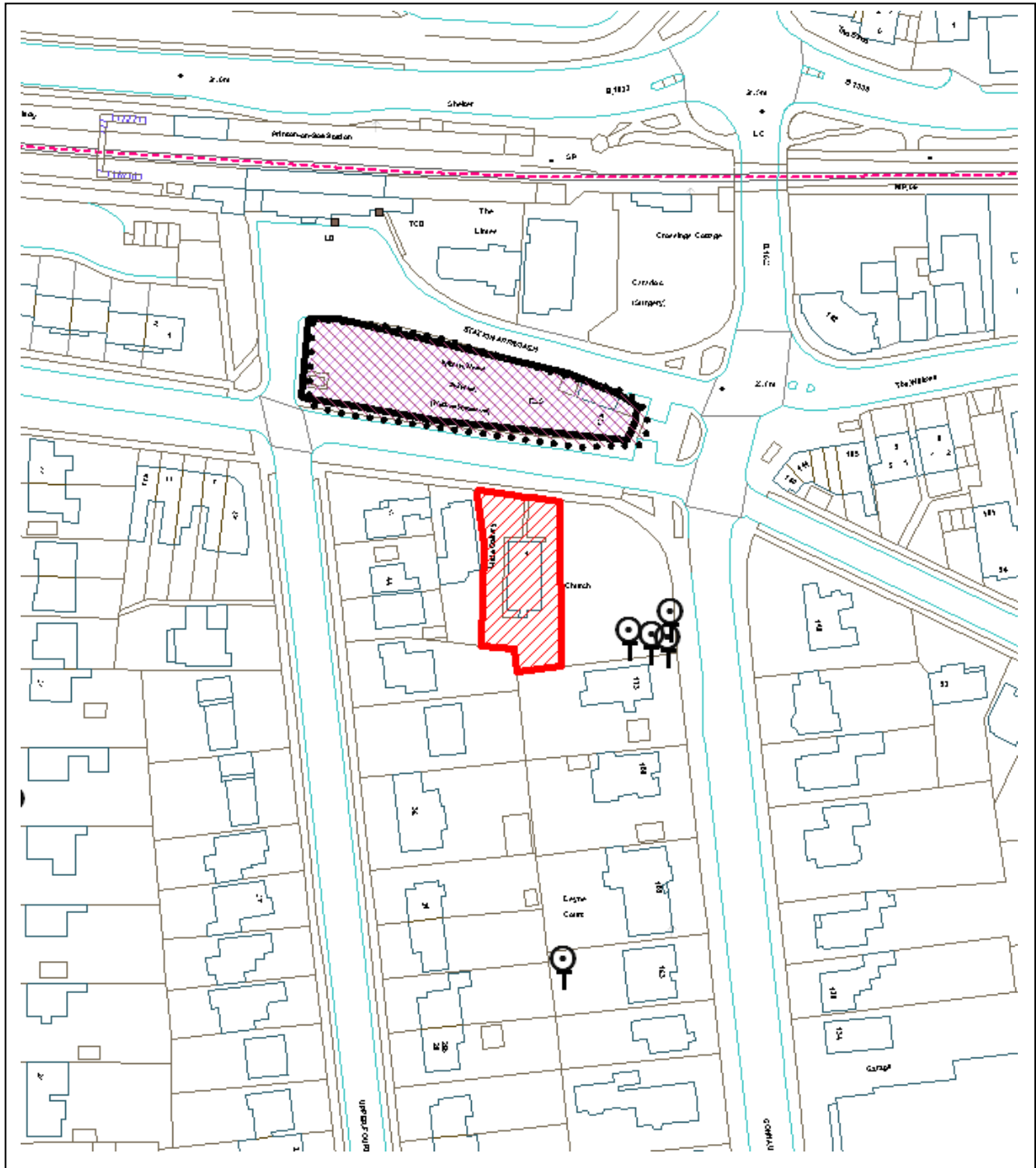


PLANNING COMMITTEE

2 JUNE 2011

REPORT OF THE TEMPORARY HEAD OF PLANNING

**A.6 PLANNING APPLICATION - 11/00263/FUL – CHRISTIAN SCIENCE CHURCH, 1 WITTONWOOD ROAD, FRINTON**



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<b>Application:</b>	11/00263/FUL	<b>Town / Parish:</b> Frinton & Walton Town Council
<b>Applicant:</b>	SB Developments (UK) Ltd	
<b>Address:</b>	Christian Science Church 1 Wittonwood Road Frinton On Sea	
<b>Development:</b>	Erection of 2no. dwellings (semi-detached), (following demolition of existing church), and new vehicular access.	

## 1. Executive Summary

- 1.1 The application site lies within the defined development boundary and Frinton & Walton Conservation Area. Planning permission was granted on appeal in 2010 for demolition of the existing church and the construction of 1 dwelling. This planning application proposes the erection of a similarly designed building that accommodates 2 no. 3 bedroom dwellings. Whilst the building contains two dwellings it has been designed to appear outwardly as a single large house.
- 1.2 The design, scale and detailing of the proposed building relates appropriately to this section of the conservation area and follows closely the design approved on appeal. The two dwellings have adequate private amenity space and off-street parking and the development would not adversely impact upon highway safety or the residential amenity of neighbouring occupiers.

### **Recommendation: Approve**

#### **Conditions:**

- **Standard time limit and**
- **List of approved plans**
- **Layout of vehicular accesses as per amended plan**
- **Pedestrian visibility splays to each dwelling access**
- **Access – no unbound materials within first 6m**
- **Permeable paving**
- **Details of materials to be used in construction**
- **Details of landscaping**

#### **Reason for approval:**

The application site is within the defined settlement boundary of the town and the principle of demolishing the existing church and replacing it with residential development has already been established in the previous appeal decisions relating to the site. The application proposes a replacement building to form 2 no. dwellings in a style which relates appropriately to the character of the local area. The development both accords with the policy framework for this part of Frinton-on-Sea and is considered appropriate for its setting. The views of objectors have been carefully considered but the proposal is considered to enhance the character of this section of the Frinton & Walton Conservation Area.

## **2. Planning Policy**

### National Policy:

PPS1 - Delivering Sustainable Development

PPS3 - Housing

PPS5 - Planning and the Historic Environment

### Local Plan Policy:

#### Tendring District Local Plan (2007)

QL1 - Spatial Strategy

QL9 - Design of New Development

QL10 - Designing New Development to Meet Functional Needs

QL11 - Environmental Impacts and Compatibility of Uses

EN17 - Conservation Areas

EN20 - Demolition within Conservation Areas

TR1A - Development Affecting Highways

TR7 - Vehicle Parking at New Development

HG3 - Residential Development Within Defined Settlements

HG7 - Residential Densities

HG9 - Private Amenity Space

COM6 - Provision of Recreational Open Space for New Residential Development

#### Core Strategy and Development Policies Proposed Submission Draft (2010)

DP1 - Design of New Development

DP4 - Private Amenity Space for Residential Development

DP7 - Development in Conservation Areas

### Other guidance:

Essex Design Guide

Essex County Council Car Parking Standards - Design and Good Practice

### 3. Relevant Planning History

09/01312/FUL	Erection of 1no. detached dwelling and associated garage (following demolition of existing church). Construction of new vehicular access.	Refused	18.03.2010
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**(ALLOWED ON APPEAL)**

09/01313/CON	Demolition of existing church (to facilitate erection of 1no. detached dwelling and garage).	Refused	18.03.2010
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**(ALLOWED ON APPEAL)**

### 4. Consultations

Frinton & Walton Town Council	Recommend Refusal
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As this location is the entrance to Frinton and the gateway to palatial and substantial homes, only 1 large house should be approved. This proposal is considered overdevelopment of the site and not in keeping with the street scene.

ECC Highways Dept	No objections subject to 6 conditions relating to layout of access, pedestrian visibility splays, garage and parking space size and number to be in accordance with adopted parking standards, surface materials and the erection of gates.
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### 5. Representations

5.1 One letter of objection has been received. A summary of its content and the Officer response is set out below:

- Overdevelopment of site.

*Officer Response – The siting of a pair of semi-detached dwellings on this plot is not considered to amount to overdevelopment of the site. The dwellings are provided with private amenity space and car parking that would meet the requirement of the relevant local plan policies and the proposed building would not appear cramped within the plot or incongruous within the street scene.*

### 6. Assessment

The main planning considerations are:

- Planning History
- Design/Impact upon Conservation Area
- Residential Amenity
- Highway Considerations
- Amenity Space

## **Context**

6.1 The application site is located on the southern side of Wittonwood Road within the Frinton & Walton Conservation Area and development boundary. The site at present accommodates a single storey building that is used as a church. The property consists of a flat roof and is constructed out of brown brick with white rendered detailing around the entrance. The site has no vehicular access only a pedestrian access located centrally to the site's frontage. The residential properties either side of the site are two-storey in nature and opposite the site is a small nature reserve. The side boundaries of the site are marked by 1.8 metre high close boarded fencing.

## **Proposal**

6.2 This application proposes the construction of a pair of semi-detached dwellings that outwardly appear as one single dwelling house. Overall, the building would measure 12m in width, 12.7m in depth and 9.3m to ridge height.

## **Planning History**

6.3 In March 2010, planning permission and conservation area consent was refused for demolition of the church and the erection of one dwelling (references 09/01312/FUL and 09/01313/CON respectively). Subsequent appeals against both these decisions were allowed in November 2010.

6.4 The principle of demolishing the existing church and replacing it with residential development has therefore been established.

## **Design/Impact upon Conservation Area**

6.5 The design approach taken for the proposed development is similar to that of the house approved previously on appeal. The proposal takes on the same design apart from the addition of a second two-storey projection to the rear and the inclusion of a lean-to garage with mono-pitch roof to its eastern side. To ensure that the appearance of the development still resembles one detached house, the entrance to one dwelling has been located to side elevation of the building. In addition, the width and depth of the dwelling has been increased by 1m and the ridge height has remained the same.

6.6 The appeal Inspector commented in his decision that *'the dwelling proposed draws from the style of the recent property on the corner of Connaught Avenue and is of a quality that reflects and respects the surrounding area, which contains some very attractive properties, and would be an appropriate addition of the same order'*. Furthermore, the inspector added that the development would enhance the character and appearance of the conservation area in accordance with Local Plan policy EN17. Given that the proposed building, albeit accommodating two dwellings, is very similar to that approved on appeal it is concluded that the proposed building is of a design, style and scale appropriate to the character of the locality.

6.7 In terms of the site layout, the proposed scheme has increased the separation distance to no.1 Wittonwood Road to 3m, whereas the building has been moved closer to the eastern boundary with no.3 Wittonwood Road. However, no.3 is set a considerable distance forward within the street scene and with the proposed garage on the side having a mono pitch roof it is considered that the space between the two dwellings would not compromise the open character of the conservation area.

## **Residential Amenity**

6.8 The proposed building would not extend beyond the rear of the dwelling on the corner of Wittonwood Road and would be sited a significant distance (6 metres) from the side elevation due to the vehicular access serving that property being sited in-between. The flank elevation of no.3 Wittonwood Road accommodates several windows and two roof lights. However, due to the existing boundary treatment being 1.8m close boarded fencing and vegetation and the fact that the proposed single storey lean-to garage would be situated on this side of the proposed building, the proposal will not adversely affect the residential amenities currently enjoyed by the occupants through loss of light or outlook. Furthermore, the two-storey projection to the rear would not appear dominant or oppressive to the residents of no.3 due to the good degree of separation involved and would not cause any loss of privacy as no windows are proposed within its east facing elevation at first floor level.

## **Highway Considerations**

- 6.9 The Highway Authority has no objection subject to the imposition of six conditions as detailed at paragraph 4 above.
- 6.10 The proposed layout shows one garage and a private driveway to each dwelling. The driveway areas to both dwellings can accommodate parking for 2 cars and the garage is of a size compliant with the adopted car parking standards. Therefore, both dwellings are served by the appropriate level of off-street parking and in accordance with the Council's adopted car parking standards.

## **Amenity Space**

- 6.11 The proposed layout shows adequate private amenity space to each dwelling in accordance with Local Plan policy HG9.
- 6.12 Local plan policy COM6 states that residential development below 1.5 hectares in size, where existing public open space facilities are inadequate, shall provide a financial contribution towards the provision of new or improved off-site facilities to meet the projected needs of the future occupiers of the development. There is currently a deficit of 14.12 hectares of equipped play areas in Frinton, Walton & Kirby. The nearest play area to the development is Park Playing Fields, Roydon Way, Frinton. The size of the site is inadequate to cope with any additional usage. It is therefore felt that a contribution towards play areas is justified and relevant to the planning application. A completed unilateral undertaking has been received to provide the required financial contribution towards public open space provision in accordance with Policy COM6.

## **Background Papers**

None