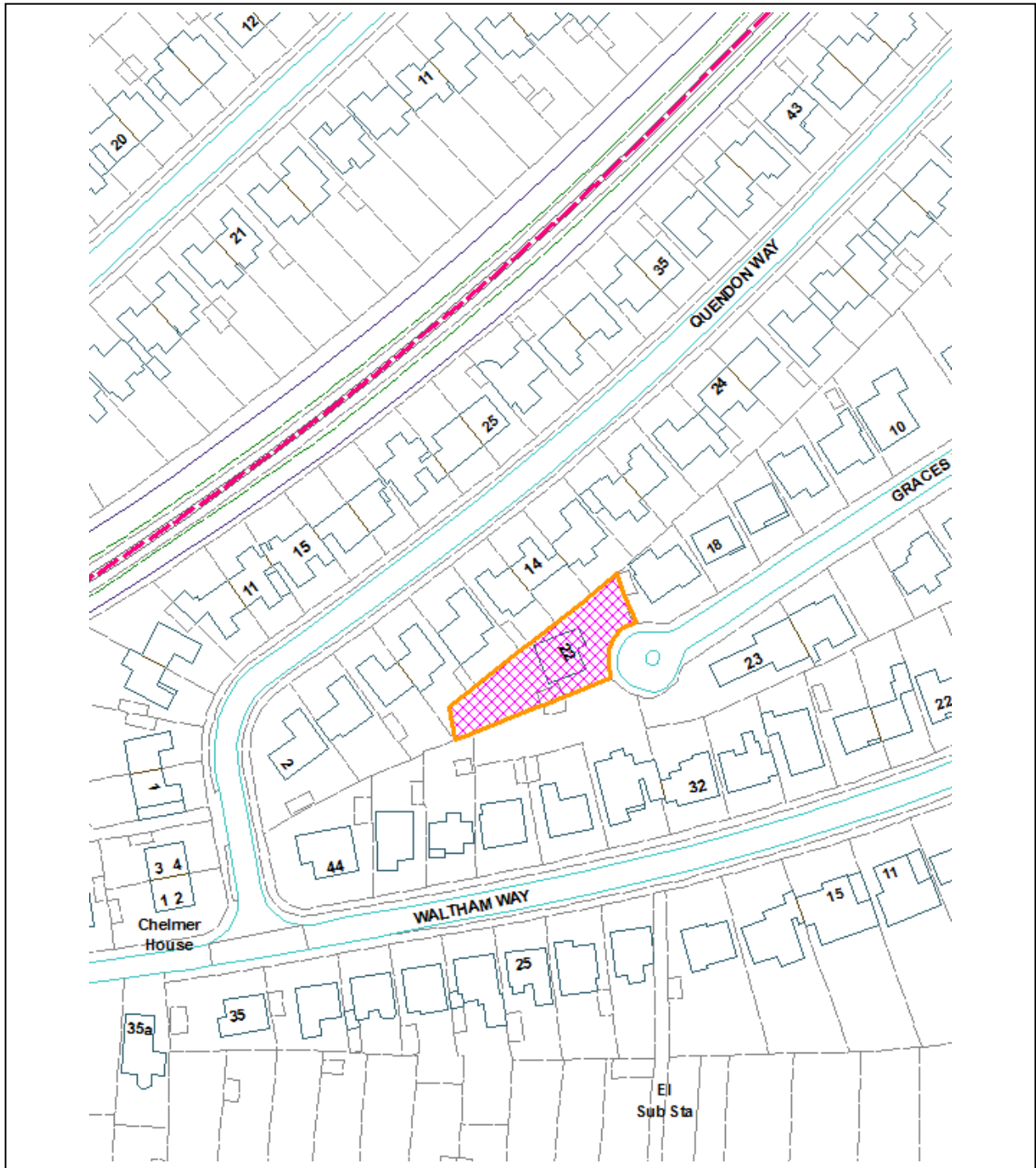


PLANNING COMMITTEE

31 MARCH 2015

REPORT OF THE HEAD OF PLANNING

A.7 PLANNING APPLICATION - 15/00079/FUL - 22 GRACES WALK, FRINTON-ON-SEA, CO13 9PQ.



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Application:	15/00079/FUL	Town / Parish: Frinton & Walton Town Council
Applicant:	Mr M Ridley	
Address:	22 Graces Walk, Frinton-on-Sea CO13 9PQ	
Development:	Proposed front & rear extensions & alterations.	

1. **Executive Summary**

- 1.1 The application has been referred to Planning Committee by Councillor Giles Watling due to concerns in respect the negative impact upon neighbouring residents.
- 1.2 The planning application relates to the erection of single storey front and rear extensions to a bungalow located at the western end of Graces Walk, Frinton-on-Sea. The application also proposes the exterior cladding of the property and a roof light to the north facing elevation.
- 1.3 The proposal would result in no material harm to visual or residential amenity and is recommended for approval.

Recommendation: Approve

Conditions:

1. Standard 3 year time limit for commencement.
2. Colour of Cladding
3. Development in accordance with submitted plans.

2. **Planning Policy**

National Planning Policy Framework (2012)

States planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Local Plan Policy

Tendring District Local Plan 2007

QL9 Design of New Development

QL11 Environmental Impacts and Compatibility of Uses

EN17 Conservation Area

Tendring District Local Plan - Proposed Submission Draft (2012) as amended by the Tendring District Local Plan: Pre-Submission Focussed Changes (2014)

SD9 Design of New Development

PLA7 Conservation Areas

3. Relevant Planning History

None

4. Consultations

None

5. Representations

5.1 Frinton & Walton Town Council recommends approval.

5.2 Councillor Giles Watling has called the application in for determination at Planning Committee because of the following:

- Negative Impact on Neighbours

5.3 8 letters of objection have been received (2 letters from the same objector and 2 letters from Frinton Residents Association) and are summarised as follows (a response is provided where not covered in the report);

- Rear extension would block views, compromise morning lights and put rear gardens in shade.
- Overlooking from rear roof light (the rear roof light does not require planning permission and is to provide light to the loft space).
- Loss of outlook to residents living in Quendon Way and overbearing impact of extensions.
- Loss of privacy from double doors to side elevation (doors have since been removed from the scheme and replaced with a window).
- Overlooking from roof light and window in side facing elevation (the ground floor window does not require planning permission for its insert. Moreover the roof light would serve the en-suite bathroom to provide light. It will be located in the roof slope and therefore too high to provide views into the neighbour's garden area).

6. Assessment

6.1 The main planning considerations are:

- Design
- Residential Amenity

Site Description

6.2 The application site is located at the western end of Graces Walk within the defined development boundary of Frinton-on-Sea and adjacent to the Frinton-on-Sea Conservation Area. The street is characterised by a mixture of art deco style properties and detached 60/70's bungalows. The application property is a detached bungalow located at the end of Graces Walk. The bungalow is finished in a smooth white render with a red brick plinth below. The property has a hipped roof which comprises of brown interlocking concrete tiles.

- 6.3 To the north-west of the site are rear gardens of bungalows that front onto Quendon Way. The gardens are limited in depth and are marked by 1.8m close boarded fencing on the rear boundaries. To the south of the site is the rear garden serving no.34 Waltham Way. The boundary here is marked by the applicant's detached garage and 1.8m close boarded fencing.

Proposal

- 6.4 This application seeks planning permission to erect single storey front and rear extensions and other alterations including the external cladding of the property and the insertion of a roof light to the side facing roof slope.
- 6.5 The front extension would extend out 3.5m from the existing gable projection and raise the ridge height by 0.6m. The width of the extension would be 5.4m. The rear extension would measure 3.5m in depth, 5.4m in width and 5.2m to ridge height.
- 6.6 The side facing roof light would serve an en-suite bathroom to gain light. The roof light to the rear facing roof slope and other changes to the fenestration at ground floor level do not require planning permission.

Design

- 6.7 The proposed extension to the rear of the property would not be prominent in public views. It is of size and scale which is proportionate to the existing building and with matching materials would not result in any adverse impact on the character and appearance of the surrounding area.
- 6.8 As the property is located at the end of Graces Walk facing eastwards directly down the street views of the front extension would not be prominent along the road. The extension is not excessive in its projection and its proportions and materials are sympathetic to the existing property.
- 6.9 The proposed cladding of the property would improve its overall appearance. Furthermore, as the bungalow is sited at the end of the street it is viewed in isolation from other properties along Graces Walk. As such the cladding would not appear out of character within the street scene.
- 6.10 The development proposals are therefore considered to be in keeping with the character of the area and would not adversely affect the setting and appearance of the adjacent Frinton-on-Sea Conservation Area.

Residential amenity

- 6.11 The proposed rear extension would be situated 12.5m from the nearest resident property (no.10 Quendon Way) to the north. This distance combined with the fact the extension would be single storey in nature and hip away from the neighbour would ensure that any loss of outlook or morning light would not be significant enough to warrant a refusal of planning permission. To the south the applicant's own detached garage would screen it from the view of neighbouring residents.
- 6.12 The proposed front extension would be most visible from the neighbour's rear garden at no.14 Quendon Way. Whilst it is acknowledged that the front extension would extend across the majority of the resident's rear garden it is considered that the loss of outlook and morning sun would not be so adverse as to warrant a refusal of planning permission. Although the extension would increase the prominence of the dwelling when viewed from the resident's rear windows and rear garden, its single storey nature and the fact it hips

away from the neighbouring site ensures it would not appear overly dominant or oppressive to the residents. In addition the extension would be angled away from the neighbouring property meaning at its furthest point it would measure 14m in distance from the rear elevation of no.14 Quendon Way, this would further reduce its appearance to the residents.

- 6.13 The roof light to the rear would not require planning permission and would provide light to the loft space. The roof light to the north facing roof slope would serve an en-suite bathroom and be situated high enough not to allow views out. In addition to this the windows proposed to the ground floor do not require planning permission. Therefore no adverse overlooking into neighbouring gardens would take place as a consequence of the proposals.
- 6.14 Consequently it is not considered that the development proposals significantly affect neighbouring resident's amenity levels.

7 Conclusion

- 7.1 It is considered that the proposals are of an appropriate design and would not result in any adverse impact on the amenities of neighbouring residents and therefore are recommended for approval.

Background Papers

None