

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	16/07/2018
Planning Development Manager authorisation:	SCE	16.07.18
Admin checks / despatch completed	AP	18/7/18

Application: 18/00842/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Vince Price

Address: 7 Audries Estate Walton On The Naze Essex

Development: Demolition of existing conservatory and erection of a single storey rear extension.

1. Town / Parish Council

Frinton & Walton Town Council Recommend approval for this application.

2. Consultation Responses

Not applicable

3. Planning History

17/00876/FUL	Demolition of existing conservatory and erection of a single storey rear extension.	Approved	21.07.2017
18/00842/FUL	Demolition of existing conservatory and erection of a single storey rear extension.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. Importantly the Inspector has confirmed that the housing requirement for Tendring of 550 new homes per annum for the period up to 2033 is based upon sound evidence. There are however concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years worth of deliverable housing land against their projected housing requirements (plus a 5% or 20% buffer to ensure choice and competition in the market for land). If this is not possible, housing policies are to be considered out of date and the presumption in favour of sustainable development is engaged with applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not.

The Council can demonstrate, with robust evidence, a five-year supply of deliverable housing sites and this has been confirmed in recent appeal decisions. This is based on a housing requirement of 550 dwellings per annum which has been confirmed as sound by the Inspector for the Local Plan examination. Therefore policies for the supply of housing are not out of date and applications for housing development are to be determined in accordance with the Local Plan.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is 7 Audries Estate, Walton on the Naze which is a two storey semi-detached dwelling located within the development boundary of Frinton on Sea. The host dwelling is situated within a residential area predominately constructed from two storey semi-detached dwellings. The application had previous consent under application 17/00876/FUL for the demolition of the existing conservatory and erection of a single storey rear extension.

Proposal

The application seeks planning permission for the erection of a single storey rear extension which will measure 4.4 metres in width, 5.6 metres in depth with an overall height of 3.5 metres. The

proposal will be constructed from brick, roof tiles and UPVC windows and doors to match the host dwelling.

Assessment

The main considerations for this application are the design and appearance and the impact upon neighbouring amenities.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed rear extension will not be visible from the streetscene and therefore will not impact upon Audries Estates. The proposal is single storey and with the use of matching materials will be in keeping with the host dwelling. There are other examples of extensions along the streetscene and it is therefore considered that the proposal is in keeping with the character of the area. The design of the proposed extension is therefore considered acceptable in terms of the design and appearance and policies within Tendring District Local Plan (2007).

Impact upon residential amenities

The proposal will be visible to the adjacent neighbour to the south west and located approximately 2.6 metres away from the neighbouring boundary. Due to the orientation of the host dwelling in relation to the neighbouring dwelling, the single storey nature of the proposal as well as the pitched roof which will slope away to reduce any loss of light, it is considered that the proposal will not cause any significant impact upon the residential amenities.

The proposal will be visible to the adjacent neighbour to the north and is located approximately 3.2 metres away from the neighbouring boundary. Due to the distance, the single storey nature and again the pitched roof which will slope away, it is considered that the proposal will not cause any significant impact upon residential amenities.

Other Considerations

Frinton and Walton Town Council have recommended this application for approval. No letters of representation have been received.

Conclusion

In the absence of any material harm resulting from the development, the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No. P 12 A

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

Positive and Proactive Statement

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO