

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	25/07/2018
Planning Development Manager authorisation:	SCE	27.07.18
Admin checks / despatch completed	<i>[Signature]</i>	27/07/18.

Application: 18/00870/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mrs Saunders

Address: 115 Walton Road Frinton On Sea Essex

Development: Proposed garage conversion to form annexe including raising the roof.

1. Town / Parish Council

Frinton and Walton Town Council Recommends approval.

2. Consultation Responses

N/A

3. Planning History

18/00870/FUL Proposed garage conversion to form annexe including raising the roof. Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018
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

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 48 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. They raise 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 48 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.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is located to the north east of Walton Road, inside the development boundary of Frinton on Sea. It serves a detached single storey dwelling constructed of brick and render, with a hanging tile front gable and a tiled roof. The front of the site is hard surfaced with gravel to the side and allows off street parking for at least 2 no. cars. The rear of the site is accessed via gates which lead to a flat roof single garage which is attached to the property by its eaves. The rear garden is laid to lawn with a patio area and has 1.8m close boarded fencing on all boundaries.

Proposal

The application proposes a garage conversion to form an annexe including raising the existing flat roof. The height will increase from 2.25m to 2.5m, taking it above the eaves of the main dwelling. The converted garage will remain as render with a painted finish to match the dwelling.

Assessment

The main considerations of this application are the design, the impact on residential amenity and parking.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Design

The proposed development is considered to be a modest development that is appropriate to the application site and fits acceptably to the surrounding area. The proposal as an annexe will convert the garage to a bedroom, sitting area and wetroom - altering the garage door for a window and door, changing the existing fenestration arrangement on the side and rear elevation and raising the roof by 0.25m to above the eaves line of the existing house. Due to a parapet front wall the raising of the roof will not be visible from the road and will have no impact upon the street scene. The use of materials will match the existing and the development is acceptable in design terms.

A justification statement has been provided stating that the conversion will share services with the existing dwelling, as well as a postal address, parking, access and with no separate curtilage being created. An informative will be added to the decision notice stating that the annexe should remain as such and use as a separate dwelling would require planning permission.

Impact on Residential Amenity

The existing garage is attached to the neighbour's garage to the north of the site. The garage subject to this application has a parapet wall adjacent to this neighbour making it appear taller than the neighbours. Furthermore, the slight raising of the roof will not extend beyond the parapet wall so the neighbour would have no views of the alterations. It is therefore considered that the changes as a result of the garage conversion will have no adverse impact on the privacy, daylight and other amenities currently enjoyed by neighbouring property.

Parking

The conversion of the garage will result in the loss of one car parking space. Notwithstanding this the front of the site has a large area of hard surfacing which is able to accommodate the parking of 2 no. cars. The proposal therefore raises no concern over the level of off street parking still available at the site.

Other Considerations

Frinton and Walton Town Council recommend approval.

No letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the development, the application is recommended for approval.

6. Recommendation

Approval – Full

7. Conditions

- 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 plan: Drawing No. 01 Revision C.

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.

The annexe shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 115 Walton Road, Frinton on Sea. Any separate residential use would require planning permission.

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