

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 south facing and situated within the development boundary of Frinton on Sea. The main property is a semi-detached brick built bungalow with a tiled roof. A long driveway leads to the flat roof single garage which is set back from the front of the bungalow. Village Way has a spacious feel with the bungalows set back from the road. A large back garden, mainly laid to grass is enclosed by fencing on all sides and overlooks farmland.

Description of Proposal

The application proposes the erection of a flat roof single storey rear and side extension following demolition of the side lean to structure. The proposal will measure a maximum of 10.6 metres in width (reducing to 2.3 metres at the side), 6.3 metres in depth (reducing to 4 metres at the rear) with an overall flat roof height of 2.95 metres. All materials to be used will match the existing bungalow. The space created by the extension will be used as a kitchen, utility room and living area.

Assessment

The design and appearance, impact on neighbouring properties and residential amenity are the main considerations for this application.

Design and Appearance

The side element of the proposal is set back further than the existing lean to structure and will therefore only just be visible from Village Way and therefore there will be no significant impact to the street scene. The brick structure of the proposal and the use of matching materials will be an improvement in terms of appearance when compared against the existing lean to, which is clad with fencing at the front and finished in white UPVC all round. The flat roof finish will match the flat roof of the garage which is attached to the neighbours' flat roof garage and which follows the theme seen in the immediate area ensuring there will be no significant harm to the character of the existing dwelling or the immediate area.

Impact upon Residential Amenity

There will be no significant harm to the neighbour at 42 Village Way due to the position of the proposal being sited at least 4 metres from the eastern side boundary with the garages also acting as a divide.

The Essex Design Guide makes reference to The Building Research Establishment's report "Site Layout Planning for Daylight and Sunlight" 1991 which suggests that obstruction of light and outlook from an existing window is avoided if the extension does not result in the centre of the existing window being within a combined plan and section 45 degree overshadowing zone. Using the sunlight/daylight calculations specified in the Essex Design Guide the 45 degree line down from the single storey rear extension would catch less than half of the conservatory at 49 Village Way in elevation, and the 45 degree line from the rear single storey extension would intercept less than half of the conservatory at 49 Village Way in plan. The loss of light that the proposal will cause is not considered so significant as to justify refusing planning permission on these grounds.

Due to the single storey nature of the proposal with no side facing windows ensures that there will be no significant impact to the neighbour at 49 Village Way in terms of loss of light, outlook, or privacy.

There has been no change to the off road car parking provision. Over 250 square metres of private amenity space remain following the construction of the proposal which is considered more than adequate.

Other Considerations

Frinton and Walton Town Council have recommended approval of the application.

No other 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

- 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 HVW-01

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