

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AS	9/10/18
Planning Development Manager authorisation:	AN	9/10/18
Admin checks / despatch completed	AS	9/10/18

Application: 18/01329/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr & Mrs Smy

Address: 122 Clays Road Walton On The Naze Essex

Development: Single storey side extension.

1. Town / Parish Council

Frinton and Walton Town Council Approval.

2. Consultation Responses

n/a

3. Planning History

18/01329/FUL Single storey side extension. 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site is on the north side of Clays Road, on the junction with Winterbournes. The site is a corner plot comprising a detached two storey dwelling, with private amenity space to the rear and open garden to the side and front. The site is within the Development Boundary of Frinton On Sea.

Proposal

This application seeks planning permission for a single storey side extension with hipped roof to create a utility room. The extension will be 3m in width and 2.9m in depth. The overall height will be 3.3m

Appraisal

The main considerations of this application are the visual impact and impact on neighbours

Visual Impact

The proposed extension will be sited to the side of the host dwelling, on the corner with Winterbournes, and will be a prominent feature in the street scene. However, the use of matching materials will tie the proposal in with the host dwelling, and the single storey nature will ensure it appears subservient.

The proposal has been amended from its original form, reducing the width from 4m to 3m, and the scale of the extension is now appropriate for the host dwelling and the surrounding area.

Impact on Neighbours

The proposed extension is sited to the east of the site, and is not close to a boundary shared with neighbouring dwellings. All openings are at ground floor level. There will therefore be no impact on neighbouring dwellings as a result of the proposal

Other Considerations

Frinton and Walton Town Council support the application.

No other letters of representation have been received.

Conclusion

In the absence of material harm as a result of the proposed development, this 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. SCR-01 revision 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO