

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	25/10/18
Planning Development Manager authorisation:	AN	25/10/18
Admin checks / despatch completed	xne SB	26/10/18. 26/10/18.

Application: 18/01425/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr & Mrs Newton

Address: Holland House Green End Lane Great Holland

Development: Proposed extension to create attached double carport with living space above, removal of chimney, and replacement clay roof tiles.

1. Town / Parish Council

Frinton and Walton Town Council Approval

2. Consultation Responses

n/a

3. Planning History

18/01425/FUL Proposed extension to create attached double carport with living space above, removal of chimney, and replacement clay roof tiles. 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

HG9 Private Amenity Space

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

EN3 Coastal Protection Belt

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

SPL3 Sustainable Design

PPL2 Coastal Protection Belt

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for a two storey extension to a detached house outside the development boundary, as well as the removal of the existing chimney and replacement of the concrete interlocking roof tiles with clay plain tiles. The site is within the Coastal Protection Belt.

Principle of Development

The site is outside the Settlement Development Boundary (SDB). Saved policy HG12 states that proposals for an extension to an existing dwelling outside the SDB will be permitted provided that, among other things, the extension is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling, retains sufficient space around the dwelling to protect its setting and the character of the Coastal Protection Belt.

It is therefore considered that there is no principle objection to an extension, subject to meeting the above criteria, discussed below.

Design

The proposed two storey extension is sited to the rear of the host dwelling, and incorporates a double car port at ground floor level. The roofline is lower than the main house, and materials match the host dwelling. The proposal relates well to the host and its surroundings, and sufficient space is retained within the large plot to protect its setting. Adequate private amenity space and parking provision are retained on the site.

The removal of the chimney will not significantly alter the character of the dwelling, and the replacement roof tiles are in keeping with the character of the area.

Impact on Neighbours

There is sufficient separation between the proposal and the site boundaries to protect neighbouring daylight and outlook. Additional first floor windows represent no greater risk of

overlooking as existing windows, and will not have a significant impact on the privacy of existing neighbours or the proposed dwelling to the north.

Other Considerations

Frinton and Walton Town Council recommend approval of 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's. A-1806-PL-03, A-1806-PL-04, and A-1806-PL-05 Rev No. 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:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO