

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	5/6/18
Planning Development Manager authorisation:	AN	8/11/18
Admin checks / despatch completed	SB	05/11/18

Application: 18/01495/FUL **Town / Parish:** Frinton & Walton Town Council
Applicant: Mr & Mrs Jones
Address: 12 Hadleigh Road Frinton On Sea Essex
Development: Proposed alterations & extensions - amendment to approval 17/02125/FUL.

1. Town / Parish Council

Frinton and Walton Town Council Approval

2. Consultation Responses

n/a

3. Planning History

17/02125/FUL	Alterations and extension.	Approved	22.02.2018
18/01495/FUL	Proposed alterations & extensions - amendment to approval 17/02125/FUL.	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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Proposal

This application seeks planning permission for ground and first floor extensions to a dwelling within the Development Boundary of Frinton On Sea. Planning permission was granted in February of this year for a similar development. This application proposes a reduction in the size of the approved first floor extension, removing the side and rear projections; and alterations to the approved roof, including accommodation at second floor level with rear Velux windows.

Assessment

The principle of a first floor extension has been established under planning permission 17/02125/FUL, approved in February 2018. This application will deal with the impact of the amendments to the approved development.

Design and Appearance

This application seeks to remove the proposed first floor extension above the existing garage and the proposed first floor protrusion to the rear, and add three Velux windows to the rear roof slope. The removal of the side extension creates a greater side-isolation between the dwelling and the site boundary, which is an improvement over the previously approved scheme. The alterations to the rear will not be prominent in the street scene, and will not harm the visual amenity.

Impact on Neighbours

As this proposal represents a reduction to the approved extensions, there will be no harm to neighbouring daylight or outlook as a result.

A side facing window to the south west elevation, serving a bedroom, is smaller than the existing side window at first floor level so will reduce the risk of overlooking. The rear roof lights will serve the fourth bedroom - which is not a primary living space - and will not offer significantly greater views into neighbouring properties than the approved first floor windows.

Other Considerations

Frinton and Walton Town Council recommend approval for this application.

One letter of representation has been received, from Cllr Pamela Walford, raising the following concerns:

- The house is not in keeping with the surrounding area.
 - The principle of these alterations has already been approved, and the amendments in this application are considered to improve the appearance of the property, as discussed above.
- Pitch of roof which can be seen from the greensward.
 - The pitch of the roof in this proposal is not different from that already approved. Although the proposal can be seen from The Esplanade, the aperture through which it can be viewed, between 2no. 2 storey dwellings, is narrow, and it is not a prominent feature in the street scene.
- Colour of tiles which appear to turn silver in the sun & are very noticeable from the greensward & not in keeping with the adjacent properties which have terracotta tiles.
 - The proposal is not overly prominent in the street scene when viewed from The Esplanade. Although the roof tiles do not match adjacent properties, it is considered that the use of grey tiles does not harm the visual amenity of the area.
- Windows in the rear roof which overlook the neighbours' gardens.
 - The rear Velux window serve a room which is not a primary living space, and there is no greater impact on neighbouring privacy than from the first floor bedroom windows.

Conclusion

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

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no. JHR-202.

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.

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