

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	7/12/18
Planning Development Manager authorisation:	SCE	07.12.18
Admin checks / despatch completed	YLO	07/12/18.
	SB	07/12/18.

**Application:** 18/01561/FUL **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Mr David Wood

**Address:** Stanhope 4 Second Avenue Frinton On Sea

**Development:** Single storey side extension and internal alterations. Reordering and renewal of hard landscaping. Replacement and refurbishment of windows, removal of two windows. External repairs to brickwork and render. Proposed new front gates. New Balustrading to the first floor balcony

### 1. Town / Parish Council

Frinton and Walton Town Council Recommend this application for approval.

### 2. Consultation Responses

Not applicable

### 3. Planning History

18/01561/FUL	Single storey side extension and internal alterations. Reordering and renewal of hard landscaping. Replacement and refurbishment of windows, removal of two windows. External repairs to brickwork and render. Proposed new front gates. New Balustrading to the first floor balcony	Current
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### 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

EN17 Conservation Areas



SPL3 Sustainable Design

PPL8 Conservation Areas

PPL11 The Avenues Area of Special Character, Frinton-On-Sea

### **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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 Stanhope, 4 Second Avenue, Frinton on Sea, a two storey detached dwelling located within the Frinton and Walton Conservation Area and is located within the Avenues Area of Special Character.

### **Proposal**

The application seeks planning permission for the following:

- Single storey side extension which will measure 2 metres in width, 3.45 metres in depth with an overall height of 3.85 metres.
- Re-ordering and Renewal of hard landscaping to the front of the host which will be constructed from driveline metro landscaping with granite eclipse and it will replace the existing driveway. The landscaping to the rear of the host dwelling seeks to replace the existing concrete blocks with flamed sandstone paving.
- Replacement and Refurbishment of windows, removal of two windows
- External Repairs to brickwork and render
- Proposed new front gates



#### -New Balustrading to the first floor balcony

The proposed replacement and refurbishment of windows, removal of 2 windows, the external repairs to the facing brickwork and render and the renewal and re-ordering of hard landscaping to the rear of the host dwelling have been assessed under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1 Class A and is consistent with the provisions of the above mentioned Order and are classed as permitted development. The windows, facing brickwork and hard landscaping to the rear of the application site have therefore not been assessed within this application.

#### Assessment

The main considerations for this application are the design and appearance, impact upon neighbouring amenities, heritage impact and highway safety.

#### Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed side extension is of an appropriate scale, design and finish which is in keeping and in proportion with the host dwelling. Due to the siting of the proposal being to the southern side elevation of the host dwelling, the extension will be visible from the street scene of Second Avenue. However, due to the proposal being set back from the highway by approximately 14.5 metres as well as the single storey nature of the extension with a hipped roof, it is considered that the proposal will not cause any significant impact upon Second Avenue.

The proposed gates will be visible from the street scene of Second Avenue as they are located to the front of the application site. However, as the proposed gates are situated on the boundary and will replace the existing, the hedging which will help to screen the proposal. It is therefore considered that the gates will not cause any significant impact upon the street scene of Second Avenue.

The new balustrading to the first floor balcony will be visible to the street scene however due to it being set back from the highway by approximately 7 metres and the proposal being constructed so that it is aligned with the timber posts; it is considered that the changes will be a visual improvement to the street scene.

Overall, the proposed works will enhance the appearance of Stanhope and the works are acceptable in terms of design and appearance.

#### Impact upon neighbouring amenities

The proposed side extension will only be visible to the neighbouring dwelling to the south as the proposal is sited to the southern elevation. Due to the proposal maintaining 1.3 metres to the boundary, as well as the hipped roof which will slope away from neighbouring amenities, it is considered that the side extension will not cause any significant impact upon the neighbouring dwelling.

#### Heritage Impact

Policy EN17 of the Tendring District Local Plan 2007 and Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) state that development within a Conservation Area must preserve or enhance the special character or appearance of the Conservation Area.

Policy FW5 of the Tendring District Local Plan 2007 and Policy PPL12 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) states



that within 'The Avenues' area of Frinton on Sea, new development must have particular regard to the special character and appearance of the area.

The application site lies within the Frinton and Walton Conservation Area and as such the applicant has submitted a Heritage Statement to justify how the proposal will either preserve or enhance the area.

It is considered that the impact of the side extension on the Conservation Area will be minimal due to the extension being set back from the street scene and the scale and design will be in-keeping with the surrounding area. The other proposals will create a visual improvement to the host dwelling and it is therefore considered that the changes are in keeping and will preserve the special character and appearance of the Conservation Area.

#### Highway Safety

The proposed extension will have an impact upon the existing parking arrangements. However, it is considered that there is sufficient parking available to accommodate two parking spaces measuring 5.5 metres by 2.9 metres in line with Essex Parking Standards.

#### Other Considerations

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

No letters of representation have been received.

#### Conclusion

Having taken all of the considerations into account, it is considered that there is not significant material harm as a result of the development and therefore the application is recommended for approval.

### 6. **Recommendation**

Approval - Full

### 7. **Conditions / Reasons for Refusal**

- 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 and documents: Drawing No. F949/01, Drawing No. F949/02, Drawing No. F949/05, Drawing No. F949/06, Drawing No. F949/23, Drawing No. F949/25, Drawing No. F949/24, Drawing No. F949/30, Drawing No. F949/08 and Design and Access Statement scanned 19th Sept 2018.

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.

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