

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	04/12/2018
Planning Development Manager authorisation:	SCE	13.12.18
Admin checks / despatch completed	SB	17/12/18.

**Application:** 18/01788/FUL **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Mr and Mrs Gard

**Address:** 5 Glebe Way Frinton On Sea Essex

**Development:** Proposed single storey rear extension and new pitched roof on existing two storey extension.

### 1. Town / Parish Council

Frinton and Walton Town Council Approval

### 2. Consultation Responses

Not applicable

### 3. Planning History

18/01788/FUL Proposed single storey rear extension and new pitched roof on existing two storey 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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)**

### Application site

The site comprises of a two storey detached dwelling with adjacent garage. The dwelling is set back from the front of the site and has an existing two storey flat roof extension to the rear.

### Proposal

This application seeks permission for the erection of a single storey rear extension and new roof to the two storey rear extension.

### Assessment

#### Design and appearance

Whilst the proposal will be sited to the rear elements of the new roof will be publicly visible from Glebe Way. As this part of the proposal will be set back from the front of the site by 15m and partially screened by the host dwelling it is considered that the new roof would not appear as a prominent or harmful alteration to the dwelling reducing its impact to the streetscene.

The single storey extension will be sited to the rear and will be of a size and design which is appropriate to the existing house. The roof of the extension will be constructed in materials which are not consistent with the host dwelling however as this will be sited to the rear would not have a harmful impact to the appearance or character of the dwelling or area.

The new roof will be of a pitched roof design echoing that of the existing roof of the host dwelling. The materials used will be consistent with the existing house and its reduction in height to the main dwelling will ensure it appears subserviently to the existing house.

It is therefore considered that the proposal would not result in harmful impact to the overall appearance and character of the dwelling and area.

#### Impact on Neighbours

The rear extension will be sited sufficient distance away from each neighbouring property and screened by existing boundary fencing and outbuildings which would prevent it from resulting in a significant loss of residential amenities to the neighbouring properties.

The proposed new roof will be visible to the neighbours however as a result of its siting away from the neighbouring properties and the spacing and positioning of the neighbouring dwellings would not result in a significant loss of residential amenities.

#### Other Considerations

Frinton and Walton Town Council recommend approval for the application.  
No further letters of representation have been received.

### 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 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: 01 Rev C.

Reason - For the avoidance of doubt and in the interests of proper planning.

3 The pitched roof over the existing two storey extension shall be constructed from materials which match those used on the existing dwelling.

Reason - To ensure that the proposal relates appropriately to the existing dwelling as well as reducing its impact to the appearance of the streetscene.

### **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.