

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	16/01/2019
Planning Development Manager authorisation:	SCE	16.01.19
Admin checks / despatch completed	ER	17/01/19

Application: 18/02013/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr and Mrs Berryman

Address: Forge House 1 Walton Road Kirby Le Soken

Development: Erection of a rear extension along with the rendering of the whole dwelling and use of slate tiles to the roof.

1. Town / Parish Council

Frinton and Walton Town Council Approval.

2. Consultation Responses

Tree & Landscape Officer No trees or other significant vegetation will be affected by the development proposal.

There appears to be little opportunity, need or benefit to be gained by soft landscaping works for the development.

3. Planning History

00/01297/FUL Proposed extensions Approved 23.10.2000

00/02023/FUL Dropping kerbs on highway access to two entrances Approved 08.02.2001

18/02013/FUL Erection of a rear extension along with the rendering of the whole dwelling and use of slate tiles to the roof. 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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 south facing two storey dwelling constructed from brick. The local area comprises dwellings finished in a variety of materials including brick, render and weatherboarding. The dwelling is set back on its plot with a boundary wall and planting located along its front boundary.

Proposal

This application seeks permission for the erection of a rear extension along with the rendering of the whole dwelling and use of slate tiles to the roof.

The alterations to the openings have been considered permitted development and therefore have not be assessed under this application.

Assessment

Design and Appearance

The proposed extension will be sited to the rear and only visible through the large gap between the application dwelling and adjacent church. As a result of its set back the extension would not appear as a harmful or prominent feature within the streetscene. The proposed extension is of a size which is appropriate to the existing dwelling and will be finished in render. Sufficient private amenity space will be retained at the rear.

The introduction of a slate roof and render to the whole dwelling will be a noticeable change to the existing house however there are a number of dwellings located within the immediate vicinity which have also been finished in this material and therefore the use of render and slate would not be a harmful addition to the local areas character or appearance. The existing dwellings set back from the road and front boundary treatment which would screen the proposal would further reduce its prominence.

Impact on Neighbours

Sited to the west is an existing church. The proposal will be visible to this neighbouring site however as it will be sited sufficient distance away from the boundary and partially screened would not result in a harmful impact to the users of the adjacent site.

The proposal will not result in a harmful impact to the dwelling to the east as it will be sited sufficient distance away from the neighbouring dwelling and screened by the existing dwelling and boundary treatment.

Other Considerations

Frinton and Walton Town Council have recommended approval.
No further letters of representation have been received.

Conclusion

In the absence of material harm resulting from the proposed development the applications 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 01 Revision C.

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.