

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	04/02/2019
Planning Development Manager authorisation:	AN	4/2/19
Admin checks / despatch completed	AN	5/2/19

AP

Application: 18/02009/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr & Mrs S Walker

Address: 11 Central Avenue Frinton On Sea Essex

Development: Alterations and rear extension. Variation of Condition 2 (Approved Plans) of application 16/00060/FUL.

1. Town / Parish Council

Frinton and Walton Town Council Approval.

2. Consultation Responses

n/a

3. Planning History

03/02090/TCA	To reduce conifer by 50%	Approved	10.11.2003
05/01938/TCA	Fell Sorbus tree	Approved	06.12.2005
16/00060/FUL	Alterations and rear extension.	Approved	11.03.2016
18/01531/TCA	1 No. Pine - Remove. 2 No. Conifer - Remove.	Approved	08.10.2018
18/02009/FUL	Alterations and rear extension. Variation of Condition 2 (Approved Plans) of application 16/00060/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
 EN17 Conservation Areas
 HG9 Private Amenity Space

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

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 permission for a single storey rear and side extension and an increase in roof height with dormers and roof lights to a bungalow in Frinton on Sea.

Site Description

The application site is north east facing and situated within the Frinton and Walton Conservation Area on Central Avenue in Frinton on Sea. The site is also within the development boundary of Frinton on Sea. The main property is a brick built detached bungalow, with a tiled roof and with a window at first floor level which serves a bedroom in the roof space. There is a flat roof garage to the south westerly side and a conservatory to the rear of the property. A grass verge divides the front boundary wall of the property from Central Avenue. Beyond the front boundary wall is a lawn surrounded by mature shrubs and a driveway in front of the garage. Central Avenue is made up of bungalows of a similar style with hipped rooves facing Central Avenue and some with dormers facing seaward. 11 Central Avenue is the only bungalow with a gable end facing the road. Work has already started on the renovation of the property.

Background

A similar application, reference 16/00060/FUL was approved on 11 March 2016. The current application is the same; however it proposes a natural slate roof, windows finished in dark grey frames, the garage will be rendered to match the rest of the house and there is an additional window at ground floor level serving the new utility room.

Assessment

The Frinton and Walton Conservation Area, design and appearance, the impact on neighbouring properties and residential amenity are the main considerations for this application.

Design and Appearance

The original bungalow is of a different style to the others in this part of Central Avenue and therefore the proposed changes maintain the individual character of the dwelling. 11 Central Avenue is more modern than the others in the Avenue. The main ground floor single storey extension is to the side behind the existing garage and to the rear, replacing an existing conservatory. The single storey extension and the addition of the double doors with Juliet balcony to the first floor rear bedroom will not be visible from Central Avenue and therefore these elements will not harm the street scene and will preserve the character and appearance of the Conservation Area.

Seaward facing dormers are also evident on other properties in Central Avenue although these differ in style to those proposed at 11 Central Avenue, which are distinctive and are more suited to this style of property. The dormers will be rendered to match the new rendering on the front of the property and ground floor. The roof lights on the roof slopes will be visible when travelling either way along Central Avenue but the impact of these is minimal on the street scene.

The front of the house is enhanced by the modern triangle feature window to the gable and the central position of the front door has produced a more symmetrical appearance from Central Avenue.

The proposal meets the requirements of design, appearance and scale.

Impact on Neighbouring Properties

The immediate next door neighbour at 9 Central Avenue has a bungalow whose living areas on the north side of their bungalow look out to the south side of 11 Central Avenue and therefore the changes to the roof on this side will be clearly visible to them. The windows to the two dormers will be obscure glazed as they each serve a shower room. The two roof lights serving the rear first floor bedroom are raised to a height above finished floor level to avoid overlooking. The double doors with Juliet balcony to the rear first floor of the property will not look out onto the private patio area of 9 Central Avenue which is situated close to rear of the bungalow next to the south side boundary.

There will be little effect to the neighbour at 13 Central Avenue due to the offset position of the property and the outbuildings including a double garage which act as a divide.

Mature trees and shrubs line the rear boundary of the property which meets the back gardens of 10 and 12 Audley Way. The mature nature of the trees and shrubs together with the garden fence will provide sufficient screening of the proposal and ensure that no overlooking will take place.

The proposal is not considered to have any material adverse impact to loss of privacy, loss of light or outlook.

The proposal does not interfere with the existing space for off road car parking and 104 square metres of private amenity space will remain at 11 Central Avenue following the construction of the proposal which is considered adequate.

Heritage

The application site is in the Frinton and Walton Conservation Area. Policy EN17 of the Tendring District Local plan 2007 seeks to preserve or enhance the character or appearance of the Conservation Area. In this case, 11 Central Avenue is a bungalow of more modern design than those on each side of Central Avenue and so lends itself to individual design. The south end of Central Avenue is made up of bungalows set back from the wider than normal road. There is no footpath along this stretch of Central Avenue but there are grass verges in front of most of the bungalows front boundaries. Some front boundaries have low level brick walls and all the properties have a front garden and space for parking. The alteration of 11 Central Avenue will not have an adverse impact on the conservation area.

The applicant has submitted a Heritage statement to support the application which states 'The change in external materials and finishes reflect a modern feel to the property which will blend with the modernist render finished dwellings of the Frinton Park Estate located in the immediate vicinity'

and has concluded that the development at 11 Central Avenue is sympathetic to this architectural style.

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 any material harm resulting from the 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. 8 revision B showing the first floor plan, drawing no. 16 revision C, drawing no. 22 revision B and email referring to the finished colour of render dated 07 March 2016 16:04.

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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO