

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|---------|
| File completed and officer recommendation: | fw | 13/3/19 |
| Planning Development Manager authorisation: | GN | 13/3/19 |
| Admin checks / despatch completed | AP | 13/3/19 |

DMC

Application: 19/00074/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr and Mrs Collins

Address: 69 Old Road Frinton On Sea Essex

Development: Proposed alterations to raise roof height and insert roof lights to existing ground floor rear protrusion.

1. Town / Parish Council

Frinton and Walton Town Council Approval

2. Consultation Responses

n/a

3. Planning History

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| 02/00419/FUL | Single storey extension to form cloak-room | Approved | 22.04.2002 |
| 12/01219/TCA | T1 - Norway Maple - section fell to ground level and chemically treat stump to prevent re-growth. | Approved | 03.12.2012 |
| 19/00074/FUL | Proposed alterations to raise roof height and insert roof lights to existing ground floor rear protrusion. | Current | |

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

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

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

SPL3 Sustainable Design

PPL8 Conservation Areas

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 alterations to raise the roof height and insert roof lights to an existing rear extension to a dwelling within the development boundary, and within the Frinton and Walton Conservation Area.

Design and Impact on Conservation Area

The extension is to the rear of the property and is not prominent in the street scene. The additional height of the roof will be visible from Old Road, but is in keeping with the scale and style of the host dwelling and surrounding area. The matching brickwork will create a sense of cohesive development, while the slate roof will create an attractive contrast in keeping with non-matching roof materials present to the front of the dwelling. The proposal is considered to protect the character of the conservation area.

Impact on Neighbours

The proposal is sited at the boundary with the northern neighbour - 71 Old Road. The additional height of 0.7m to the roof at eaves and 0.4m at its highest point will not significantly impact neighbouring outlook or daylight. There is adequate separation from the southern boundary to protect the other adjacent neighbour's outlook and daylight.

No side facing windows are proposed that will impact neighbouring privacy.

Other Considerations

Frinton and Walton Town Council have no objection to the application.

No other letters of representation have been received.

Conclusion

In the absence of material harm as a result of the proposed development, this 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: Drawing no. COR-01.

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