

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	20/08/2019
Planning Development Manager authorisation:	GN	21/8/19
Admin checks / despatch completed	ER	22/8/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	XAL	22/08/19

Application: 19/01007/FUL **Town / Parish:** Frinton & Walton Town Council
Applicant: Charvis Ltd
Address: Farndon Pork Lane Great Holland
Development: Proposed alterations and additions to bungalow.

1. Town / Parish Council

Frinton and Walton Town Council Approval

2. Consultation Responses

n/a

3. Planning History

15/30116/PREAPP	Proposed residential development.	Refused	15.06.2015
15/01396/FUL	Proposed pair of detached bungalows and garages.	Refused	05.11.2015
15/01938/FUL	Erection of two bungalows.	Refused	15.02.2016
16/02099/FUL	Proposed detached bungalow and garage.	Approved	15.02.2017
17/00413/DISCON	Discharge of conditions 02 (materials) and 03 (landscaping) on planning permission 16/02099/FUL.	Approved	04.04.2017
18/00481/FUL	Proposed detached bungalow.	Refused	25.06.2018
18/01608/FUL	Proposed detached bungalow.	Approved	06.11.2018
18/02064/DISCON	Discharge of Condition 8 (Landscaping) of planning permission 18/01608/FUL.	Approved	15.01.2019
19/00022/DISCON	Discharge of Condition 8 (Landscaping) of application	Approved	

19/01007/FUL Proposed alterations and additions Current
to bungalow.

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
HG9 Private Amenity Space
HG14 Side Isolation

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design

Local Planning Guidance
Essex Design Guide
Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

The application seeks permission for alterations and additions to a chalet bungalow at Farndon in Pork Lane which is situated within development boundary 1 of Great Holland. The proposals comprise of replacing the roof of the same ridge height incorporating three front pitched roof dormers; the larder, bay window and bathroom will be removed at the rear and replaced with a single storey rear extension. The flat roof of the existing kitchen will be replaced with a pitched roof

including one roof light. The existing bay window at the front will remain but will be finished with a small pitched roof to match the new porch extension.

Design and Appearance

The remodelling of the chalet bungalow will modernise its look in the street scene and renew what was becoming a tired looking property against the two new bungalows which have been built on adjacent land, once part of Farndon. The use of pitched roof dormers which will be mirrored on the bay roof, porch, new kitchen roof and rear extension will tie all the elements together. The existing chalet bungalow is rendered and this will be carried through on the external walls of the additions and dormers, while plain clay tiles will complete the roofing of all elements ensuring there will be no significant harm to the character of the existing property or the immediate area.

The design and scale of the proposals are acceptable and would result in no material harm to visual amenity.

Impact upon Neighbouring Amenities

The new dormers facing Pork Lane at the front will not have any significant impact to any neighbour in terms of loss of privacy or overlooking. Mature Leylandi trees line the front boundary of the property of Pear Trees opposite which is also substantially set back from Pork Lane. The first floor south east side facing windows will remain and one north west side facing window will be removed ensuring there will be no increased risk of overlooking or loss of privacy to the neighbouring properties.

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary. In this case, the kitchen, an existing single storey element which lies on the north western side of Farndon will benefit from a replacement pitched roof which has a ridge height of 5 metres and eaves heights of 2.6 metres. The side elevation of the kitchen is built up to the north western boundary shared with Sugar Plum and therefore the criteria for Policy HG14 cannot be met. Although in this case Policy HG14 cannot be met, the kitchen remains a single storey structure which is set back from the front elevation of the main bungalow, appearing as a subservient addition which is not considered to create a cramped appearance.

Due to the position of the kitchen's side elevation on the north western boundary, the proposal has the potential to result in a loss of light to the neighbour at Sugar Plum and therefore the calculations specified within the Essex Design Guide have been applied. The 45 degree line in plan would not intercept any side or rear windows; in elevation it would only catch the carport/garage structure which lies adjacent to the boundary. Taking into account the position and orientation of the buildings it is considered that the loss of light is not so significant to justify refusing planning permission.

Due to the position of the single storey rear extension there will be no significant impact to neighbours in terms of loss of light, outlook or privacy.

Saved Policy HG9 of the Tendring District Local Plan 2007 seeks to provide a minimum of 100 square metres of private amenity space for a property with three or more bedrooms. More than 100 square metres of private amenity space will remain at Farndon following the construction of the proposal which is considered adequate.

Following the alterations and additions at Farndon there will still be enough space in front of the chalet bungalow that allows for at least two cars to park off the road and that meets the current car parking standards where one space measures 5.5 metres x 2.9 metres.

Other Considerations

Frinton and Walton Town Council recommend approval of the application.

No further letters of representation have been received.

Conclusion

In the absence of 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 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 plan: drg no. 2C

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