

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	03/10/19
Planning Development Manager authorisation:	TF	03/10/19
Admin checks / despatch completed	vne	03/10/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	AP	3/10/19

**Application:** 19/00965/FUL **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Ms Long

**Address:** 151 Frinton Road Kirby Cross Frinton On Sea

**Development:** Enlargement and alterations to the front porch, one and a half storey side extension with a pitched roof double dormer, additional dormer to the front elevation, a juliet balcony, replacement pitched roof dormer to the rear and alterations to the existing single storey rear extension to link to the two storey side extension and the conversion of the garage to habitable room.

### 1. Town / Parish Council

Frinton and Walton Town Council      Approval

### 2. Consultation Responses

Not Applicable

### 3. Planning History

17/01284/FUL	Enlargment and alterations to the front porch, one and a half storey side extension with a pitched roof double dormer, additional dormer to the front elevation, a juliet balcony, replacement pitched roof dormer to the rear and alterations to the existing single storey rear extension to link to the two storey side extension.	Approved	27.10.2017
--------------	---	----------	------------

### 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

HG14 Side Isolation

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)**

### Site description

The application site refers to 151 Frinton Road, Kirby Cross which is located within the development boundary of Frinton on Sea. The host dwelling is set back from the main road and accommodates a front garden with an access to the rear garden.

When the officer visited the site, works had started.

### Planning History

Planning permission was granted under planning reference 17/01284/FUL for the 'enlargement and alterations to the front porch, one and a half storey side extension with a pitched roof double dormer, additional dormer to the front elevation, a juliet balcony, replacement pitched roof dormer to the rear and alterations to the existing single storey rear extension to link to the two storey side extension'.

### Proposal

This application seeks planning permission for the following;



- o Enlargement and alterations to the front porch which will measure 3.2 metres in width, 2.2 metres in depth with an overall height of 3.9 metres. The proposal is single storey with a monopitched roof.
- o One and a half storey side extension with a pitched roof double dormer will measure 5.4 metres, 8.9 metres in depth with an overall height of 6.9 metres.
- o Additional dormer to the front dormer will match the existing dormer on the front elevation.
- o A Juliet balcony is proposed to the rear of the side extension.
- o Replacement pitched roof dormer to the rear
- o Alterations to the existing single storey rear extension to link to the two storey side extension measuring 6.5 metres in width, 4.1 metres in depth with an overall height of 3.7 metres.

This application seeks to amend the previous planning permission under reference 17/01284/FUL to convert the approved garage into a habitable room.

#### Assessment

The main considerations for this application are the design and appearance, the impact upon neighbouring amenities and parking provision.

#### Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The front porch will be visible from the street scene of Frinton Road, however due to the minor nature of the proposal and the fact that it is set back approximately 16 metres from the highway, it is considered acceptable in terms of scale and appearance. The one and a half storey side extension with pitched roof double dormer will be visible from the street scene of Frinton Road, however the proposal will be set back from the highway by approximately 16 metres and due to the matching materials it is considered to be in keeping with the character of the host dwelling. The additional dormer to the front of the host dwelling will have a neutral impact upon the street scene and is considered to be of a scale design and finish which is in keeping with the overall appearance of the dwelling. The alteration to the existing rear extension and linkage to the two storey extension will not be visible from the streetscene and therefore will not impact upon Frinton Road. The proposal is single storey and with the use of matching materials the proposal will be in keeping with the host dwelling. The proposed change from a garage to an entertainment room includes a proposal to change of bifold windows to two windows. It is considered that the proposal is in keeping with the character of the dwelling.

The design of the proposed extension is therefore considered acceptable in terms of the design and appearance and policies within Tendring District Local Plan (2007).

#### Impact upon neighbouring dwellings

The front porch will not have any impact upon the neighbouring properties as it will be situated approximately 10metres away from the neighbouring boundary to the east and approximately 7 metres away from the neighbouring boundary to the west and therefore not causing any impact upon the neighbouring amenities. The side extension will only be visible to the neighbouring dwelling to the east however the proposal is situated 1 metre away from the neighbouring boundary which complies with policy HG14 of the adopted Tendring District Local Plan with respect of side isolation. The front dormer will have a neutral impact as there is already an existing dormer to the front elevation. The proposed Juliette balcony does not create any sitting out area and



cannot be considered any more harmful than a window. The balcony will serve a bedroom where there is currently a bedroom window and will not serve a primary living area. Any level of overlooking cannot be considered materially harmful as to warrant refusal of planning permission. The replacement roof dormer is situated to the rear of the host dwelling and will be visible to 149 Frinton Road, however, it will be situated 8.5 metres away which is considered an acceptable which will preserve the neighbouring amenity. The rear extension will be visible to both neighbouring properties however due to the single storey nature of the proposal it is not considered to cause any significant impact upon neighbouring properties.

**Parking Provision**

The application seeks to convert the approved garage to an entertainment room. Although the dwelling will lose a garage, it is considered that sufficient parking is provided to the front of the dwelling to accommodate two parking spaces in line with Essex Parking Standards requirements of 5.5 metres by 2.9 metres.

**Other considerations**

Frinton and Walton Town Council recommend this application for approval.

No letters of representation have been received.

**6. Recommendation**

Approval - Full

**7. Conditions / Reasons for Refusal**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing reference:269-LON-001 Revision B, Drawing Reference:269LON-002 Revision O

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.

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