

SPL3 Sustainable Design

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Application Site

The application site is located to the west of Grange Close, at the end of a cul de sac, inside the development boundary of Frinton on Sea. The surrounding area comprises of detached dwellings, materials present within the street scene include, brickwork, render, cladding and tiles. Many of these dwellings have previously extended by way of extensions and porches that are publicly visible within the street scene. The application site serves a detached two storey dwelling constructed of brick, a tiled roof and a front canopy. Sited to the front is a small area of shrubbery, tiled parking area suitable for two cars and a driveway along the side leading to the garage with store room. The rear of the dwelling is laid to lawn with shrubbery and a patio area. There is a fenced boundary.

Proposal

The application seeks planning permission for a single storey rear and front extension. The rear extension will measure a maximum depth of 3.7m, 3.5m wide. It will have a flat roof with two roof lights.

The proposed materials are Brickwork, Marley Board, tiles, uPVC windows and door. The front extension will measure depth 1.8m, 3.5m wide and it will be constructed in brick and brown Marley Board with a monopitched roof.

Assessment

The main considerations of this application are the design, highway safety and the impact upon residential amenity.

Policy Considerations

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Design and Appearance

The proposed rear extension will be sited to the rear and not publicly visible from the highway. The use of matching materials to the rear extension will blend the development with the host dwelling. The proposed rear and front extension is considered to be of a scale and nature appropriate to the site and the surrounding area.

The proposed front extension will be sited to the front and publicly visible. It will replace an existing canopy. Set back from the front boundary of the site and its single storey design would not appear prominently within the street scene. It is also noted that the site is at the end of the cul de sac which would reduce its prominence further. Although the proposed front extension materials alter from the existing, the street scene has many different materials throughout and it will be the same as neighbouring dwelling, 23 Grange Close.

The site is of a sufficient size to accommodate the proposal and still retain sufficient private amenity space.

Highway Safety

The proposed front extension will be replacing an existing canopy area. The garage will be a store room, however the front of the site can easily accommodate 2 off street car parking spaces in accordance with the current parking standards, so there is no objection to the level of off street parking available at the site.

Impact on Residential Amenity

As the proposal is for a single pitched roofed extension with roof lights, to join the existing main dwelling and garage, overall the proposed extensions are not considered to cause any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Other Considerations

Frinton and Walton Town Council have given approval for proposed rear and front extension. No letters of representation were received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the development, the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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: SGC-01 B received;

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