

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	16/03/2020
Planning Development Manager authorisation:	TF	17/03/2020
Admin checks / despatch completed	CC	18/3/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	RL	18/03/2020

Application: 20/00088/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Graham Hinton

Address: Wenred 138 Connaught Avenue Frinton On Sea

Development: Proposed rear extension.

1. Town / Parish Council

Frinton and Walton Town Council APPROVAL

2. Consultation Responses

n/a

3. Planning History

13/00327/FUL	Rear extension.	Approved	05.06.2013
14/00893/TCA	1 No. Greengage - remove dead wood or fell. 1 No. Greengage - reduce by 30%. 1 No. Cherry plum - reduce by 20%. 2 No. Purple prunus - reduce by 25%. 1 No. Purple prunus - reduce by reduce by 30%. 1 No. Hawthorn - reduce by 25%. Adjacent to patio - 2 No. Prunus- reduce and shape by 35%. Front garden - Prunus - lift over pavement and reduce by 25%	Approved	24.07.2014
20/00088/FUL	Proposed rear extension.	Current	
20/00186/TCA	Removal of T1,T2,T3,T4,T5,T6,T7,T8,T9 and T10 (see plan).	Approved	11.03.2020

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
EN17 Conservation Areas

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)
SPL3 Sustainable Design
PPL8 Conservation Areas

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

This application seeks permission for a single storey rear extension and conversion of part of the existing garage to living accommodation to the existing detached house located within the settlement development boundary of Frinton on Sea, which also lies with the Frinton and Walton Conservation area.

Design and Appearance

The proposal will be sited at the rear of the dwelling and will adjoin the existing garage and which will replace the existing flat roof rear extensions. The rear extension will have a traditional pitched roof finished in matching tiles. The extension will be finished in brick and render which matches the existing dwelling. The main visible element of the proposal from Connaught Avenue would be the replacement of the front garage door with a personal door and small window, however given its set back nature it will not have a significant impact on the street scene. The proposal may be partially visible over the southern boundary side wall shared with the garage, however it will result in no adverse impact on the street scene. The proposal is of a size and scale which is in keeping with the existing dwelling.

The design and scale of the proposed rear extension is acceptable and would result in no material harm to visual amenity.

Impact on Neighbouring Properties

Due to the proposed siting of the rear extension it is not considered to have any material adverse impact to loss of privacy, loss of light or outlook to the immediate neighbour at 140 Connaught

Avenue. There will be no significant impact to the garage on the southern side of the application site.

Although the existing garage is being converted for living accommodation at least two cars can park off the road in tandem on the existing driveway which meet the current car parking standards where one space measures 5.5 metres x 2.9 metres. More than 300 square metres of private amenity space remains which is considered more than adequate.

Heritage

The application site is in the Frinton and Walton Conservation Area and although the appraisal does not mention Wenred specifically it does state that all frontages in Connaught Avenue are significant but due to the size of the conservation area and the relative importance of so many features it is difficult to include them all.

The originally submitted plans proposed the use of a composite cladding on all elevations of the extension; however traditional forms and materials would rather be encouraged. The elevations of the extension will now be finished in brick and render. Due to the proposal being sited at the rear of the existing house the conservation area will not be harmed.

Other Considerations

Frinton and Walton Town Council recommend approval for this 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 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 Nr 102 received 22nd January 2020 and Drawing Nrs. 103 and 104 received 12th March 2020.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO