

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	17/09/2020
Planning Development Manager authorisation:	SCE	18.09.2020
Admin checks / despatch completed	DB	18/09/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	18/09/2020

Application: 20/00985/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr and Mrs Holliday

Address: 44 Village Way Kirby Cross Frinton On Sea

Development: Proposed single storey extension, following demolition of existing garage, and repositioning front door and formation of ensuite within existing porch area.

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL APPROVAL
28.08.2020

2. Consultation Responses

Not Applicable

3. Planning History

18/01049/FUL	Single storey rear and side extension.	Approved	23.08.2018
20/00985/FUL	Proposed single storey extension, following demolition of existing garage, and repositioning front door and formation of ensuite within existing porch area.	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

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

SP1 Presumption in Favour of Sustainable Development

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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, with further hearing sessions in January 2020. The Inspector issued his findings in respect of the legal compliance and soundness of the Section 1 Plan in May 2020. He confirmed that the plan was legally compliant and that the housing and employment targets for each of the North Essex Authorities, including Tendring, were sound. However, he has recommended that for the plan to proceed to adoption, modifications will be required – including the removal of two of the three Garden Communities 'Garden Communities' proposed along the A120 (to the West of Braintree and on the Colchester/Braintree Border) that were designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033.

The three North Essex Authorities are currently considering the Inspector's advice and the implications of such modifications with a view to agreeing a way forward for the Local Plan. With the Local Plan requiring modifications which, in due course, will be the subject of consultation on their own right, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications – increasing with each stage of the plan-making process.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will progress once modifications to the Section 1 have been consulted upon and agreed by the Inspector. 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)

Proposal

This application seeks permission for the erection of a single storey extension, following the demolition of existing garage, and repositioning of front door and formation of ensuite within existing porch area.

The formation of an ensuite within the existing porch area does not require planning permission and so has not been addressed within this report.

Application Site

The site is located to the north of Village Way, within the development boundary of Frinton on Sea. The site serves a semi-detached brick-built bungalow with a hipped tiled roof. There is a garage located to the east of the site, set further back from the front of the dwelling. The immediate surrounding streetscene is comprised from bungalows of a similar appearance and design.

Assessment

Design and Appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

The proposed extension will be located to the east side of the dwelling and extend down to the rear. The front elevation of the proposal will measure 3.9 metres wide by 3.2 metres deep on the east elevation, it then extends out to measure a further 1.2 metres wide by 4.6 metres deep (east elevation), from this point at the rear elevation it then measures 2.9 metres wide by 4.2 metres deep, it then extends by a further 2.3 metres wide where it meets with the original dwelling. The proposed extension will have a maximum height of 2.8 metres. The proposal is deemed to be of a size and scale appropriate to the existing dwelling. The application site can accommodate for a proposal of this size and scale whilst retaining adequate private amenity space.

The proposed extension will be constructed using materials to match those of the existing dwelling. The exterior walls will be finished with brickwork and the windows and doors will be UPVC. The roof will be of a flat roof design, although this is a differing design to the existing dwelling, the existing garage has a flat roof and it is therefore considered acceptable. The proposal will be visible from the streetscene, however it is set back from the highway and considered to be of a design in keeping with the existing dwelling and surrounding area. It is not thought to have any adverse effects on the visual amenities of the area.

Impact to Neighbouring Amenities

The NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 of the saved plan states that amongst criteria 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The proposed extension is of a single storey nature, therefore reducing its impact on overlooking onto neighbouring dwellings. It is not thought to have any significant impact on the loss of privacy to the adjacent neighbours.

The proposal will be located in place of the existing garage, it is not considered to have any additional significant impact to the loss of light to the adjacent neighbours.

The proposal is therefore not thought to have any significant impact nor harm to the amenities of the neighbouring properties.

Highway issues

The proposal does include the loss of an existing parking space with the demolition of the existing garage, however there is a paved driveway located to the front of the site with adequate parking provisions for the property.

Other Considerations

Frinton and Walton Town Council approve this application.

No other letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above. In the absence of material harm resulting from the proposal 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; Drawing No. HVW-101 Revision C

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

