

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	21/10/2020
Planning Development Manager authorisation:	TF	22/10/2020
Admin checks / despatch completed	DB	22/10/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	BB	22/10/2020

Application: 20/00902/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Harrison and Mrs Wilderspin Webb

Address: 16 Ferndown Road Frinton On Sea Essex

Development: Proposed rear and front extension.

1. Town / Parish Council

Frinton and Walton Town
Council
10.08.2020

Recommends APPROVAL

2. Consultation Responses

Not Applicable

3. Planning History

20/00902/FUL Proposed rear and front extension. 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)

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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

Site Description

The application site refers to 16 Ferndown Road, Frinton on Sea, a single storey dwelling located within the development boundary of Frinton on Sea.

Proposal

This application seeks planning permission for the erection of rear and front extension.

Assessment

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

Design and Appearance

The Government attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. 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 single storey rear extension is located to the rear of the host dwelling and therefore it will not be visible from the street scene of Ferndown Road. The proposal will be constructed from materials that will match the host dwelling which is considered to be in keeping with the host dwelling and character of the area.

The front extension will be visible from the street scene of Ferndown Road, however due to the proposal being set back from the highway as well as the extension being an infill to extend from the existing porch, the single storey proposal is not considered to cause any significant impact upon the street scene. The proposal will be constructed from materials that will match the host dwelling.

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

Impact upon Neighbouring Amenities

The NPPF, at paragraph 127 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 other 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 rear extension will be visible to both the neighbouring dwelling to the east, number 14 and the neighbouring dwelling to the west, 18 Ferndown Road.

Although number 14 will have views of the proposed extension, the existing garage as well as the boundary treatment will help to screen the proposed development. There are also no windows proposed on the side elevation to reduce any impact upon neighbouring amenities.

There is approximately 0.9 metres between the proposed rear extension and the neighbouring boundary with number 18 Ferndown Road. Due to the single storey nature of the proposal as well as the existing boundary treatment which will help to screen the extension, it is considered that the extension will not cause any significant impact upon the neighbouring amenities of number 18 Ferndown Road.

The calculations specified within the Essex Design Guide have been applied and given the orientation of the host dwelling and its neighbour, and the separation distance that exist ensures that there is no significant loss of light to number 18 Ferndown Road.

The proposed front extension will only be visible to number 18 Ferndown Road. The extension will be to the existing side porch to create a wraparound single storey extension. Although this will be visible, due to the mono pitched roof which will slope away, as well as the glazing to reduce the cramped appearance, the proposal is not considered to cause any significant impact upon the neighbouring amenities.

Other Considerations

Frinton and Walton Town Council recommend this application for approval.

One letter of objection has been received raising the following concerns:

- Concerns raised over the impact the rear extension will have upon number 18 Ferndown Road, in particular the size of the extension.

- Concerns raised in relation to the front extension and that is up against the boundary wall with number 18 Ferndown Road.

In response to the concerns above, the impact upon neighbouring amenities has been addressed within the report.

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:

- Drawing No. HWW - 01

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