

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	22/02/2021
Planning Development Manager authorisation:	SCE	02.03.2021
Admin checks / despatch completed	ER	03/03/2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	03.03.2021

Application: 21/00069/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr and Mrs Tinsley

Address: 44 Walton Road Frinton On Sea Essex

Development: Proposed single storey shower room extension.

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL
19.02.2021

Recommends: APPROVAL

2. Consultation Responses

Not Applicable

3. Planning History

21/00069/FUL Proposed single storey shower room 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

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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

SPL1 Managing Growth

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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. In this latter regard, as of 26th January 2021, 'Section 1' of the emerging Local

Plan for Tendring (Tendring District Local Plan 2013-2033 and Beyond Publication Draft) has been adopted and forms part of the 'development plan' for Tendring.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) has been examined by an Independent Planning Inspector who issued his final report and recommended 'main modifications' on 10th December 2020. The Inspector's report confirms that, subject to making his recommended main modifications (including the removal from the plan of two of the three 'Garden Communities' proposed along the A120 i.e. those to the West of Braintree and on the Colchester/Braintree Border), the plan is legally compliant and sound and can proceed to adoption. Notably, the housing and employment targets in the plan have been confirmed as sound, including the housing requirement of 550 dwellings per annum in Tendring.

The Council has now formally adopt Section 1 of the Local Plan, in its modified state, at the meeting of Full Council on 26th January 2021, at which point it became part of the development plan and carries full weight in the determination of planning applications – superseding, in part, some of the more strategic policies in the 2007 adopted plan.

The examination of Section 2 of the Local Plan (which contains more specific policies and proposals for Tendring) will proceed in early 2021 and two Inspectors have been appointed by the Secretary of State to undertake the examination, with the Council preparing and updating its documents ready for the examination. In time, the Section 2 Local Plan (once examined and adopted in its own right) will join the Section 1 Plan as part of the development plan, superseding in full the 2007 adopted plan.

Where emerging policies are particularly relevant to a planning application and can be given 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.

5. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a two storey detached dwelling finished in render. Sited to the front is an existing area used for parking with vehicular access.

Proposal

Proposed single storey shower room extension.

At the time of the site visit the works had already commenced.

Assessment

Design and Appearance

The proposal will be sited to the side of the main house and will be publicly visible.

The proposals single storey design and use of render to match the existing house will allow it to appear as a subservient and appropriate addition to the main house.

The proposed extension is of a size and scale which is appropriate to the existing house and the locality.

The proposed extension will be set back from the front of the site and will be finished in materials which match the house preventing it from appearing as a prominent or harmful addition within the street scene.

Impact on Neighbours

As a result of the nature of the proposal along with its setting off of neighbouring boundaries the proposal would not result in a loss of residential amenities to any of the neighbouring properties.

Highway Safety

The Essex county Council Parking Standards states that where a house has two or more bedrooms that 2no parking spaces should be retained at the site measuring 5.5m by 2.9m per space. The dwelling is set back from the front of the site with an area to the front which is of a suitable size to accommodate the proposal and retain sufficient parking in line with the aforementioned standards. The proposal will therefore not contravene highway safety.

Other Considerations

Frinton and Walton Town Council recommend approval.

There have been no letters of representation received for this application.

Conclusion

In the absence of material harm resulting from the proposed development the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plan: TDC-2012-01.

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.