

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	04/02/2022
Planning Development Manager authorisation:	AN	04/02/22
Admin checks / despatch completed	DB	04.02.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	04/02/2022

Application: 21/02045/VOC **Town / Parish:** Frinton & Walton Town Council

Applicant: Harrison and Wilderspin Webb

Address: 16 Ferndown Road Frinton On Sea Essex

Development: Variation of condition 2 of approved application 20/00902/FUL to reduce width of extension.

1. Town / Parish Council

Frinton and Walton Town Council
Recommendation - approval
10.01.2022

2. Consultation Responses

Not Applicable

3. Planning History

20/00902/FUL Proposed rear and front extension. Approved 22.10.2020

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

In relation to housing supply:

The Framework requires Councils boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, Paragraph 11 d) of the Framework requires granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

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.

Planning History

Planning permission was granted under planning reference 20/00902/FUL for the erection of a rear and front extension.

Proposal

This application seeks planning permission for the variation of condition 2 of application 20/00902/FUL to reduce the width of the rear extension.

Assessment

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

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 Policy SPL3 aims 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.

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 extension will seek a reduction from 8.3 metres in width to 4.6 metres. The reduction is not considered to cause any impact upon visual amenity and as the proposal will be constructed from materials that will match the host dwelling, it 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, 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 SPL3 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'.

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.

No letters of representation have been received.

6. Recommendation

Approval - Full

7. Conditions

- 1 The development hereby permitted shall be begun before 22.10.2023

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 Revision B

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