

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	DB	27.01.2022
Planning Development Manager authorisation:	AN	27/01/22
Admin checks / despatch completed	DB	27.01.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	27.01.2022

Application: 21/02043/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr and Mrs Norman Dennison

Address: Greystones Westbury Road Great Holland

Development: Removal of flat roof and replacement with slate pitched roof.

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL
10.01.2022

Recommendation - Approval

2. Consultation Responses

N/A

3. Planning History

13/01166/FUL	Demolition of existing bungalow and erection of 2 detached dwellings.	Withdrawn	21.11.2013
15/30119/PREAPP	Single storey flat roof extension.		01.06.2015
15/00918/HHPNO T	Flat roof, single storey extension. 2.86m high, 4.9m deep, 8.2m wide.		22.07.2015
21/02043/FULHH	Removal of flat roof and replacement with slate pitched roof.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond Section 1 (adopted January 2021)

SP7 Place Shaping Principles

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

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)

Proposal

Removal of flat roof and replacement with slate pitched roof.

Application Site

The application site is located to the west of Westbury Road, a detached dwelling located within the development boundary of Great Holland. The site serves a single storey dwelling constructed of painted brickwork with a flat felt roof. Neighbouring dwellings feature a range of scale and design, with common finishing materials being brickwork. There is off-street parking for two vehicles to the front of the dwelling.

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 Policy SP7 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. SPL3 also reflects these considerations.

The proposed pitched roof will span the entire length and width of the bungalow, and feature a dual pitched hipped design with a boarded gable to the front. This would replace an existing flat felt roof, which is noted as being incongruous to the surrounding locale. As a result, the change in roof structure is deemed to enhance the appearance of the dwelling and improve the visual amenity of the site. The roof would be finished in slate, which is considered an improvement in the quality of finish to the dwelling.

The site can accommodate a proposal of this size and scale whilst retaining ample private amenity space. The design is also consistent and sympathetic to the existing host dwelling and is therefore acceptable.

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 by Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Owing to the limited scale of the proposal, coupled with the ample separation distance between the site and neighbouring dwellings, it is deemed that the proposal would not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

Highway issues

The site has adequate parking provision in line with the adopted standards for a dwelling of this scale.

Other Considerations

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

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 No.
 - SITE PLAN, BLOCK PLAN, EXISTING AND PROPOSED ELEVATIONS (Received 30th November 2021)

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.