

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	23/06/2022
Planning Development Manager authorisation:	SCE	24.06.2022
Admin checks / despatch completed	DB	24.06.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	24/06/2022

Application: 22/00722/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr David Slade

Address: 78 Third Avenue Frinton On Sea Essex

Development: Proposed removal of existing flat garage roof and replace with new gable roof.

Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL
07.06.2022

Recommend approval

Consultation Responses

Essex County Council
Heritage
09.06.2022

The application is for proposed removal of existing flat garage roof and replace with new gable roof with velux window. The proposal site is located within the Walton and Frinton Conservation Area.

I am generally unopposed to the proposal for replacing the existing flat roof to the garage with a gable roof to be more in keeping with the character and appearance of the Conservation Area. I generally do not support the installation of rooflights in Conservation Area as these are a non traditional type of fenestration. However, it is noted that the proposed rooflight would be fitted to the internal slope of the proposed roof and would be completely screened by the mature vegetation along the boundary of the front garden. I advise the proposed Velux is replaced with a Conservation rooflight. Proposed clay tiles to match existing are considered acceptable.

If alterations are made to the proposals, then there would be no objection, subject to the following conditions:

- Prior to installation, a schedule of drawings that show details of the proposed rooflight in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such;
- New rainwater goods, if required, shall be black painted or powder-coated metal and shall be permanently maintained as such.

1. Planning History

04/00527/TCA	Fell 1 Willow and 1 Prunus	Approved	22.04.2004
11/00561/TCA	Prune x 2 Purple Prunus on boundary of 78 Third Avenue and 71 Fourth Avenue, Frinton on Sea	Approved	14.06.2011
13/01200/TCA	2 No. Silver Birch - in rear garden - cut back to the boundary of 73	Approved	19.11.2013

	Fourth Avenue or to suitable points.		
13/01285/TCA	1 No. Sycamore - fell	Approved	10.12.2013
15/00443/TCA	1 No. Prunus - in rear garden - fell	Approved	23.04.2015
19/01748/TCA	Reduce mixed species shrubs. Polard or reduce height to 2 hawthorn trees, spruce tree and laburnham tree.	Approved	11.12.2019
20/00037/TCA	Remove trees on west side of existing boundary	Approved	10.02.2020
20/00407/TCA	2 No. Prunis / Cistena - Reduce in size. 3 No. Conifers - Remove.	Approved	20.04.2020
22/00722/FULHH	Proposed removal of existing flat garage roof and replace with new gable roof.	Current	

2. 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)
SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 2 Plan (adopted January 2022)
SPL3 Sustainable Design
PPL8 Conservation Areas

Supplementary Planning Documents
Frinton and Walton Conservation Area Character Appraisal (March 2006)

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.

3. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a two storey detached dwelling with garage sited just forward of the host house. The house is set back from the front boundary with vast amounts of planting along the front boundary with a slight break to allow for vehicular access. The house comprises of hipped roof features which are finished in clay tile whilst the garage which is positioned slightly forward of the house contains a flat felt roof.

Proposal

This application seeks planning permission for removal of existing flat garage roof and replace with new gable roof.

The initial plans showed a velux window to be inserted however the ECC Heritage team did not support this feature and upon discussions with the agent this element has been removed.

Assessment

Design, Appearance and Heritage Impact

The properties within the immediate vicinity are mainly two storey in size but differ in terms of design with many having their own garages again fluctuating in design. The proposal will be sited to the front and therefore be a noticeable change to the front of the house. As the garage is set back from the front boundary and due to a mixture of designs within the area the change in roof type is considered not to appear as a prominent or harmful alteration to this existing house or the locale.

The proposal is of suitable size and design in relation to the main house and will be finished in new clay tiles which will differ from the existing felt roof. The use of such is considered to be a welcome change as it will match the tiles on the existing house allowing both elements to appear more cohesively with one another.

Heritage Impact

The site is located within the conservation area of Frinton on Sea and therefore ECC Heritage have been consulted on the proposals. They have provided no objections to the proposal however do raise concerns over the implementation of a roof light and the impact which this would have on the conservation area.

Since this response the roof light has been removed from the plans.

They have also requested the flowing condition is placed upon the permission.

- New rainwater goods, if required, shall be black painted or powder-coated metal and shall be permanently maintained as such.

The Frinton Conservation Area appraisal does not award the site with specific mention however does highlight the area as below;

As residential properties, these houses are highly susceptible to change to reflect lifestyles or fashions. Their most important characteristics are, in general, asymmetrical plans and elevations; large, spreading and uninterrupted roofslopes; chimneys; combinations of facing materials; and the use of inventive detail. Even a change as seemingly trivial as the replacement of lead window "comes" with white glazing bars might alter the subtle balance of an elevation to the detriment of the appearance and interest of the building.

The streets themselves are wide and spacious, and generally straight, with some street trees though nothing consistent or particularly mature. A slight brow in the gentle slopes away from The Greensward means that only the southern sections of each avenue have any visual connection with the sea.

It is noted that the proposal will result in a change to the appearance of the house however it would also result in the removal of existing unattractive flat roof. The proposal will be set back from the front boundary and will incorporate matching tiles to the host dwelling and would be consistent with other types of garage design in the area. It is therefore considered that the alteration would result in a more appealing feature to the house and would not be harmful to the appearance and character of the conservation area.

Impact on Neighbours

The proposal will be sited to the front of the house and suitable distance away from shared boundaries preventing it from resulting in a significant loss of residential amenities to neighbouring dwellings.

Other Considerations

Frinton and Walton Town Council support the application.
There have been no letters of representation received.

Conclusion

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

4. Recommendation

Approval - Full

5. 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: 0010-A-200 02.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 New rainwater goods, if required, shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason - In order to preserve the character and appearance of the conservation area.

6. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.