

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	03.08.2022
Planning Development Manager authorisation:	AN	04/08/22
Admin checks / despatch completed	ER	04/08/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	04.08.2022

Application: 22/01003/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr and Mrs Paul and Rachel Cassar

Address: 19 Florence Road Walton On The Naze Essex

Development: Proposed single storey rear and side extension to form entrance lobby, kitchen/dining area and home office/annexe.

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL Recommend approval
18.07.2022

2. Consultation Responses

Not Applicable

3. Planning History

22/01003/FULHH Proposed single storey rear and Current
side extension to form entrance
lobby, kitchen/dining area and
home office/annexe.

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)

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.

5. Officer Appraisal (including Site Description and Proposal)

Proposal

This application seeks permission for the erection of a single storey rear and side extension to form entrance lobby. Kitchen / dining area and home office / annexe.

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. Policies SP1, SP7 and SPL 3 of the Tendring District Local Plan 2013-2033 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.

The proposed single storey side extension will be located to the west of the site and will join with the proposed single storey rear extension. The side extension will be partially visible to the streetscene at the gap between the host dwelling and neighbouring dwelling to the east. However, as the proposed extension is set back from the front elevation it will not appear overly dominant. The case officer has visited the site to confirm that the application site can accommodate for a proposal of this size and scale whilst retaining adequate private amenity space. The proposed rear and side extension is therefore considered to be of an appropriate size and scale in relation to the host dwelling and its locality. Furthermore the proposal will be finished in matching materials to blend with the host dwelling. The exterior walls will be painted render over a brick plinth with a hipped roof design. The proposed extensions are considered to be of an in keeping design and appearance with no significant harmful effect on visual amenities.

The proposed annexe will be located towards the rear of the site adjacent to the west boundary. The annexe will be replacing an existing caravan at the site, of a similar footprint. The proposed annexe is therefore considered to be of an acceptable size and scale, with the application site able to accommodate for a proposal of this size. The annexe will be finished in weatherboarding with a hipped roof design. Due to its location towards the rear of the dwelling it will not be visible to the streetscene. The proposed annexe is considered to be of an acceptable design and appearance with no significant harmful effect on visual amenities.

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 SPL 3 of the Tendring District Local Plan 2013-2033 states that all new development must meet practical

requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents. The development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The proposed side and rear extension is of a single storey nature and therefore poses no significant threat of overlooking or loss of privacy to the adjacent neighbouring dwellings. It is also located an adequate enough distance from the adjacent neighbouring dwellings to have no significant impact on the loss of light.

The proposed annexe is also of a single storey nature and therefore poses no significant threat of overlooking or loss of privacy to the adjacent neighbouring dwellings. The annexe is not within close proximity to the adjacent neighbouring dwellings and so has no impact on the loss of light.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Frinton and Walton Town Council support this application.

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 / Reasons for Refusal

- 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. 01 B
Drawing No. 02 B
Drawing No. 03

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