

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	28/01/2022
Planning Development Manager authorisation:	SCE	28.01.2022
Admin checks / despatch completed	CC	31.01.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SH	31.01.2022

Application: 21/02068/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Emma Appleby

Address: 22 Vista Avenue Kirby Le Soken Frinton On Sea

Development: Single storey rear extension

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL
10.01.2022

Recommendation - Approval

2. Consultation Responses

Not applicable

3. Planning History

21/02068/FULHH Single storey rear extension 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.

5. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site comprises of a chalet bungalow dwelling which is set back from its front boundary. The front of the house benefits from an existing dormer window along with integral garage and driveway.

Sited to the rear the garden is laid to lawn with close boarded fencing along each of the boundaries.

Proposal

The application seeks permission for the erection of a single storey rear extension.

Assessment

Design and Appearance

The proposal will be sited to the rear of the house and due to the close relationships between the host dwelling and its neighbours will not be publicly visible from Vista Avenue.

The proposal is of a suitable scale and design which will not adversely impact to the appearance of the existing house and will be finished in materials which are consistent with the host dwelling.

The site is of a sufficient size to accommodate the proposal and still retain appropriate levels of private amenity space.

Impact to Neighbours

The proposed extension will be single storey measuring 2.7m in height with a flat roof design and will be absent from any side facing windows.

It is noted that the houses in this row vary in positioning on their plots meaning that the new extension will be visible to these nearby dwellings that share its boundary. However the extension will be stepped in from the boundary retaining a minimum of 1.3m from each neighbour. The new extension will also be low in terms of height with a flat roof which will allow for it to be predominantly screened by the host dwelling. Therefore any harm resulting from the proposal in terms of residential amenities is likely to be minor in this instance and not so significant to refuse planning permission upon.

Other Considerations

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

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 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:

EA-PP-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.