

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	23/02/2022
Planning Development Manager authorisation:	SCE	23.02.2022
Admin checks / despatch completed	ER	23/02/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	23.02.2022

Application: 21/02175/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Sam Fuller

Address: Hollyberry House 27 Winchester Road Frinton On Sea

Development: Proposed loft conversion with rear dormer and roof alterations

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL
31.01.2022

Recommend approval

2. Consultation Responses

Not applicable

3. Planning History

16/00700/LUPRO P	Proposed conversion of existing garage to habitable space.	30.06.2016
21/02175/FULHH	Proposed loft conversion with rear dormer and roof alterations	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 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)

Application Site

The application site comprises of a large two storey dwelling located within the Development Boundary of Frinton. The house is located on a corner plot setting with elevations serving Winchester Road and Pole Barn Lane.

The house itself is set in from site boundaries allowing for an area of parking to the front. There is also an area of parking with vehicular access from Pole Barn Lane. It is evident that the house has previously been extended due to the presence of differing roof heights and slopes.

Proposal

This application seeks permission for a proposed loft conversion with rear dormer and roof alterations

Upon initial receipt of the application the proposal included two front dormer windows and alterations to the front central facing gable feature. These alterations were considered uncharacteristic compared to the host dwelling and upon officers advice these have since been removed with amended plan provided to reflect this.

Assessment

Design and Appearance

The alterations to the new house will be visible within the streetscenes of Winchester Road and Pole Barn Lane due to its corner plot location. The house is set in from its boundaries which will prevent the alterations from appearing prominently or harmfully within the streetscene.

The house itself is not located within the conservation area or is listed and other surrounding properties vary in size and design with a few also recently having dormer windows parts of which are publicly visible. Due to such a vast array of differently designed houses within the area along with other similar development within the area it is considered the level of development here would be appropriate to the existing house and not detrimental to the overall appearance and character of the area.

The proposal is of a suitable size and scale in relation to the main house and will utilise similar materials already present in the host dwelling.

Based on the above the proposal is acceptable in terms of visual amenity.

Impact on Neighbours

The proposed alterations will not result in a significant impact to neighbouring properties in terms of loss of outlook or light due to their nature and siting.

There will be increased levels of overlooking to neighbouring sites due to new openings and a Juliet balcony within the new dormer window however these neighbouring gardens are already heavily overlooked by the host dwelling and other surrounding properties. The loss of privacy in this instance would be unreasonable grounds to refuse planning permission in this instance.

Other considerations

Frinton and Walton Town Council recommend approval for 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.

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:

Drawing 1 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 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.