

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AP	6/4/2022
Planning Development Manager authorisation:	AN	7/4/2022
Admin checks / despatch completed	DB	07.04.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	07.04.2022

**Application:** 22/00301/FULHH **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Mrs Cullen

**Address:** 25 Holmbrook Way Frinton On Sea Essex

**Development:** Proposed erection of two storey rear extension with velux rooflights, garage conversion with front extension, single storey front extension and new side windows.

### **1. Town / Parish Council**

FRINTON & WALTON TOWN COUNCIL  
31.03.2022

Recommend approval

### **2. Consultation Responses**

n/a

### **3. Planning History**

22/00301/FULHH Proposed erection of two storey rear extension with velux rooflights, garage conversion with front extension, single storey front extension and new side windows. 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

Supplementary Planning Documents  
Essex Design Guide

Local Planning Guidance  
Essex County Council Car Parking Standards - Design and Good Practice

## **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**

### Proposal

This application seeks permission for the erection of a two storey rear extension and single storey front extension with garage conversion to a detached house located within the settlement development boundary of Frinton on Sea.

### Design and Appearance

The two storey rear extension will be sited nearest to the north eastern side boundary shared with 23 Holmbrook Way. The rear extension will measure a maximum of 4 metres in depth, 3.728 metres in width, with an overall ridge height of 6.9 metres. The height to the eaves will be 5.3 metres. The external finish of the rear extension will match the existing dwelling of brickwork and concrete roof tiles. The rear extension will accommodate a sun lounge at ground floor and one bedroom at first floor. The two storey proposal is visually subservient to the main dwelling with a lower ridge height that follows the pitch of the main roof. The single storey front extension, which following the conversion of the garage into habitable accommodation, will create a linking mono pitch roof along the front of the dwelling tying the alterations together. The front extension will project just 1.42 metres from the front elevation and will span the width of the house to meet the existing garage which already projects forward the same distance. The front extension will again be finished in matching materials. A ground floor side facing window will be inserted to serve the new ground floor shower room.

The design and scale of the extensions would result in no material harm to visual amenity.

### Impact upon Residential Amenity

The two storey rear extension is a distance of 1.2 metres to the side boundary shared with 23 Holmbrook Way. Due to the close proximity of the rear extension to this neighbour the sunlight/daylight calculations specified in the Essex Design Guide have been applied. The 45 degree line down from the roof would intercept half of the French opening doors at the rear of 23 Holmbrook Way in elevation, however the 45 degree would intercept less than half of the French doors in plan. The proposed two storey rear extension ridge height is lower than the main roof and therefore the loss of light that the proposal will cause is not considered so significant as to justify refusing planning permission on these grounds.

The rear extension is a distance of 10 metres to the side boundary shared with 27 Holmbrook Way. The Essex Design Guide states that where the rears of neighbouring properties face each other at an angle of more than 30°, the minimum spacing may be reduced to 15m from the nearest corner. The corner to corner distance from the proposed rear extension to the dwelling at 1 Hillside is 16.7 metres and there are also intervening garden outbuildings, boundary fence and small trees which obscure any direct views.

The first floor window on the rear elevation of the rear extension serves a bedroom and replaces one that also serves a bedroom. A bedroom is not a room that is generally lived in during daytime hours and therefore is not considered to have a significant impact to neighbouring amenities in terms of loss of privacy or overlooking.

200 square metres of private amenity space will remain following the construction of the proposal which is considered more than adequate and the existing off road parking arrangements will not be affected.

Other considerations

Frinton and Walton Town Council recommend approval of the application.

One letter of objection has been received which raises the following concerns:

- Overlooking and loss of privacy
- Extension not proportionate to size of the application site

These concerns have been addressed in the report.

No other letters of representation have been received.

Conclusion

In the absence of material harm resulting from the 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 no. 1 Revision E.

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.

<b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b>	YES	NO
<b>Are there any third parties to be informed of the decision? If so, please specify:</b>	YES	NO