

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	26.04.2022
Planning Development Manager authorisation:	AN	26/04/22
Admin checks / despatch completed	ER	27/04/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	27.04.2022

**Application:** 22/00394/FULHH **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Mr J Hooren

**Address:** 23 Frinton Road Kirby Cross Frinton On Sea

**Development:** Proposed erection of a single storey side extension and porch (Following demolition of front porch, garage and extension), single storey rear extension with glazed roof lanterns and replacement roof over existing extension (Following demolition of conservatory and felt roof) and chimney stack removal.

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

Frinton and Walton Town Council Supports Application

### **2. Consultation Responses**

Not Applicable

### **3. Planning History**

22/00394/FULHH	Proposed erection of a single storey side extension and porch (Following demolition of front porch, garage and extension), single storey rear extension with glazed roof lanterns and replacement roof over existing extension (Following demolition of conservatory and felt roof) and chimney stack removal.	Current
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### **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

Local Planning Guidance

Essex Design Guide

### **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 side extension and porch (following demolition of front porch, garage and extension), single storey rear extension with glazed roof lanterns and replacement roof over existing extension (following demolition of conservatory and felt roof) and chimney stack removal.

### **Application Site**

The site is located towards the south of Frinton Road, within the settlement development boundary of Frinton, Walton and Kirby Cross. The application site serves a detached bungalow finished in painted render with a pitched tiled roof. There is an attached garage with flat roof design located to the east of the site. To the front of the site is a paved hardstanding leading to the garage and a lawn area. The surrounding streetscene is comprised from dwellings of differing designs and appearances.

### **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.

It is proposed to demolish the existing single storey garage element and replace this with a new side porch area and replacement extension to serve a hallway area. This replacement extension will measure 1.8 metres wide by 4.6 metres deep, it has a mono-pitch roof design with a maximum height of 2 metres. The porch area will be located in front of this extension and will measure 1.8 metres deep by 1.8 metres wide and will be covered by the same mono-pitched roof as the side extension. Due to the fact that these elements are located to the side of the dwelling they will be visible to the streetscene. The proposed porch area will be finished with oak posts and a painted

render finish, with the side extension finished in a matching render to blend with the host dwelling. The pitched roof will be finished in a matching roof tile to that of the host. The use of matching materials will cause the proposal to blend with the dwelling and surrounding area and is therefore not considered to have any adverse effect on the visual amenities of the area.

To the front of the dwelling it is proposed to construct pitched roofs over the existing bay windows. The new roofs will be finished in a matching roof tile to that of the host dwelling. As this component is located to the front of the dwelling it will be visible to the streetscene. Again the use of matching materials will cause the proposal to blend with the dwelling and it is therefore not considered to have any significant harmful impact on the visual amenities of the area.

The proposed rear extension will have a maximum depth of 8.6 metres by 8.4 metres wide. It will have an overall flat roof height of 2.9 metres. The flat roof will incorporate the installation of two glazed roof lanterns. As this element is located to the rear of the dwelling it will not be visible to the streetscene. The rear extension will be finished in a matching painted render to blend with the host dwelling and other proposed elements. The flat roof design is offset by the installation of the roof lanterns, and also matched the existing flat roof design of the existing garage and extension present at the site, and can therefore not be said to be out of character with the host dwelling. The rear extension is therefore considered to be of an appropriate design and appearance in relation to the host dwelling.

The application site can accommodate for the proposed development of this size and scale whilst retaining adequate private amenity space.

Overall the proposed development is considered to be of an appropriate design, appearance and scale in relation to the host dwelling and surrounding area. It has no significant adverse impacts on the visual amenities of the area.

#### 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 extensions (side and rear) are of a single storey nature and therefore pose no significant threat of overlooking or loss of privacy to the adjacent neighbouring dwellings.

The proposed side extension and porch area has no more of a significant impact on the loss of light to the adjacent dwellings than that which is presented by the existing garage structure.

The proposed rear extension will be constructed approximately 2.3 metres from the shared neighbouring boundary line west of the site, and 1.1 metres from the shared neighbouring boundary line east of the site. The proposed rear extension will be shielded to the neighbouring dwelling east of the site by the existing garage constructed along this boundary and therefore has no significant impact on the loss of light. The proposed rear extension is located an adequate enough distance from the neighbouring dwelling to the west to have no impact on the loss of light.

The proposed development is therefore considered acceptable in terms of residential and neighbouring amenities.

#### 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 recommendation 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 plan; Drawing No. 01 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 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