

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	22/09/2022
Planning Development Manager authorisation:	SCE	28.09.2022
Admin checks / despatch completed	CC	28/09/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	ER	28/09/2022

Application: 22/01068/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Raymond James - Pulse Builders Ltd

Address: 75 Bemerton Gardens Kirby Cross Frinton On Sea

Development: Proposed removal of old storage area and build a two storey side extension to provide an additional bedroom and living space for large family.

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL
08.08.2022

RECOMMEND APPROVAL

2. Consultation Responses

Not relevant to this application

3. Planning History

22/01068/FULHH	Proposed removal of old storage area and build a two storey side extension to provide an additional bedroom and living space for large family.	Current
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4. Relevant Policies / Government Guidance

National:
National Planning Policy Framework July 2021 (NPPF)
National Planning Practice Guidance (NPPG)

Local:
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
CP2 Improving the Transport Network

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 (including Site Description and Proposal)

Application Site

The application site comprises of a two storey semi detached dwelling constructed from brick with a tile hung roof. The house is set back on its plot with parking to the front and an existing single storey extension to the side. This area is characterised by houses which are all similar in appearance with some extending to the side and rear at either single storey or two storey level. The house is set on a plot slightly orientated away from its neighbour which results in open space being noticeable between the two houses.

Proposal

This application seeks planning permission for the removal of old storage area and build a two storey side extension to provide an additional bedroom and living space for large family.

Assessment

Design and Appearance

The proposal will be sited to the side of the existing dwelling and therefore a noticeable addition within the streetscene.

The enlargement will be lower in height compared to the host dwelling and will continue design elements such as matching hipped roof and use of similar materials.

The use of a ridge height lower than that of the main house will allow for the proposal to appear subserviently to the existing dwelling and its set back from the front wall and front boundary will further reduce its prominence within the streetscene.

The house itself is situated on a rather peculiarly shaped plot allowing the house to be orientated so it faces away from the neighbour at 73 Bemerton Gardens. The plans show that part of the proposal will be constructed on the boundary with this neighbour with it then distancing from the boundary by up to 1m. Whilst the construction of a two storey element here will remove some of the open space between plots the use of a hipped roof design along with its positioning off of part of the boundary will reduce this impact and still allow for some of this space to be retained preventing it from appearing cramped within the streetscene. Furthermore the neighbour of 73 Bemerton Gardens will allow for open space to be retained between houses as it currently only has a single storey garage sited closest to the host dwelling.

Highway Safety

The Essex County Council Parking Standards states that where a house comprises of two or more bedrooms that 2no off street parking spaces should be retained which measure 5.5m by 2.9m per space.

The proposal will result in a loss of parking at the site however the house itself is set back from the boundary with an area of suitable size to the front to accommodate the parking of two vehicles in line with the above. The proposal will therefore not contravene highway safety.

Impact on Neighbors

The proposal will not be visible to the adjoining neighbour of 77 Bemerton Gardens as it will be screened by the application dwelling.

This neighbour has existing windows along its side elevation which face onto the host dwellings side elevation. The host dwelling is clearly visible from these windows and views of the proposed

extension will also be achieved from them. Whilst there will be some loss of light and outlook to these windows resulting from the proposal as they already receive interrupted light and outlook due to their existing positioning any further loss to these would be considered unreasonable grounds to refuse permission upon in this instance. Furthermore as the host site is orientated away from this neighbour views and the impact of such are likely to be only minimal.

The proposal will be visible from this neighbours rear garden however will not protrude past its rear elevation preventing it from resulting in an adverse impact to residential amenities from openings sited here.

The proposal will result in a new opening at first floor which will overlook this neighbours garden. This window is an ensuite and therefore due to its nature is likely to be obscure glazed. As the house along with its neighbours are already two storey they currently achieve views into the nearby gardens therefore the addition of a new window here would not result in such a significant loss of privacy which would warrant the need to refuse this application.

Other Considerations

Frinton and Walton Town Council have raised no objections to the proposal. 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:

2 - PROPOSED GROUND FLOOR PLAN
3 - PROPOSED FIRST FLOOR PLAN
4 - PROPOSED ELEVATIONS
BLOCK PLAN - 1:500

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.