

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	ER	18/11/2022
Planning Manager / Team Leader authorisation:	SCE	21.11.2022
Planning Technician final checks and despatch:	CC	21.11.2022

Application: 22/01719/FULHH **Town / Parish:** Thorpe Le Soken Parish Council

Applicant: Mr and Mrs Carrington

Address: 57 Frinton Road Thorpe Le Soken Clacton On Sea

Development: Erection of rear extension and front bay window following demolition of existing rear elements and front porch. Erection of new roof with dormer window and rooflights with rooms within the roofspace.

1. Town / Parish Council

Thorpe le soken Parish council No objections

2. Consultation Responses

Not required

3. Planning History

91/00119/FUL	Single storey front extension to private dwelling house.	Approved	01.03.1991
22/00746/FUL	Proposed demolition of existing bungalow, erection of replacement dwelling.	Approved	22.06.2022
22/01719/FULHH	Erection of rear extension and front bay window following demolition of existing rear elements and front porch. Erection of new roof with dormer window and rooflights with rooms within the roofspace.	Current	

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

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 property is a typical post-war bungalow sited on the north side of Frinton Road; it is the final bungalow before the cluster of four pairs of semi-detached two storey dwellings. The eight bungalows to the east are of varied external appearance but are all sited parallel within the north-east/south-west orientated plots, having an angled relationship with the streetscene. The semi-detached properties are different; they have north/south orientated plots and the dwellings are sited fully-facing the open fields to the south. The application site is the exception; the plot is orientated in a north-east/south-west direction but the dwelling faces due south - this has resulted in the rear left hand parts having a hard relationship with the boundary shared with No. 55. Typically the bungalows have ridges which run in an east-west direction and some have front gable projections.

Proposal

This application seeks planning permission for the erection of rear extension and front bay window following demolition of existing rear elements and front porch. Erection of new roof with dormer window and rooflights with rooms within the roofspace.

Assessment

Design and Appearance

The proposal will result in a change to the appearance of the existing house as its roof will increase in height and new extensions will be visible from Frinton Road. The alteration will result in the swapping of the side facing gable features to now be at the front and rear of the house.

The local area itself comprises of a mixture of differently designed houses which vary in single storey and two storey nature. Many of these nearby houses are different in terms of positioning on their plots and the style of roofs which they have with some having hipped, side facing gables and forward facing gables. Whilst the change will be noticeable to this house and within the streetscene as a result of the varying development within the area these changes are considered acceptable and would not be detrimental to the appearance and character of the existing streetscene.

The alterations will change the appearance of the house however will allow for it to retain a chalet bungalow design allowing these alterations to be suitable additions to the main house.

The house is set back from the front boundary with planting and walling along the front boundary. This set back will prevent the proposal from appearing as a prominent and harmful feature within the streetscene allowing it to appear appropriately on its site.

The site is a relatively wide plot with the house being orientated away from shared boundaries allowing for open spaces between dwellings to be retained to prevent a cramped appearance within the streetscene.

The proposal will be finished in a mixture of brick and render to match the existing house and others within the area.

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

Impact to Neighbours

59 Frinton Road

The site to the east is 59 Frinton Road which is a two storey semi detached dwelling. The proposal will be visible to this neighbouring property and sited off of the boundary by at least 4.5m. Whilst visible the shape of the existing house differs to this neighbour as it is greater in depth allowing for views of it from this neighbours side and rear openings. It is also noted that at present there is a boundary wall between the two sites which will allow for some screening of the additions. Due to the current views of the application dwelling and the proposals distance from the shared boundary it is considered that the new alterations would not result in a significant loss of outlook which would require the need to refuse permission upon.

Due to the raise in the roof the Essex Design Guides Sunlight/ Daylight calculations have been applied to the plans. The 45 degree line in elevation and plan would not strike through the centre or fully encompass any of this neighbours rear windows and therefore passes the test. The proposal would therefore not result in a significant loss of light to this neighbour.

There will be some new rooflights to the side of the new roof however given their high positioning and siting away from the boundary would not achieve clear views of the neighbour and would not result in a significant loss of privacy.

55 Frinton Road

The house sited to the west is 55 Frinton Road which comprises of a detached bungalow with a mixture of fencing and planting in situ along the shared boundary. The application dwelling is greater in depth meaning views of the house are already achieved from this neighbours rear and side openings. The building will be orientated away from this neighbour however this will still mean some elements still touch this shared boundary. The proposal will result in a new pitched roof to the house with an eaves height of 2.8m. As a result of this design and low eaves height together with most of the proposal being away from the boundary it is thought that much of the new element will be screened by the existing boundary treatment or orientated away from this neighbour reducing its impact. Whilst the proposal will result in a loss of outlook to this neighbour given its positioning and the existing views already received by the neighbour this loss is considered not so significant to refuser permission upon in this regard.

The proposal will be sited close to the boundary and due to the raise in the roof the Sunlight/ Daylight Calculations have been applied to the plans. The 45 degree line in plan would encompass much of this neighbours rear elevation however in elevation, and probably due to its pitched roof design, would only intercept the lower section of this neighbours rear wall. This therefore means the test is passed and the loss of light in this instance would not be so significant to refuse permission upon in this instance.

The proposal shows one window within the side elevation which will serve a bathroom and attract views of the neighbouring house. Due to the increase in height of the host dwelling this window is likely to only achieve views of this neighbours roof slope and not inside the house. It is also noted that this window will serve a bathroom meaning the glazing is likely to be obscured further limiting views. The installation of a window here is therefore considered not to result in such a significant loss of privacy which would require the need to refuse permission upon in this instance. In order to safeguard neighbouring properties amenities further a condition will be imposed upon the permission restricting the glazing to obscure glazing only.

There will be some new rooflights to the side of the new roof however given their high positioning and siting away from the boundary would not achieve clear views of the neighbour and would not result in a significant loss of privacy.

Both Neighbours

The plans show one new rearward facing opening which will serve the bedroom and look into both neighbours rear gardens. As other properties within the road are already two storey in design with first floor windows these gardens are already overlooked and therefore the loss of privacy from this window would not be so significant to refuse this application upon.

Highway Safety

The Essex County Council Parking Standards states that where a house comprises of two or more bedrooms that 2no. parking spaces should be retained which measure 5.5m by 2.9m per spaces. The proposal will encroach upon the existing land used for parking however as the property is set back from the front boundary there is sufficient space to the front of the site to accommodate the house with enlargements along with the necessary off street parking to meet the above standards. The proposal will therefore not contravene highway safety.

Other Considerations

Thorpe le Soken Parish Council have not objected to the proposal. There have been no letters of representation received.

Conclusion

The proposal will result in a noticeable change to the existing house however this has been assessed in the above report and has been considered to be acceptable in accordance with local and national policies and is therefore this 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 plans:

CTR-203 - Street Elevation

CTR-201 A - Block Plan, Proposed Elevations and Floor Plans

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the window within the dormer to the first floor side elevation serving the bathroom shall be glazed in obscure glass before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason - To protect the privacy and amenities of the occupiers of adjoining property.

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.