

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	ER	02/12/2022
Planning Manager / Team Leader authorisation:	ML	02.12.2022
Planning Technician final checks and despatch:	ER	02/12/2022

**Application:** 22/01715/FULHH **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Mr Trevor Thomas-Impey

**Address:** Popses 1 The Street Kirby Le Soken

**Development:** Proposed demolition of existing outbuilding. Installation of new timber frame annex with hipped roof and external timber cladding.

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

FRINTON & WALTON  
TOWN COUNCIL  
21.11.2022

Recommends Refusal - Opposite conservation area - more in keeping with the style and age of house.

### **2. Consultation Responses**

Not required

### **3. Planning History**

02/00153/FUL	Demolition of existing garden room and construction of ground floor cloaks, utility and new garden room	Approved	04.03.2002
17/00041/FUL	Proposed single storey side/rear extension.	Approved	13.03.2017
19/01328/FUL	Sub-division of site to form separate building plot, erection of detached bungalow and new vehicular access onto The Street.	Refused	12.11.2019
22/01715/FULHH	Proposed demolition of existing outbuilding. Installation of new timber frame annex with hipped roof and external timber cladding.	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

PPL8 Conservation Areas

### **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 detached dwelling significantly set back from the front boundary. The site has a large rear garden with small number of outbuildings currently in situ.

### Proposal

This application seeks permission for erection of new timber frame annex with hipped roof and external timber cladding, following demolition of the existing structure.

The proposal will be used for additional living accommodation in connection with the main house and comprise of a bedroom, kitchenette and bathroom.

### Representations received

Frinton and Walton Town Council recommends refusal - stating that the site is opposite the conservation area - more in keeping with the style and age of house.

There have been no letters of representation received.

### Assessment

#### Design and Appearance

The proposal will be sited to the rear of the house and largely screened from The Street by the host dwelling. Due to the open spaces between houses elements of the proposal will be visible from The Street and Halstead Road. These views will be minimal and due to its set back from the site boundaries and screening by way of the host dwelling and neighbouring properties, the majority of the proposal will not be seen from these public areas meaning any views will be minor and not detrimental to the appearance/ character of the existing house or the streetscene.

The proposal is of a suitable size and design in relation to the main house and will be finished in a pale green weatherboard with clay tiles to the roof to match the host dwelling. The use of pale green weatherboarding will differ to the pink render on the existing house however given this new building will be to the rear, with very little public views achieved, the use of such is considered not to result in a harmful impact to the appearance/ character of the dwelling or streetscene.

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

Heritage Impact

The proposal is located outside of the conservation area with the boundary being sited some distance away to the north westerly direction. Due to the rearward positioning of the structure, along with the presence of nearby houses screening much of the proposal, it is considered the introduction of a building of this size and design would not result in a harmful impact to the appearance/ character of the conservation area.

#### Impact to Neighbours

The proposal will be sited sufficient distance away from each neighbouring boundary and largely screened by existing fencing and planting preventing it from resulting in a significant loss of amenities to occupants of nearby properties.

#### 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 drawings / documents, and / or such other drawings / documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings / documents as may be subsequently approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

0024-A-003 - Proposed site layout

0024-A-200 - Proposed Elevations, Floor and Roof Plan.

0024-A-201 - Visual Representation - Proposed Elevations

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.

The outbuilding shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Popses 1 The Street, Kirby Le Soken, Frinton On Sea, Essex, CO13 0EE.