

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	31.01.2023
Planning Manager / Team Leader authorisation:	JJ	01/02/2023
Planning Technician final checks and despatch:	ER	01/02/23

Application: 22/01936/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Patrick Bajohrs

Address: 29 Upper Third Avenue Frinton On Sea Essex

Development: Proposed alterations to windows and doors to front and side elevations. Velux roof window on rear elevation.

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL
13.01.2023

RECOMMEND APPROVAL

2. Consultation Responses

Not Applicable

3. Planning History

22/01936/FULHH	Proposed alterations to windows and doors to front and side elevations. Velux roof window on rear elevation.	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

PPL8 Conservation Areas

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 alterations to windows and doors to front and side elevations and velux roof window on rear elevation.

The proposal requires planning permission as the site is located within the Conservation Area.

Assessment

Design and Appearance

The proposed new windows, doors and velux rooflight will be finished in anthracite grey aluminium.

The proposed alterations are considered to be of an acceptable design and appearance in keeping with the locality. The alterations are thought to be of a minor nature with minimal effects on the visual amenities of the area. The proposal is therefore acceptable in terms of its design and appearance.

Impact on Conservation Area

The proposed alterations are considered to be of an acceptable design and appearance in keeping with the locality. The proposed alterations are considered to have no harmful effects on the visual amenities and special character of the Conservation Area. The proposal is considered to be acceptable in terms of its impact on the Conservation Area (being a neutral impact).

Impact on Residential Amenities

The dwelling is of a single storey nature. The proposed windows and doors are at ground floor level and pose no significant threat of overlooking or loss of privacy to the adjacent neighbouring dwellings. The proposed roof light is for light-providing purposes only and will not provide the dwelling with any harmful views overlooking the neighbouring dwellings due to its position within the roof slope.

The proposal has no impact on the loss of light.

Other Considerations

The proposal does not affect the existing highway safety at the site.

Frinton and Walton Town Council support this application.

No other letters of representation 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 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:

Drawing showing existing and proposed elevations, existing and proposed floor plans and proposed block plan

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

8. Informatives

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