

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	07.02.2023
Planning Manager / Team Leader authorisation:	JJ	08/02/2023
Planning Technician final checks and despatch:	ER	08.02.2023

Application: 22/01921/FULHH **Town / Parish:** Frating Parish Council

Applicant: Mr David McCutcheon

Address: Lothlorien Main Road Frating

Development: Retrospective application for rear single storey flat roof extension.

1. Town / Parish Council

Frating Parish Council No comments provided

2. Consultation Responses

Essex County Council
Heritage
25.01.2023

The application is for the construction of a rear single storey flat roof extension (retrospective).

The proposal site is in close proximity to a number of designated heritage assets, including:

- Grade II Listed Thatched Cottage (List UID: 1111447);
- Grade II Listed Pudners (List UID: 1146948).

The 16th Century Kings Arms Pub has also the potential to be considered a non-designated heritage asset.

The proposed rear extension is not considered to affect those elements of the setting which positively contribute to the significance of the above mentioned heritage assets.

There is therefore no objection to this application.

3. Planning History

94/00882/FUL (Kosi Kot, Clacton Road, Frating) Approved 17.08.1994
Rear extension

22/01921/FULHH Retrospective application for rear Current
single storey flat roof extension.

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

PPL9 Listed Buildings

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

The application seeks retrospective permission for a rear single storey flat roof extension.

Assessment

Design and Appearance

The rear extension is of an acceptable size and scale in relation to the host dwelling with the application site able to retain adequate private amenity space.

The rear extension is finished in black fibre cement board cladding over a red brick plinth with a flat roof design. It is considered to be of an acceptable design and appearance, in keeping with the host dwelling with no harmful effects on visual amenities.

Impact on Listed Buildings

The application site is located in close proximity to a number of designated heritage assets include two Grade II listed buildings. Essex County Council's Heritage department have therefore been consulted on the application, their comments are included in full above. ECC heritage have no objection to the proposal. The extension is therefore considered acceptable with no harmful effects on the special character of the nearby Listed Buildings.

Impact on residential amenities

The extension is of a single storey nature and therefore poses no significant risk of overlooking or loss of privacy to adjacent neighbouring dwellings.

The extension is not located immediately adjacent to any neighbouring dwellings and has no impact on the loss of light

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Frating Parish council have provided no comments on the 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

- 1 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 Proposed and Existing Rear Elevations
Drawing Showing Proposed and Existing Side Elevations
Drawing Showing Proposed Roof Line Plan
Drawing No. A4-102101-7SP

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.

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