

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case Officer recommendation:	CC	01.03.2023
Planning Manager / Team Leader authorisation:	ML	01.03.2023
Planning Technician final checks and despatch:	ER	01/03/2023

**Application:** 22/02127/FULHH **Town / Parish:** Frinton & Walton Town Council

**Applicant:** Mr and Mrs Bartholomew

**Address:** Newstead Percival Road Kirby Le Soken

**Development:** Proposed single storey extension.

### 1. Town / Parish Council

FRINTON & WALTON  
TOWN COUNCIL                      Recommends - Approval  
27.01.2023

### 2. Consultation Responses

Not Applicable

### 3. Planning History

22/02127/FULHH      Proposed single storey extension.      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

Local Planning Guidance

## **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 the erection of a single storey rear extension.

### Assessment

#### Design and Appearance

The proposed extension is located to the rear of the dwelling and will therefore be shielded from the public views of the streetscene by the host dwelling.

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

The extension will be finished in hardi-plank cladding with a flat roof design incorporating a roof lantern. The proposal is of an acceptable design and appearance with no significant harmful impact on visual amenities.

#### Impact on Neighbouring Amenities

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

The extension is located an adequate enough distance from the neighbouring dwellings as to have no significant harmful 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

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

- 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 No. BRP-01

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.

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