

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	ER	17/03/2023
Planning Manager / Team Leader authorisation:	AN	22/03/23
Planning Technician final checks and despatch:	ER	22/03/2023

Application: 23/00236/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Michael Fitchew

Address: 12 Raglan Road Frinton On Sea Essex

Development: Proposed single storey side extension and change existing two rear dormers into one single dormer.

1. Town / Parish Council

FRINTON & WALTON
TOWN COUNCIL Recommends - Approval

2. Consultation Responses

None required

3. Planning History

23/00236/FULHH Proposed single storey side extension and change existing two rear dormers into one single dormer. 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
CP2 Improving the Transport Network

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

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 detached chalet bungalow located within the development boundary.

Proposal

Proposed single storey side extension and change existing two rear dormers into one single dormer.

Works which are permitted development have been removed from the description and are not therefore assessed in this report.

Assessment

Design and Appearance

The proposal will be sited to the side and rear of the existing house with the rearward elements being screened by the host dwelling.

The proposed side extension will be suitably set back from the sites front boundary along with the front wall of the main house. The proposal will be lower in height compared to the host dwelling with it continuing the same eaves height allowing it to appear as a subservient addition which is inkeeping with the existing house.

The proposed extension will be close to the boundary however will be single storey in design which is lower in height to the existing house allowing for suitable space to be maintained between the existing house and its neighbour preventing a cramped appearance.

The alterations to the dormer window will be to the rear and screened from view by the host dwelling.

The proposal is of a suitable size and design in relation to the existing house and will be finished in materials which are consistent with the host dwelling.

The proposal is of a size and scale which respects the host dwelling and would not appear as a harmful feature to the character/ appearance of the existing house or streetscene.

Impact to Neighbours

Sited to the North West is a block of flats known as "Victoria Garden." The alterations to the dormer window will be noticeable to these neighbours however due to their nature and siting will not result in a loss of light or outlook to them. The proposed side extension will not be visible to these occupants as it will be screened by the host dwelling.

The proposal will be visible to the neighbours to the rear within Cambridge Road however is suitably away from the boundary and largely screened by boundary fencing and planting preventing a loss of outlook or light.

The proposed addition will be noticeable to 10 Raglan Road sited to the South East of the main house as it will be constructed close to the shared boundaries. This extension would result in a loss of light and outlook to this neighbours side facing windows which already receive little of this at present due to boundary fencing and planting. As these windows currently receive little light and outlook at present the impact of these would not be so significant to refuse permission upon.

The proposed rear dormer window will result in an increased amount of overlooking to neighbouring sites however as the existing house and others already overlook one another's gardens they already receive little to no privacy and therefore in this instance would not result in a significant loss of privacy to refuse permission 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 space. The proposal will result in the loss of some of the existing parking to the side however the house is suitably set back from the front boundary to allow for sufficient parking in line with the above standards to prevent a harmful impact in terms of highway safety.

Other Considerations

Frinton Town Council have no objections to the proposal.
There have been no letters of representation received.

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 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the consent becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk of both Enforcement Action and Criminal proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

2 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below 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 subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

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REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.