

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Planning Officer recommendation:	BB	29/01/2024
Team Leader authorisation / sign off:	JJJ	02/02/2024
Assistant Planner final checks and despatch:	ER	02/02/2024

Application: 23/01718/FULHH **Town / Parish:** Frinton & Walton Town Council

Applicant: Mrs Sarah Muckle

Address: 22A Rokell Way Kirby Cross Frinton On Sea

Development: Proposed new single storey side extension, new fenestration to rear and block paving of front garden.

1. Town / Parish Council

Frinton and Walton Town Council Recommend approval subject to the installation of a soakaway in the front garden if it is to be block paved.

2. Consultation Responses

Not applicable

3. Planning History

15/30233/PREAPP	Split garden into two plots and erection of new dwelling.		22.01.2016
16/00424/OUT	Outline planning application for a single dwelling with all matters reserved.	Approved	11.05.2016
17/00093/FUL	Erection of a detached bungalow with associated parking facilities.	Approved	22.03.2017
17/00514/DISCON	Discharge of Conditions 02 (materials) and 04 (landscaping) of planning permission 17/00093/FUL.	Approved	11.05.2017
23/01718/FULHH	Proposed new single storey side extension, new fenestration to rear and block paving of front garden.	Current	

4. 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), supported by our suite of evidence base core documents (<https://www.tendringdc.uk/content/evidence-base>) together with any neighbourhood plans that have been brought into force.

5. Neighbourhood Plans

A neighbourhood plan introduced by the Localism Act that can be prepared by the local community and gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan to promote development and uphold the strategic policies as part of the Development Plan alongside the Local Plan. Relevant policies are considered in the assessment. Further information on our Neighbourhood Plans and their progress can be found via our website <https://www.tendringdc.uk/content/neighbourhood-plans>

6. Relevant Policies / Government Guidance

National:

National Planning Policy Framework December 2023 ([NPPF](#))

National Planning Practice Guidance ([NPPG](#))

Local:

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 (adopted January 2021)

SP1 Presumption in Favour of Sustainable Development

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL1 Managing Growth

SPL3 Sustainable Design

LP3 Housing Density and Standards

LP4 Housing Layout

Supplementary Planning Documents

[Essex Design Guide](#)

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

7. Officer Appraisal

Application Site

The application site is located on the eastern side of Rokell Way and consists of a single storey detached dwelling which faces west. The site has an open frontage which displays a mixture of hard and soft landscaping. The rear garden is enclosed with close board fencing. A public footpath runs along the northern boundary. The neighbouring properties are mix of one and two storey dwellings.

Proposal

This application seeks planning permission for a single storey side extension, new fenestration to rear and block paving of front garden.

Assessment

The key considerations of this application will be Design and Appearance, Impact upon the Neighbours, Highway Safety and Other Considerations.

Design and Appearance

The proposed side extension and block paving by virtue of their siting and the sites open nature will be visible to the streetscene. The proposed fenestration is situated towards the rear of the dwelling; however, this is permitted development and therefore do not form part of the assessment.

The side extension is set back 6.1 metres from the front boundary and has a width of 2.9 metres. The proposed hip roof will match the height of the existing ridge; however, the host dwelling has a rather tall ridgeline for a bungalow. However, given the roof pitch which combined with an adequate

setback and modest width results in the side extension appearing as a subservient feature, which would not overly dominate the host dwelling. The side extension will be finished in materials matching those of the main dwelling, which will help tie it in, reducing the potential harm the proposal may have upon on the visual amenities of the area.

The proposed block paving is of a suitable design and scale. Due to its minor nature, it would not result in a harmful impact to the appearance of the dwelling or locale.

The site is considered to be of a sufficient size to be able to accommodate the proposals and still retain adequate private amenity space.

Impact to Neighbours

The proposal is setback/separated from the neighbouring properties by a minimum of 8 metres and does not affect these neighbouring dwellings amenities. Due to the extension's siting, the low-level nature of the block paving and the screening provided by the bulk of the main dwelling, the proposal will pose no harm to the light, outlook or privacy of 22 Rokwell Way.

Highway Safety

The Essex County Council Parking Standards 2009 states that where a house comprises of more than two bedrooms, 2 no. off street parking spaces should be provided which measure 5.5 metres by 2.9 metres per space. The proposal will result in the loss of an existing parking space along the western boundary but proposes installing a new parking space to the southern boundary. Further, the proposed plans indicate the block paving will be constructed from bound materials. In light of this, there will be no contravention of Highway Safety.

Whilst there is an existing drain in the corner of the western boundary, no information has been supplied to indicate whether surface water from the proposed block paving will be directed to this drain nor whether the block paving will be constructed from a porous material. Therefore, a condition will be placed on the decision requesting measures be implemented to prevent the potential for water or ice to be discharged onto the highway thereby posing a risk to highway users.

Other considerations

Frinton and Walton Town Council recommend approval subject to the installation of a soakaway in the front garden if it is to be block paved. (*A condition will be placed on the decision to ensure provisions are put in place to adequately dispose of surface water.*)

No other letters of representation have been received.

Conclusion

The proposed development is consistent with the above mentioned national and local planning policies. In the absence of material harm the proposal is recommended for approval.

8. Recommendation

Approval - Full

9. Conditions

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 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 permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action 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.

Drawing No. 0145-A-001
Drawing No. 0145-A-002
Drawing No. 0145-A-200 Revision 01

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.

3 SURFACE WATER DRAINAGE

CONDITION: The proposed hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

REASON: To prevent hazards caused by flowing water or ice on the highway.

10. 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.

11. Equality Impact Assessment

In making this recommendation/decision regard must be had to the public sector equality duty (PSED) under section 149 of the Equality Act 2010 (as amended). This means that the Council must have due regard to the need in discharging its functions that in summary include A) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act; B. Advance equality of opportunity between people who share a protected characteristic* (See Table) and those who do not; C. Foster good relations between people who share a protected characteristic* and those who do not, including tackling prejudice and promoting understanding.

It is vital to note that the PSED and associated legislation are a significant consideration and material planning consideration in the decision-making process. This is applicable to all planning decisions including prior approvals, outline, full, adverts, listed buildings etc. It does not impose an obligation to achieve the outcomes outlined in Section 149. Section 149 represents just one of several factors to be weighed against other pertinent considerations.

In the present context, it has been carefully evaluated that the recommendation articulated in this report and the consequent decision are not expected to disproportionately affect any protected characteristic* adversely. The PSED has been duly considered and given the necessary regard, as expounded below.

Protected Characteristics *	Analysis	Impact
Age	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Disability	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Gender Reassignment	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Marriage or Civil Partnership	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Pregnancy and Maternity	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Race (Including colour, nationality and ethnic or national origin)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sexual Orientation	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Sex (gender)	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral
Religion or Belief	The proposal put forward will not likely have direct equality impacts on this target group.	Neutral

12. Notification of Decision

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