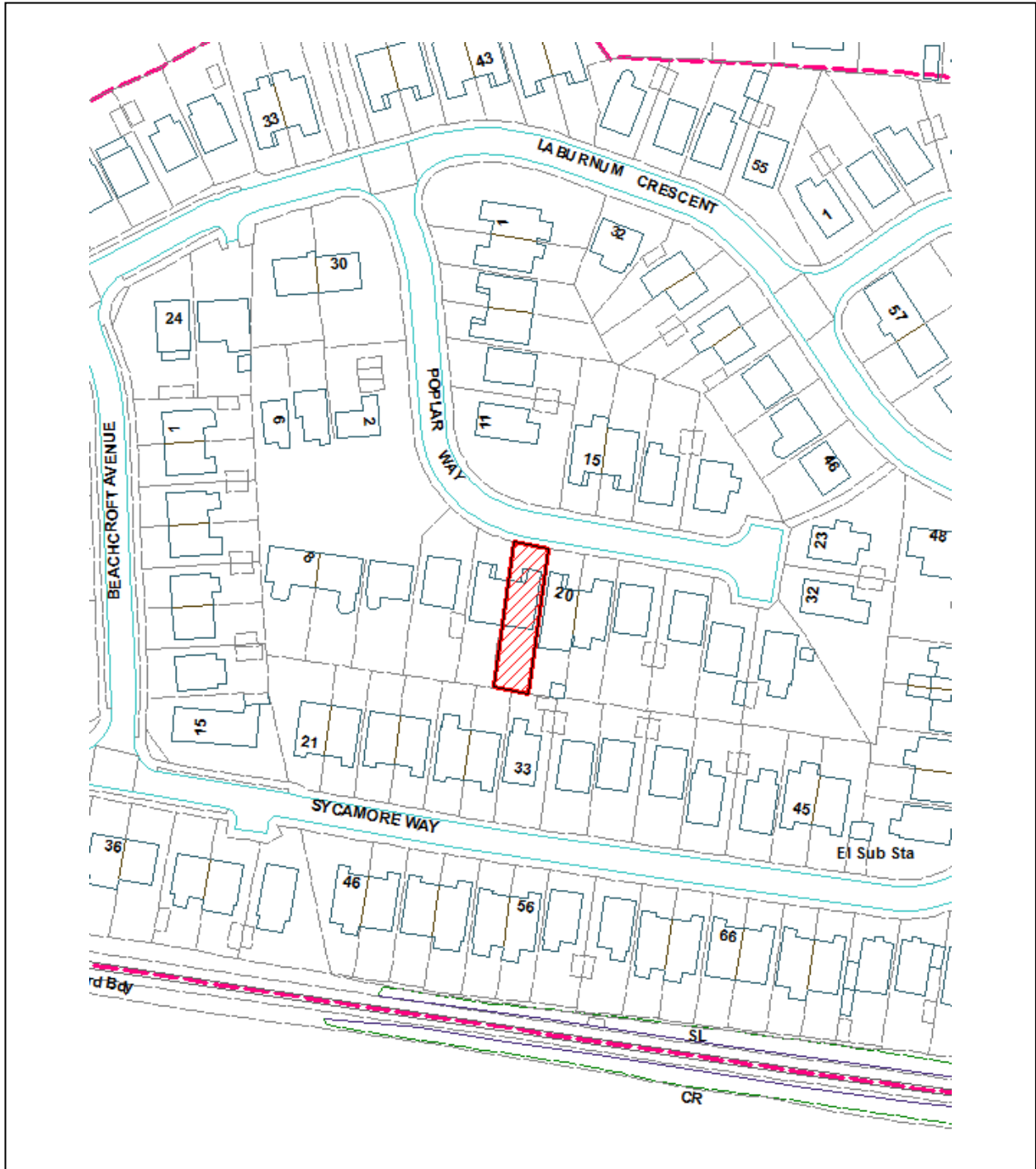


PLANNING COMMITTEE

28 MARCH 2018

REPORT OF THE HEAD OF PLANNING

A.3 PLANNING APPLICATION - 18/00175/FUL - 18 POPLAR WAY, KIRBY CROSS, FRINTON-ON-SEA, CO13 0QX



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Application:	18/00175/FUL	Town / Parish: Frinton & Walton Town Council
Applicant:	Mr T Beech	
Address:	18 Poplar Way Kirby Cross Frinton On Sea CO13 0QX	
Development:	Extension to existing garage.	

1. Executive Summary

- 1.1 This application is referred to the Planning Committee by Councillor Davis due to the impact on neighbouring privacy and the proposal being 'out of character with the design and intention' of the area.
- 1.2 The application seeks planning permission for an extension to the existing garage, filling the space underneath the existing roof canopy towards the centre of the front elevation.
- 1.3 The development necessitates the use of the existing side door to the property becoming the main entrance, with some internal alterations. However, the increased use of this door does not require planning permission and so cannot be considered as part of this application. Planning permission is being sought only for the erection of the garage extension.

Recommendation: Approve

Conditions:

1. Three Year Time Limit
2. Approved Plans

2. Planning Policy

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

Local Planning Guidance

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

3. Relevant Planning History

16/01779/HHPNOT	Proposed single storey rear extension with pitched roof.	Approved	11.01.2017
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4. Consultations

N/A

5. Representations

5.1 Frinton and Walton Town Council have recommended the application for refusal for the following reasons:

- Loss of second door to the property is detrimental to the emergency service access
- Concerned with DDA access.

5.2 Three letters of objection have been received – one from Cllr. Bucke, and two from the adjacent neighbour at 20 Poplar Way. The neighbour raises concerns over the design of the proposal.

5.3 Further concerns raised in all three representations regarding the use of the existing side door as the main access to the property, and its subsequent impact on neighbouring amenities and safety at the property, cannot be considered as part of this application as those works do not require planning permission.

6. Assessment

6.1 The main planning considerations are:

- Design and Appearance;
- Impact on Neighbouring Amenity; and
- Parking Provision.

Design and Appearance

- 6.2 The proposal is sited to the front of the property, so will be visible from the highway. As the proposal seeks to infill the existing canopy adjacent to the garage, it will not involve any increase to the roof line or overall foot print of the property. The scale of the proposed extension is minor.
- 6.3 External materials to match the host dwelling are proposed, which will create a sense of cohesive development.
- 6.4 Although no other properties in the vicinity have extended their garage in this way, a nearby property has infilled the roof canopy adjacent to the garage to create a large porch of brick construction. Extending the property in this way is therefore not out of character with surrounding properties and will result in no material harm to the visual amenity of the area.

Impact on Neighbouring Amenity

- 6.5 The proposed extension is sited centrally on the front elevation, with separation from each side boundary. It is single storey and will infill the canopy provided by the existing roof. A small window is proposed in the side elevation. This window does not serve a primary living space, and at 1.75m high will be above eye level. The proposed garage extension will therefore cause no significant loss of daylight, outlook or privacy to neighbouring properties.

Parking Provision

- 6.6 The Essex Parking Standards indicate that any new dwellings with 2 or more bedrooms require parking spaces for 2 cars, each measuring at least 5.5m by 2.9m (7m x 3m in the case of a garage). A single parking space to the front of the existing garage will be retained.
- 6.7 The existing garage does not satisfy the minimum dimensions in terms of depth or width. The depth of the garage will remain unchanged following the erection of the proposal. The garage will be increased in width and will then exceed the width required by the parking standards, thereby making it more usable
- 6.8 While it is acknowledged that the proposal does not afford the property two parking spaces as required by the adopted standards, the proposed garage extension will not reduce the existing parking provision at the site and does not provide any additional bedrooms. There will therefore be no material harm to highway safety as a result.

Background Papers

None.