

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	FW	7/6/18
Planning Development Manager authorisation:	AN FW	11/6/18
Admin checks / despatch completed	AP	11/6/18

**Application:** 18/00586/FUL                      **Town / Parish:** Frinton & Walton Town Council  
**Applicant:** Mr K Sleep  
**Address:** 68 Second Avenue Frinton On Sea Essex  
**Development:** Single storey rear extension.

### 1. Town / Parish Council

Frinton & Walton Town Council - Recommend approval.

### 2. Consultation Responses

n/a

### 3. Planning History

04/02295/FUL	Extension to existing garage	Withdrawn	17.01.2005
04/02296/FUL	Proposed garden room	Approved	20.01.2005
05/01683/TCA	Fell Malus to rear of property	Approved	21.10.2005
08/00231/FUL	Erection of summerhouse.	Approved	07.04.2008
13/00219/TCA	1 No. Bay - reduce crown by approximately 30%. 1 No. Leylandii - reduce height to that of adjacent hedge.	Approved	27.03.2013
18/00376/TCA	1 No. Ash - reduce to last cutting points.	Approved	05.04.2018
18/00586/FUL	Single storey rear extension.	Current	

### 4. Relevant Policies / Government Guidance

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

HG9 Private Amenity Space

EN17 Conservation Areas

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

SPL3 Sustainable Design

PPL8 Conservation Areas

Local Planning Guidance

Essex Design Guide

### **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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 16<sup>th</sup> 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.

## **5. Officer Appraisal**

### **Site Description**

The application site is on the east side of Second Avenue. The site comprises a detached two storey dwelling with attached garage to the front. The curtilage is large, with areas of lawn to the front and rear. The building is finished in pink render with brick detailing, and clay tiles to the roof. The site is within the Frinton and Walton Conservation Area and the Development Boundary of Frinton on Sea; and is adjacent to a public right of way (to the north).

### **Proposal**

This application seeks planning permission for a single storey rear and side extension, in filling the gap to the south east corner of the dwelling. It will measure 3.3m in height, and have a combined hipped and flat roof. Proposed materials will match the host dwelling.

### **Appraisal**

The main considerations of this application are the visual impact, impact on the conservation area, impact on neighbours and private amenity space.

### Visual Impact/Impact on Conservation Area

Due to the proposal's siting, infilling a step in the rear corner of the dwelling, it will be largely screened from view of the highway. Tall, mature hedging and trees at the boundaries provide additional screening, so the proposal will have little impact on the visual amenity of the area.

Nevertheless, the use of matching materials creates a sense of cohesive development. The style is in keeping with the dwelling and surrounding area, and the scale can be accommodated comfortably on the site without the building appearing cramped.

The site is located within the Frinton and Walton Conservation Area. A heritage statement has been submitted by the application's agent. Due to the screening around the edge of the site, and the design's sensitivity to the host dwelling and surrounding area, the proposal is considered to preserve the character of the conservation area in accordance with policy EN17 and PPL8.

### Impact on Neighbours

The proposal is sited 9.5m from the southern boundary, 11.5m from the eastern boundary, and is separated from the northern boundary (and public footpath) by the host dwelling. The proposal is only single storey, so there are no proposed windows above ground floor level. There will therefore be no significant impact on neighbouring amenities with regards to daylight, outlook or privacy.

### Private Amenity Space

Policy HG9 of the Local Plan requires that new dwellings with 3 or more bedrooms be provided with at least 100 square meters of private amenity space. The application site benefits from a large garden, and following the erection of the proposal ample space will be retained to satisfy this policy.

### Other Considerations

Frinton and Walton Town Council recommend approval of the application.

No other letters of representation have been received.

### Conclusion

In the absence of material harm as a result of the development, this 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 plans: Drawing no's. A 4508 01 and D 3996 004.

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