

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	12/06/18
Planning Development Manager authorisation:	SCE	12.06.18
Admin checks / despatch completed	RW	12/6/18

Application: 18/00417/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Jim French

Address: 12 Branscombe Close Frinton On Sea Essex

Development: Single storey side extension to bungalow, erection of new single standalone garage.

1. Town / Parish Council

Frinton & Walton Town Council Recommend this application for approval.

2. Consultation Responses

Not Applicable

3. Planning History

18/00417/FUL	Single storey side extension to bungalow, erection of new single standalone garage.	Current
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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

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

SPL3 Sustainable Design

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the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

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is 12 Branscombe Close, Frinton on Sea, a north easterly facing semi detached bungalow located within the development boundary of Frinton on Sea. The host dwelling is situated within a residential area constructed from detached and semi-detached dwellings.

Proposal

The application seeks planning permission for the erection of a single storey side extension and the erection of a stand alone garage.

The single storey side extension will measure 9 metres in width, 4 metres in depth with an overall height of 5.3 metres. The proposed garage will measure 6.4 metres in width, 2.7 metres in depth with an overall height of 2.8 metres.

Assessment

The main considerations for this application are the design and appearance and the impact upon neighbouring amenities.

Design and Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed single storey side extension will be visible from the street scene as the host dwelling is located on a corner plot of Branscombe Close. The proposal is single storey, it will be constructed from matching materials to those of the host dwelling and the ridge height is set lower in order to clearly distinguish as an extension. As the host dwelling is on a corner plot, the proposed extension will reduce the existing openness, however Branscombe Close is not considered to be of an open character and therefore is not considered to cause any significant harm on the character of the area or the street scene.

The proposed garage will be located to the south of the site adjacent to the existing semi-detached garages serving the host dwelling and number 10 Branscombe Close. As there are other examples of garages within the street scene, it is considered that the proposal is in keeping with the character of the area. Due to the single storey nature of the garage as well as the proposal being constructed from the use of matching materials, it is considered that the proposal will not cause any significant impact upon the street scene of Branscombe Close.

Impact upon neighbouring amenities

The proposed side extension will be located on the south easterly elevation of the host dwelling and therefore it will not cause any impact on the neighbouring dwelling to the north west. Due to

the proposal being located on a corner plot and the sufficient distance to the neighbouring dwellings, it is considered that it will not cause any significant impact upon neighbouring amenities. Due to the siting of the proposed garage to the end of the host dwellings amenity space and adjacent to the existing garages, it is considered that it is located a sufficient distance away from neighbouring amenities.

Other considerations

Frinton and Walton Town Council recommend this application for approval.

No letters of representation have been received.

Conclusion

In the absence of any significant material harm resulting from the development, the application is recommended for approval.

6. Recommendation

Approval – Full

7. Conditions / Reasons for Refusal

- 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: Dwg No. 202/PL/05 Rev A, Dwg. No. 202/PL/04 Rev A, Dwg No. 202/PL/03 Rev A, Dwg. No. 202/PL/06, Dwg. No. 202/PL/07

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.

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