

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	12/06/2018
Planning Development Manager authorisation:	SCE	13.06.18
Admin checks / despatch completed	[Signature]	14/6/18

[Handwritten signature]

Application: 18/00565/FUL **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr & Mrs Simon Martin-Redman

Address: Linksview 5 Second Avenue Frinton On Sea

Development: Proposed single storey rear extension & modification to existing terrace to suit extension.

1. Town / Parish Council

Frinton & Walton Town Council Approval

2. Consultation Responses

Not Applicable to this application.

3. Planning History

TPC/97/107	Various works	Current	16.02.1998
96/01641/FUL	Alterations, repairs and refurbishment including additional windows, first floor extension, new swimming pool and enclosure, new carports and outbuildings	Approved	24.02.1997
97/01002/FUL	Proposed revised siting of Pool Hall (Existing approval no. TEN/96/1641)	Approved	01.10.1997
97/01467/FUL	Stable for personal horse	Approved	17.02.1998
05/00039/TCA	Fell 5 overmature Prunus trees, fell 1 Pear tree, reduce 1 large Horse Chestnut tree by 25%, fell 1 old gale damaged Willow tree, reduce large branch on 1 Poplar tree, fell 1 Ivy covered Silver Birch tree, reduce 1 Yew tree	Approved	10.02.2005
06/01477/FUL	Erection of dwelling and garage.	Withdrawn	30.11.2006
07/00199/FUL	Erection of dwelling and garage.	Approved	11.07.2007

07/01575/FUL	Erection of dwelling and garage (resubmission of planning permission 07/00199/FUL to allow resiting and design alterations)	Approved	14.11.2007
08/00591/FUL	Erection of dwelling and garage (variation to planning permission 07/01575/FUL to allow for design amendments and installation of solar panels to side elevation roof plane).	Approved	02.07.2008
08/00714/TCA	2 No. Eucalyptus - fell. 2 No. Prunus - fell. 2 No. Bay - reduce by 20%. 1 No. Willow reduce by 50%. 5 No. Apple reduce by 10% over 5 years. 2 No. Apple - fell. 1 No Horse chestnut - crown thin by 25%. 1 No. Beech - crown reduce by 25%. 2 No. Hawthorn - reduce by 40%. 1 No. Prunus - remove branch. Cotoneaster - reduce by 50%	Approved	02.06.2008
08/01095/FUL	Erection of detached garage and erection of 15m high wind turbine to rear garden	Withdrawn	27.10.2008
08/01096/CON	Proposed new garage south of the existing property with the installation of a wind turbine to the garden.		05.08.2008
08/01513/FUL	Erection of detached garage and alterations to existing vehicular access.	Approved	17.12.2008
09/00666/TCA	1 No. Horse chestnut - fell. 1 No. Horse chestnut (front garden) - reduce by 10%	Approved	30.07.2009
12/00296/FUL	Elevational treatment.	Refused	09.05.2012
12/00598/FUL	Elevational treatment.	Approved	10.07.2012
12/01268/TCA	1 Cherry - remove. 1 Laburnum - remove.	Approved	11.12.2012
17/01856/TCA	Reduce Prunus by 30%. Reduce Eucalyptus by 30%	Approved	21.11.2017
18/00565/FUL	Proposed single storey rear extension & modification to existing terrace to suit 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

EN17 Conservation Areas

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

SPL3 Sustainable Design

PPL8 Conservation Areas

Local Planning Guidance

Frinton and Walton Conservation Area Character Appraisal (March 2006)

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)

Application Site

The application site comprises of a east facing detached dwelling known as "Linksvie." The dwelling is set back from the highway with an adjacent garage. Located to the rear is an existing large garden area with an existing terraced area. Sited along the neighbouring boundaries is existing fencing.

Proposal

This application seeks permission for the erection of a rear extension and alterations to existing terraced area to accommodate the extension.

Assessment

Design and Appearance

The proposal will be sited to the rear and therefore not publicly visible.

The proposal is of a size which is appropriate to the existing house and will be finished in materials which match the host dwelling.

Whilst the flat roof of the proposed extension is not inkeeping with the overall design of the application dwelling it will be sited to the rear and would therefore not infringe upon the existing dwellings appearance or character.

Sited to the rear is an existing terraced area which runs along the whole rear elevation of the host dwelling. Additional plans have been provided to show that this terraced area will be enlarged to create sufficient space for the proposed extension and as a result of its height the extension to the terraced area requires planning permission.

As the terraced area will be sited to the rear it will not be publicly visible and would therefore not have a harmful impact to the dwelling or areas existing character or appearance. The alterations to the terraced area are inkeeping with the existing one and will be constructed from materials which match the rest of the terrace. Areas of planting will also be provided in order to soften its appearance.

Heritage Impact

The application site is located within the Frinton Conservation Area and in accordance with the NPPF requirements a Heritage Impact Assessment has been provided. This statement details the level of impact caused by the proposal to the existing dwelling and local area.

Whilst the application dwelling is not specified within the Frinton on Sea Character appraisal the local area is depicted as below;

"2. The Avenues

These comprise the most exclusive streets in this resort, and at their best comprise a built catalogue of English domestic architecture from the foundation of the resort in the 1890's to its heyday in the 1930's. Some of the finest are found on Second Avenue, including the only one currently listed, C F A Voysey's Homestead on the corner with Holland Road and constructed for A C Turner in 1905-6. The houses are generally detached, with inventive massing and a wealth of attractive details carried out in the finest materials. They are set in spacious gardens with designed frontages where battered walls in 'crazy' work in brick kiln rubble is common, often surmounted by hedges. Mature planting completes this relaxed residential environment.

As residential properties, these houses are highly susceptible to change to reflect lifestyles or fashions. Their most important characteristics are, in general, asymmetrical plans and elevations; large, spreading and uninterrupted roofslopes; chimneys; combinations of facing materials; and the use of inventive detail. Even a change as seemingly trivial as the replacement of lead window "comes" with white glazing bars might alter the subtle balance of an elevation to the detriment of the appearance and interest of the building.

The streets themselves are wide and spacious, and generally straight, with some street trees though nothing consistent or particularly mature. A slight brow in the gentle slopes away from The Greensward means that only the southern sections of each avenue have any visual connection with the sea."

As the character appraisal reiterates the fact that the properties comprise of a variety of designs and materials which are open to changes the introduction of such a proposal is considered acceptable.

As the proposal will be sited to the rear and not publicly visible it is considered that it would not result in a significant harm to the appearance or character of the existing conservation area.

Impact on Neighbours

The proposed alterations and addition are sited to the northern side of the dwelling and would therefore be ample distance away from the neighbouring of property to the south "3 Second Avenue." As a result of this distance it is considered that these alterations would not result in a significant impact to the residential amenities of "3 Second Avenue."

Sited to the north is "7 Second Avenue" which comprises of a two storey detached dwelling with boundary fencing sited along its neighbouring boundary. The proposed extension will be visible to this neighbouring site however it will not protrude beyond the rear wall of this "7 Second Avenue." The proposal will also be sited 5m from this neighbouring boundary and screened by existing

boundary treatment. As a result of this screening and distance away from the boundary the proposed extension would not result in a significant in terms of loss of residential amenities to this neighbour.

The enlargement to the terraced area will be stepped in from the neighbouring boundary by 1.6m from the boundary to prevent any overlooking into this neighbouring dwellings rear garden. The existing fencing will also screen potential views into "7 Second Avenues" private amenity space.

Other Considerations

Frinton and Walton Town Council recommend that the application be approved.
No further letters of representation have been 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 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: MRLV-01 Revision D and document titled "Heritage Design and Access Statement" for Mr and Mrs Martin Redman submitted with the application.

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.