

Appeal Decision

Site visit made on 8 March 2023

by R C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL

an Inspector appointed by the Secretary of State

Decision date: 29th March 2023

Appeal Reference: APP/P1560/D/22/3312347

5 Harold Road, Frinton-on-Sea, Essex CO13 9BE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr J Hendry against the decision of Tendring District Council.
 - The application (reference 22/01464/FULHH, dated 30 August 2022) was refused by notice dated 14 October 2022.
 - The development proposed is described in the application form as a *"New Timber Framed porch with interlocking clay tiles to match existing roof; Porch to be external finished with brick plinth to 665mm and externally clad above"*.
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Decision

1. The appeal is allowed and planning permission is granted for a *"New Timber Framed porch with interlocking clay tiles to match existing roof; Porch to be external finished with brick plinth to 665mm and externally clad above"*, at number 5 Harold Road, Frinton-on-Sea, Essex CO13 9BE, in accordance with the terms of the application (reference 22/01464/FULHH, dated 30 August 2022), subject to the conditions set out in the attached Schedule of Conditions.

Main issue

2. The main issue to be determined in this appeal is the effect of the proposed development on the character and appearance of the host building and its surroundings.

Reasons

3. Frinton is a substantial town on the Essex coast. The commercial centre is set inland from the beach but residential development extends along the shore, with a wide area of beach and parkland between the edge of the built-up area and the sea itself.
4. Harold Road is set inland from the sea, parallel to Esplanade, which runs alongside the Greensward park and gardens, behind the beach. There is a long established area of residential development between the two roads and the buildings are varied in age and style (sometimes with more elaborate detailing), with most dating from the late nineteenth or earlier twentieth centuries but with some later additions to the housing. The properties are also varied in scale, with some flats but also with a range of dwelling sizes.

5. The appeal site is located on the north-west side of Harold Road, in a residential frontage, although numbers 1, 3 and 5 are relatively small in scale whereas numbers 7 and 9, for example, are much larger houses. Number 5 is smaller than some others in the vicinity, therefore, and it has the appearance of a modest bungalow, with some accommodation at first floor, served by a large flat-roofed dormer on the front elevation of the pitched roof. The main part of the building is finished with render, with a pitched roof that is finished with interlocking roof tiles.
6. Alongside the main part of the existing house, there is an attached side element that is set back from the line of the main front elevation. Although this section adjoins the main part of the house, its ridgeline and roof slopes are orientated at right-angles to the front boundary, creating a sense of separation between the two parts of the building, when viewed from the highway.
7. It is now proposed to extend the house by constructing a new porch at the front of the existing side element.
8. The 'National Planning Policy Framework' emphasises the aim of "achieving well designed places" in the broadest sense (notably at Section 12), while making effective use of land and encouraging economic activity. It is aimed at achieving good design standards generally, by adding to the overall quality of the area and being visually attractive and sympathetic to local character and history (while not preventing or discouraging appropriate innovation or change).
9. Policies in the Development Plan also share these basic planning principles. The most relevant elements of the Development Plan, for the purposes of this appeal are Sections 1 and 2 of the 'Tendring District Council 2013-33 and Beyond Local Plan' (which were adopted in January 2021 and January 2022, respectively). In Section 1, Policy SP 7 is concerned with "Place Shaping Principles" and seeks to ensure that new development will achieve high standards of design, among other things, responding positively to local character and context and producing well designed buildings. In Section 2, Policy SPL3 is similarly aimed at achieving good design and enhancing or preserving local character.
10. The new porch would largely infill a corner of the house, between the main front elevation of the house and the front wall of the side element. It would have a traditional pitched roof, although the roof slope would be different from that of the existing side element, which is relatively steep. A new valley would be created alongside the gable of the main part of the building and the new construction would be set back from the line of the front of the building, thus preserving its separate character and emphasising its subsidiary nature.
11. The materials to be used in the external surfaces of the new extension would match existing materials (even though the specific detail of the proposed new door has not been finalised) and it would incorporate a variety of materials in a small scale construction.
12. The proposed extension would be very modest in scale and would be subservient in appearance to the host building. The proposed forms and materials to be employed would be in harmony with the host building and its surroundings. The proposed variation in roof pitches would create a somewhat

quirky image but the overall effect would be in harmony with the varied surroundings and in keeping with the seaside character. In consequence, I am persuaded that the proposed extension would not detract from the character or appearance of the host building and that it would preserve the local character of the area.

13. Evidently, the appeal site lies within an established urban area, which is "sustainable" in planning terms, and the proposed extension would be a useful, if very minor, addition to the accommodation at number 5 Harold Road. I have concluded that the project would not be in conflict with the Development Plan and I am persuaded that the scheme before me can properly be permitted, subject to conditions. Although I have considered all the matters that have been raised in the representations I have found nothing to cause me to alter my decision.
14. I have, however, also considered the need for conditions and, in imposing conditions, I have taken account of the conditions suggested by the Council in the usual way (without prejudice to their main arguments in the appeal). I accept that conditions are necessary, to define the planning permission and to ensure that quality is maintained.

Roger C. Shrimplin

INSPECTOR

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved drawings:
 - drawing number 0023-A-001 (Location & Block Plan);
 - drawing number 0023-A-002 (Proposed Outline Plan);
 - drawing number 0023-A-100 (Existing Details);
 - drawing number 0023-A-200 (Proposed Porch Details).
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.