

HERITAGE DESIGN AND ACCESS STATEMENT

Proposed extension
62 Third Avenue
Frinton-on-Sea
Essex
CO13 9EE

For Mr & Mrs Brown

Prepared by
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1.0 Introduction

- 1.1 This Planning & Heritage Statement is prepared on behalf of Mr & Mrs Brown and is submitted in support of a full planning application which seeks approval for a single storey rear extension.
- 1.2 This Statement is intended to support the submitted application and includes details pertinent to the consideration of the proposals by the local planning authority. These details include a description of the site and its heritage context and how the development meets favorably with national and local planning policy and statutory legislative provisions.
- 1.3 The proposal is fully illustrated on the scaled drawings submitted with this planning application and the Heritage Design and Access Statement is “proportionate to the complexity of the application.”

2.0 Site and Surroundings

- 2.1 62 Third Avenue is a west facing traditionally constructed detached property built in 1986. The property is finished externally with facing brickwork and has a plain tiled roof. From the street the property is part full two storey and part chalet with two dormer windows facing Third Avenue. Replacement UPVC windows have been installed at some point. The property is well set back from the road and it has a vehicular access form Third Avenue with a drive which leads to an integral garage. There is a later addition of a conservatory to the rear of the property which will be removed to make way for the proposed extension. Third Avenue is a residential street containing varying forms of architecture.
- 2.2 The site is located within a very short walk from local shops and the town centre.
- 2.4 The site is located within the Frinton and Walton Conservation Area - designated 19.06.1982. Extended 20.11.1989, Housing Settlement Limits, the Development Boundary of Frinton On Sea, Local Plan policy no. QL1, HG1, HG3 and Areas Of Special Character policy CL17, FW5.

3.0 Planning History

Proposed boundary wall Ref. No: 02/01698/FUL | Status: Approval - Full

Remove existing shed in rear garden and replace with patio area, Removal of lower branches and halve total height of neighbours existing pine tree and erect 6ft fence on gravel board (length of 38 ft) Ref. No: 12/60128/HOUENQ | Status: HH Pre App - No Permission Required

2 No. clipped Yews - fell Ref. No: 12/00751/TCA | Status: Approval - Full

1 No. Silver Birch - prune by 15% annually for 5 years Ref. No: 12/00963/TCA | Status: Approval - Full

1 No. Silver Birch - Reduce by a third annually for 5 years. Ref. No: 20/00986/TCA | Status: Approval - Full

5 No. Western Red Cedars - remove and grind stumps, 1 No. Silver Birch - remove and grind stump. Ref. No: 21/00171/TCA | Status: Approval - Full

4.0 Proposed Development

- 4.1 The applicant seeks permission to construct a modest single storey rear extension to improve the kitchen area. To fit in under existing first floor windows the roof is set at 17.5 degrees and therefore not suitable for plain tiles and so it is proposed to finish the roof with a double pantile shape interlocking roof tile, Grovebury by Redland in red. The external finish to the walls will be brickwork to match the existing building. The extension will have 4 roof lights and bi fold doors with a glazed gable to the east elevation. As part of the works a level patio area will be formed and the rear garden will be landscaped.

5.0 Scale

- 5.1 The proposed extension is single storey in height and measures 4.0m x 7.7m on plan and will be approximately 3.9m from DPC to ridge level

6.0 Appearance

- 6.1 The appearance of the property from the street will not be affected by this application. The proposal relates well to its site and surroundings and respects the character of the existing house.
- 6.2 The site is within the Frinton and Walton Conservation Area where new development must meet the requirements of Policy EN17 – Conservation Areas. This requires new development to enhance the character and appearance of the Conservation Area, to respect and enhance the character of the area through height, siting, form, massing, proportions, elevation, design and materials. The proposals comply with the elements of the policy. In addition, the proposal does not involve the loss of any important features and the use proposed is in keeping with the existing use of this property. The proposal therefore complies with the detailed requirements of Policy EN17.
- 6.3 Policy FW5 specifically relates to ‘The Avenues’ Area of Special Character. The policy states that new development in this area must have regard to the special character and appearance of the area, including the scale, aspect and design of adjoining buildings and the density of existing development. Proposed development, which would result in a reduction in the spacious character of the area, will be refused planning permission. It is considered, that in this instance, as the proposed extension is located at the rear of the host dwelling it will not have an adverse impact on the special character of ‘The Avenues’ and will therefore comply with the requirements of this and the aforementioned planning policies

7.0 Access

- 7.1 There is pedestrian and vehicular access to the property from Third Avenue and access is not affected by this application

8.0 Assessment of Heritage Significance

8.1 In terms of significance upon the heritage assets within the area, it is considered that the effect will be low. The alterations will not have a detrimental impact on the appearance of the dwelling and will not cause any greater impact upon the heritage asset or amenities of neighbours.

8.2 Whilst the site does lie within the Conservation Area it is not located close to any listed buildings or designated heritage assets. As the extension is located at the rear of the property and taking into account the screening to all of its boundaries and that the property is surrounded by 2 storey dwellings on all sides, there will be very limited, to no real impact on any of the heritage assets or surrounding conservation area

9.0 Conclusion

9.1 It is considered that the scheme represents a form and layout that is appropriate to the site and surroundings. It ensures that the property respects the character of and relationship to neighbouring residential properties while being in keeping with the appearance of the area. The development is in accordance with the Council's adopted Local Policies and Government Guidance as contained in the NPPF. The proposal will not be harmful in terms of loss of light, privacy or outlook in terms of residential amenity as the proposal is located at the rear of the property and is only single storey.

The End