

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	25/07/2018
Planning Development Manager authorisation:	SCE	25.07.18
Admin checks / despatch completed	AP	25/7/18

Application: 18/00650/FUL

Town / Parish: Manningtree Town Council *AL*

Applicant: Mr Alan De Tourtoulon

Address: 8 South Street Manningtree Essex

Development: Erection of first floor rear extension with new roof, catslide dormer and rooflights to the rear. Replacement of front rooflights with flat roof dormer windows.

1. Town / Parish Council

Manningtree Town Council supports this application.

2. Consultation Responses

None required.

3. Planning History

18/00652/LBC Erection of first floor rear extension with new roof, catslide dormer and rooflights to the rear. Replacement of front rooflights with flat roof dormer windows. Associated internal alterations and improvements. Current

4. Relevant Policies / Government Guidance

National Planning Policy Framework 2018

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

EN23 Development Within the Proximity of a Listed Building

HG9 Private Amenity Space

TR7 Vehicle Parking at New Development

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

SPL3 Sustainable Design

PPL8 Conservation Areas

PPL9 Listed Buildings

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

Mistley and Manningtree Conservation Area Review

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application relates to 8 South Street, Manningtree. The site lies within the settlement development boundary, town centre boundary and conservation area of Manningtree. The building is Grade II Listed and comprises of a shop unit at ground floor with a split level apartment above with a separate entrance alongside the shop fronting South Street. The building is within a terrace of listed properties. The former betting shop at ground floor level is no longer open and the unit is vacant. The agent has advised that it is intended for continued usage as a shop in the near future.

Description of Proposal

Following concerns with the modern design approach to the extensions and alterations, an amended scheme has been submitted.

The application now seeks full planning permission for the erection of a first floor rear extension with new pitched roof, catslide dormer and conservation rooflights to the rear, together with the replacement of the front rooflights with flat roof dormer windows.

There is an application for listed building consent under reference 18/00652/LBC running concurrently with this full application.

Assessment

The main considerations in this instance are;

- Design, Appearance and Impact upon Heritage Assets;
- Residential Amenity;
- Parking Provision; and,
- Representations.

Design, Appearance and Impact upon Heritage Assets

Number 8 South Street sits on the back edge of the footway and extends to all boundaries adjoining a terrace of listed buildings in a continued mixed terrace block of commercial shops, offices and residential dwellings (mainly at first floor level) forming numbers 8-18 South Street adjoining 22 High Street which wraps around the junction into the High Street. This terrace of properties is mainly three storeys high with basements, rooms within the roof space and dormer windows being characteristic of the street scene, together with traditional shop frontages. Whilst the buildings are sited in line along South Street, the roof heights, pitches and materials differ. There is a change in levels sloping down in a northerly direction toward the high street.

The application site has a Georgian appearance to its frontage with a red plain tiled roof with 2 small rooflights with a parapet band below and 2 first floor sliding sashes with moulded surrounds. The shop frontage has a central recessed door with a further recessed door to the left side providing separate access to the residential accommodation above added around the 20th Century. The application property is completely surrounded by higher neighbouring buildings with its rear elevation sitting recessed in relation to the rear of adjoining buildings. The siting and relationship of the application site within its neighbouring buildings means that the rear of the building is almost

fully screened from view. The building frontage is of the most historic importance with the listing description excluding any mention any the rear elevation other than the chimney which is being retained. The rear of this group of buildings take on their own character with fairly featureless roof spans, lean to and flat roof additions of different heights and sizes, red brick chimney stacks and the occasional small rooflight and catslide dormer window. The buildings are all finished in smooth painted render. The rear of the proposed building is of lesser significance, hidden from view and has little additional historic merit or conservation benefit unlike the front of the building onto South Street which from its own being the focus of the listing description.

The Mistley and Manningtree Conservation Appraisal describe this part as follows;

'This is the original, planned town and takes in High Street, the northern part of South Street on either side of the crossroads, and Quay Street. This part of the Area is characterised by narrow streets consistently lined with mostly two storey buildings. Many date from the medieval period, some having been refronted in the 18th century. Others were built in this period, including the development of the island site within the widened market area of the High Street, and some date from the 19th century, including some of the cluster of fine houses at the east end of High Street. Materials are generally red brick, contrasting with painted render: roofs are mostly of clay tiles, with some blue slate. Important details include the wealth of sash windows, some excellent old shopfronts, the parapet details of refronted and later properties, and the varied skyline of roof ridges and chimneys.'

The conservation area appraisal also cites number 8 as being an example of a good shop front.

The application site itself has been unsympathetically extended to the rear with false timber beams internally and glass atrium area behind the shop. Internally, parts of the original rear wall of the building are exposed but mostly the rooms have been unsympathetically altered or left in a state of disrepair. Stud walls have been erected and doorways blocked up altering the original layout and character of the building.

The rooflights to the front are to be replaced with small, flat roof box dormers. The position of the dormers will keep within the existing roof rafters allowing a centre rafter to be exposed adding a false mullion to the dormer window. These are replicated in scale and appearance of numerous roof dormers in the immediate vicinity

The proposed rear extension now takes on a more traditional design approach creating a sympathetic dual pitched roof arrangement finished in red clay plain tiles with a painted render elevation, incorporating small conservation style rooflights and a characteristic catslide dormer window addition. The rear lean-to element at ground floor serves the shop area and will remain unchanged. The proposed development offers the opportunity to rebuild the rear extension to a more sympathetic design improving the living accommodation to modern standards whilst opening up original doorways, restoring cornicing and plasterwork and retaining original elements as internal features in the main and original part of the building.

The most historically significant shop frontage will remain untouched and overall the integrity of the building will be retained.

Overall, the scale, design and finish of the proposed extensions and alterations are acceptable and will preserve the character and appearance of the Mistley and Manningtree Conservation Area.

Residential Amenity

There is currently no outside amenity space or any form of rear access for this site. Design considerations have been given to the layout to minimise shadowing and overlooking; the extension is well contained within the recessed roof area surrounded by higher buildings and is general hidden from view. It would be difficult for any overlooking of any neighbouring amenity space as there is very little in terms of area, and in fact the only space available is for the commercial elements. It would not be possible for direct overlooking or viewing into neighbouring windows at the upper floors due to their positioning and distance.

For these reasons, there will be material harm to residential amenities as a result of the development.

Parking Provision

The application relates to an existing residential apartment with no parking provision. The development does not alter the current arrangement. Due to the highly sustainable location within the town centre close to many amenities and public transport links, the lack of parking is not considered harmful in this instance.

Representations

Manningtree Town Council supports this application.

No individual letters of representation have been received.

Conclusion

Having regard to the considerations set out within the NPPF and local plan policies, the proposed extensions and alterations retain of the shop use and result in the refurbishment of the existing residential accommodation, thus sustaining and enhancing the significance of the heritage asset and contributes positively to the economic viability of the building. The development is acceptable in design terms being of a traditional appearance and finish resulting in little street scene impact to South Street and almost no impact from the rear on Stour Street. The development will preserve the character and appearance of the Mistley and Manningtree Conservation Area and historic integrity of the listed building whilst making a positive contribution to local character and distinctiveness.

The application is therefore recommended for approval subject to conditions.

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 Number 1801/865-105 Revision B.

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 Other than the re-used tiles from the existing roof, any reclaimed tiles to be used in the construction of the development shall match in colour, texture and form.

Reason - In the interests of the character and appearance of the conservation area and historic integrity of the listed building.

- 4 The development hereby approved shall be finished in white painted render only and retained in this approved form unless otherwise approved in writing by the Local Planning Authority.

Reason - To ensure that the development is in keeping with the character and appearance of the conservation area and adjoining listed properties.

- 5 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the size, materials and colour of the new windows or other new openings shall be submitted to

and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - For the avoidance of doubt in the interests of the character and appearance of the conservation area and historic integrity of the listed building.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Agent acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.