

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|------------|
| File completed and officer recommendation: | AP | 25/07/2018 |
| Planning Development Manager authorisation: | AN | 26/7/18 |
| Admin checks / despatch completed | SB | 26/07/18 |

Application: 18/00677/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

Applicant: Mr & Mrs Bradley Hanmore

Address: 1 Windmill Close Ramsey Harwich

Development: First floor side extension.

1. Town / Parish Council

No comments

2. Consultation Responses

n/a

3. Planning History

94/00017/FUL (Plots 1 and 1A Windmill Close (off Wix Road), Ramsey) Two detached houses with garages (an alternative to the approved layout and designs of planning permission TEN/92/1035) Approved 11.05.1994

18/00677/FUL First floor side 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
- HG14 Side Isolation
- EN17 Conservation Areas
- EN23 Development within the Proximity of a Listed Building

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

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 48 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.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. 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 48 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 south east facing, situated within the development boundary and Conservation Area of Ramsey. The two star listed building of White House Farm sits to the north east of the application site. 1 Windmill Close is a detached brick and render house with a clay tile roof on the main house and a pantile roof on the attached garage. The house is one of a small development of six houses approved in the 1990's, all of similar style and size. The back garden is enclosed by 2 metre high fencing and is situated adjacent to Wix Road, to the south of the main house. Another small area of garden, behind the existing garage lies east. Parking on a block paved driveway is available on the western side of the house.

Background

The originally submitted plans of the proposal were deemed unacceptable as it would impact on the views and the setting of the listed building, and appeared overbearing and bulky within the conservation area. In addition, the reduced sized parking area did not meet the current parking standards.

Description of Proposal

The application proposes a first floor extension above the existing garage, hall and utility room. The ground floor area will remain as existing, albeit two windows will be inserted in place of one of the up and over garage doors. The roof span will be increased in depth to 7.67 metres with pillars at the front to support the overhang. The eaves height will increase from 2.4 metres to 2.5 metres. The overall height of the roof will increase to 5.8 metres. Two pitched roof dormers will be set in the western roof slope while two roof lights will be included on the eastern roof slope. The new roof space will accommodate a bedroom, en suite and dressing area. The materials used will match the existing dwelling.

Assessment

The design and appearance, impact on neighbouring properties, residential amenity and impact on the listed building and conservation area are the main considerations for this application.

Design, Appearance, Conservation Area and setting of a Listed Building

The existing dwelling of 1 Windmill Close is a sizable property which does not sit particularly comfortably on its plot. The differing ridge heights of the dwelling, boundary treatments and scale do not complement the conservation area or the setting of the listed building. The addition of a first floor over the garage has been contained within the hipped roof by making minimal increases to the depth and height. The height has been increased by just less than 1 metre. The height has been kept to a minimum by creating an infill flat roof, disguised by a tiled sloping roof, ensuring that the flat roof will not be visible from ground level. The extension will not be clearly visible when travelling in an westerly direction along Wix Road as it will be set in from the eastern elevation behind the existing house by 6.1 metres. The extension will be visible when travelling in an easterly direction along Wix Road as 1 Windmill Close is slightly elevated from the road but will be partially hidden by the bulk of the main house. The style of dormers will match those used on the extension at 2 Windmill Close, opposite. The first floor extension will not cause any significant impact to the street scene. The use of matching materials will ensure that the first floor extension blends in with the existing dwelling.

The application site lies within the Ramsey Conservation Area. The Conservation Area appraisal specifically describes Windmill Close as '*on the edge of the Conservation Area, is Windmill Close, a small but relatively densely developed estate of detached houses, with walls of red brick and render under roofs which are variously tiled and pantiled.*'

It goes on to say '*the internal logic of Windmill Close does not relate to the street frontage..... the siting of these houses, and their lack of a proper relationship with the main road and White House Farmhouse..... only the attractiveness of the house designs prevents it from being a negative feature where facing materials and massing have been carefully chosen to reflect historic patterns in the county.*'

The conservation area appraisal holds Windmill Close as a neutral factor and therefore the design of the proposal is considered to be of a scale and nature that is appropriate and the proposal will not cause any significant harm to the character of the immediate area or the conservation area.

The conservation area appraisal also makes reference to the neighbouring listed building as follows '*White House Farmhouse, a beautiful vernacular property of five bays, white rendered with small-paned sash windows under a spreading clay tiled roof.*'

White House Farm is a grade two star listed building which means it is a particularly important building of more than special interest. The effect of a proposed development on the setting of a listed building is a material consideration in determining a planning application. The listing description of White House Farm focuses on the Farmhouse itself and its architectural features and assets which has been altered and extended over the years.

The scale, use of matching materials and distance of the proposal from the listed building would not detract from its setting. The first floor extension design maintains the hipped roof without projections on the eastern roof slope; the increased depth has mainly been created on the western side away from the listed building thereby ensuring that the setting of the listed building would not be significantly harmed.

The applicant has submitted a Heritage Statement to support the application for the first floor extension which makes reference to the initially submitted drawings showing a large first floor extension which appeared bulky, out of keeping with the area and having a significant impact on neighbouring properties. The statement concludes that the current design '*is compatible to the host dwelling and will also have a minimal amount of impact in terms of loss of light, loss of vista and loss of amenity to the neighbouring Grade II* listed dwelling*'.

Impact upon Residential Amenity

Saved Policy HG14 of the adopted Tendring District Local Plan 2007 seeks to safeguard the amenities and aspect of adjoining residents and ensure that new development is appropriate in its setting and does not create a cramped appearance. The policy requires retention of appropriate open space between the dwelling and the side boundaries of the plot where the extension is over 4 metres in height, as in this case. As a guideline, Policy HG14 seeks a minimum distance of 1 metre to the side boundary, however in this case the existing garage has been built up to the north

boundary and therefore the existing garage does not meet this criteria. The minimal increase of roof pitch by 5 degrees on the north western hip of the garage does not significantly impact the amenity of the neighbours at 5 Windmill Close.

Due to the position of the proposal above the existing garage and the orientation of the surrounding buildings there will be no significant impact to the neighbouring properties in terms of loss of light. The newly created first floor openings, dormers on the front roof slope and roof lights on the rear roof slope do not significantly increase the impact of overlooking as they serve the bedroom, en suite and dressing area which will not be used as primary living spaces.

The minimal increase in height of the roof will not significantly impact the outlook of neighbouring properties.

The existing private amenity space will not be affected by the proposal.

There are no changes to be made to the size of the existing garage, however as this did not meet the parking standards where the internal dimensions of a garage should measure 7 metres x 3 metres, the change from a garage door to two windows is acceptable. The plans show that two cars are able to park off the road, side by side on the driveway which meets the current parking standards where one parking space measures 5.5 metres x 2.9 metres.

Other Considerations

Two letters of objection have been received which raise the following concerns:

1. The setting of White House farm should be protected
2. Extending the property could mean additional vehicles parked on a small road
3. Two ground floor sash windows at White House farm facing 1 Windmill Close are overlooked, destroying privacy/loss of privacy into my front room
4. Extension will overshadow and lose privacy in the back garden
5. Reduction in natural light/obscure the sun into my front room and garden
6. The extension will dominate the house immediately behind in Windmill Close
7. Impossible to shut out noise created around White House Farm
8. The setting has been compromised by the removal of the grass verge outside 1 Windmill Close, to allow for a number of vehicles to be parked on the public highway

The first six points above have been addressed in the report.

Point 7 - Due to the scale of the proposed development and considering the property is residential that will also be occupied during the course of the building works it is not necessary to impose conditions relating to noise.

Point 8 - It is likely that the grass verge outside 1 Windmill Close is in Essex County Council ownership. Details on what to do can be found on the Essex Highways website at the following link <http://www.essexhighways.org/transport-and-roads/tell-us/verge-damaged.aspx>

Conclusion

In the absence of any material harm resulting from the 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: Drawing No. 10-2018-03PA, 10-2018-04PA and 10-2018-05PA

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, 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.

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