

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	27/07/2018
Planning Development Manager authorisation:	SCE	27.07.18
Admin checks / despatch completed	XNE	27/07/18

Application: 18/00732/FUL **Town / Parish:** Manningtree Town Council

Applicant: Mr & Mrs Jones

Address: 21 South Street Manningtree Essex

Development: Proposed basement conversion to form lounge with new internal staircase. Windows on front elevation to be restored and/or replaced.

1. Town / Parish Council

MANNINGTREE TOWN COUNCIL Manningtree Town Council supports this application.

2. Consultation Responses

Not applicable

3. Planning History

95/00629/FUL	Change of use from A2 to A3 use, for sale of food	Refused	19.09.1995
95/00635/LBC	Change of use from A2 to A3	Current	09.06.1995
96/00249/FUL	Change of use of entire property to use as a single dwelling	Refused	28.05.1996
98/00786/FUL	Change of use to dwellinghouse	Approved	15.09.1998
98/00787/LBC	Conversion works to form a dwellinghouse	Approved	15.09.1998
18/00732/FUL	Proposed basement conversion to form lounge with new internal staircase. Windows on front elevation to be restored and/or replaced - see drawings.	Current	
18/00733/LBC	Proposed basement conversion to form lounge with new internal staircase. Windows on front elevation to be restored and/or	Current	

replaced - see drawings.

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 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

EN22 Extensions or Alterations to a Listed Building

TR1A Development Affecting Highways

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

PPL8 Conservation Areas

PPL9 Listed Buildings

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 21 South Street, Manningtree, a two and a half storey dwelling. The site lies within the Settlement boundary, an Area of Outstanding Natural Beauty and it is located within Manningtree Conservation Area. The building itself is Grade II Listed and is located within a terrace of listed properties.

Description of Proposal

The application seeks planning permission for the following:

- o The existing basement converted to a lounge with the installation of a new staircase from the basement to the ground floor.
- o Installation of handrails to the front of the application site
- o The removal of the timber studwork in the basement and the installation of a new high level glazing window in line with the external footpath.
- o Replacement/restoration of windows to the front elevation

There is an application for Listed Building Consent under reference 18/00733/LBC running concurrently with this full application.

Assessment

The main considerations for this application are the design, appearance, residential amenity, impact upon heritage assets and parking provision.

Design, Appearance

QL9, QL10 and QL11 of the Tendring District Local Plan (2007) seeks that all new development should make a positive contribution to the quality of the local environment and protect or enhance the local character and that development should not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby property.

The proposed basement conversion will not be visible to the street scene of South Street as the works are internal and will accommodate a lounge. However, the installation of a new high level glazing window in the basement in line with the external footpath will be visible from the street scene of South Street. Due to there being other examples of high level windows along South Street, the proposal is considered to be in keeping with the character of the area.

The installation of the handrails are located to the front of the host dwelling and they are visible to South Street, however due to the use of materials; black painted metal which are considered to be in keeping with the character of the area and the minor nature of the proposal they are not considered to cause a significant impact upon the street scene or upon the historic fabric of the listed building.

The proposed replacement windows are to the front of the host dwelling and therefore will be visible to South Street. The submitted heritage statement states that the existing windows are rotten and therefore the proposed repairs are considered to be a visual improvement to the street scene. Overall, the proposed alterations are acceptable.

Residential Amenity

The proposed basement conversion will not cause any impact upon the neighbouring amenities as the works are internal and below ground level therefore having no impact upon no. 19 and 23 South Street.

The handrails will be located to the front of the application site and therefore visible to both no. 19 and 23 South Street. However, due to the minor nature of the proposal, it is considered that the handrails will not cause any significant impact upon the neighbouring amenities.

The proposed window repairs are to the existing front windows and therefore there will be no change to the impact upon neighbouring amenities.

Impact upon Heritage Assets

Policy EN22 of the Saved Plan states that development involving proposals to extend or alter a Listed Building will only be permitted where; it would not result in the damage or loss of features of special architectural or historic interest; and the special character and appearance or setting of the building would be preserved or enhanced. These requirements are carried forward to Policy PLA8 of the Draft Plan which also requires the use of building materials, finishes and building techniques that respect the listed building and its setting.

A Heritage Statement has been provided in accordance with the above requirements. As stated within the heritage statement there will be no major alterations to the historic fabric of the listed building.

The proposed basement conversion will accommodate a living area with the insertion of a new staircase which is considered to be an improvement of the current wooden staircase to the ground floor. As stated within the heritage statement the proposed renovation will cause minimal disruption to the fabric of the listed building and as a result it is considered that the proposal will not be harmful to the Listed building.

The installation of the handrails to the front of the dwelling is a functional addition to the listed building. The proposal will be metal and painted black to be in keeping with the character of the area. Due to the minor nature of the proposal it is considered that the handrails will not adversely impact upon the historic fabric of the listed building.

The proposed window repairs are to the front of the listed building and are considered to preserve and enhance the historic character of the building as well as being a visual improvement. It is therefore considered that the proposed window repairs will not be harmful to the Listed building and they will have a neutral impact upon Manningtree Conservation Area.

Overall, the proposed alterations are acceptable and will preserve the character and appearance of the buildings. It is recognised that there will be some positive restoration works to ensure that historic integrity of the building is retained.

Parking Provision

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

Other Considerations

Manningtree Town Council supports this application.

No letters of representation have been received.

Conclusion

In the absence of significant material harm as a result of the development, this application is recommended for approval.

6. **Recommendation**

Approval - Full

7. Conditions / Reasons for Refusal

- 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 and documents: Drawing Number: PA.004, PA.002 Revision C, PA.003 Revision C and Design and Access Statement dated Saturday 31 March 2018 and Heritage Asset Assessment

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.

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