

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	15/08/18
Planning Development Manager authorisation:	AN	21/8/18
Admin checks / despatch completed	pw	28/8/18

AC

Application: 18/01050/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Mr & Mrs H Fairbanks

Address: Pond House The Green Great Bentley

Development: Proposed single storey extensions.

1. Town / Parish Council

Great Bentley Parish Council Great Bentley Parish Council Planning Committee reviewed this application on 2nd August 2018 and resolved to offer no objection

2. Consultation Responses

N/A

3. Planning History

TPC/13/87	Repollard Lime tree	Current	18.06.1987
TPC/96/10	Repollard Lime tree	Current	21.03.1996
99/00568/TCA	Reduce eucalyptus by 40-50%, repollard Lime tree back to original pollarding cuts, reduce and shape 1 Mountain ash by 40%	Approved	17.05.1999
02/01773/LBC	Demolition of existing garage and erection of pitch roof garage and new entrance gate/walling and drive way	Approved	12.12.2002
02/01774/FUL	Demolition of existing garage and erection of pitch roof garage and new entrance gate/walling and drive way	Approved	12.12.2002
03/01154/TCA	Fell Maple tree in front driveway	Refused	01.07.2003
04/00455/TPO	Reduce and re-shape 1 Sycamore by 30%.	Approved	26.03.2004
04/00456/TCA	1 Beech left hand side of boundary - Reduce and remove lower	Approved	26.03.2004

	branches only. 1 Sycamore rear of garage - Remove lower branches reduce crown by up to 30%. 1 Eucalyptus rear of house - Reduce branch by 40%, reduce tree by 15%. 1 Lime - re-pollard.		
07/00884/TCA	1 No. Eucalyptus - fell	Approved	02.07.2007
09/00055/FUL	Ground floor extension to form garden room and formation of en- suite to first floor bedroom.	Refused	17.03.2009
09/00056/LBC	Ground floor extension to form garden room and formation of en- suite to first floor bedroom.	Refused	17.03.2009
10/00253/FUL	Ground floor extension to form garden room.	Refused	14.04.2010
10/00254/LBC	Ground floor extension to form garden room.	Refused	14.04.2010
11/01237/FUL	Replacement single storey rear extension and alterations. New garden wall and gates.	Approved	21.12.2011
11/01238/LBC	Replacement single storey rear extension and alterations. New garden wall and gates.	Approved	21.12.2011
18/01051/LBC	Proposed single storey extensions and internal alterations.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

EN17 Conservation Areas

EN22 Extensions or Alterations to a Listed Building

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

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

Site Description

The application relates to a Grade II Listed Building known as Pond House, which is located in The Green within the parish of Great Bentley. The character of the surrounding area is relatively urban, with a number of residential and commercial properties to the north and south. To the east is the Great Bentley Green, whilst further to the west is a large area of agricultural land. There are a number of other Listed Buildings in close proximity, notably 'Palfreymans', adjacent to the west, and 'St Mary's Church', a Grade I Listed Building further out to the west. The site also falls within the Great Bentley Conservation Area.

The building's listing is as follows;

House, now 3 dwellings. C17 or earlier with later alterations and additions. Timber framed, painted brick faced, parapet verges. Red plain tiled roof. 4 red brick chimney stacks. 2 storeys. Central band. A long building standing back from a small pond. 7 window range of small paned vertically sliding sashes with glazing bars, ground floor windows alternate with three 6 panelled doors, that to right with simple fluted surround. Central and left doors with reveal panels, fluted surrounds, moulded friezes, patera and flat canopies. Probably RCHM 6.

Proposal

This application seeks planning permission for the following works:

- o Single storey rear extension to replace the existing utility room, to be used as a breakfast/kitchen area;
- o Single storey rear extension to convert the existing modern porch addition into a boot room, WC and storage area;

Whilst the submitted plans refer to internal alterations to the property, these do not require planning permission and will therefore be determined within 18/01051/LBC only.

Assessment

1. Visual Impact

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and character, by ensuring that proposals are well designed, relate satisfactorily to their setting and are of a suitable scale, mass and form. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The submitted plans demonstrate that the extensions will be single storey and sited to the rear of the host dwelling, with one replacing the existing utility room area and the other expanding the existing porch area.

The first rear extension will measure 4 metres in height, 5 metres in width and 3.5 metres in depth, incorporating a pitched roof. It is considered that as the proposal will be sited to the rear of the host dwelling, it will not be visible from the street scene, resulting in a neutral impact to the character of the surrounding area. Further the materials proposed; painted brickwork, and plain clay tile are in-keeping with the host dwelling and will therefore help the building to retain its historic listed importance.

The second rear extension will measure 4.6 metres in height, 3.5 metres in width and 3.6 metres in depth, incorporating a sloping pitched roof of a similar design to the existing extension. Again, given its rear siting, that there is an existing extension in situ and that all materials proposed will be in-keeping with the host dwelling, there is no significant identified visual harm as a result.

2. Impact to Neighbouring Amenities

Policy QL11 of the Saved Plan states that amongst other criteria, 'development will only be permitted if the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Whilst there are neighbouring properties to both the south-east and west, it is considered that two single storey rear extensions, both with pitched roofs, will not result in significant loss of amenities including loss of light, overlooking or appearing imposing.

3. Heritage Impact

Policy EN17 states that development must preserve or enhance the character of appearance of a Conservation Area, whilst Policy EN22 states that development involving proposals to extend or alter a Listed Building will only be permitted when it will not result in damage or loss of features of special architectural or historic interest, and when the special character and appearance or setting of the building would be preserved or enhanced.

The application site is a Grade II Listed Building, and is also sited within the Great Bentley Conservation Area. As such the impact of future works to both the listed building and to the character of the surrounding area is a key consideration of this application.

With respect to the impact to the Great Bentley Conservation Area, as the works are sited to the rear elevation and are relatively minor in nature, they will result in the preservation of the Conservation Areas existing character.

In terms of the potential impact to the listed building, the submitted plans demonstrate that the proposed extension will replace slightly more modern elements, whilst as highlighted previously the

design and use of materials are in-keeping with the host dwelling. Therefore, there would not be sufficient harm to the listed building to warrant a reason for refusal.

Other Considerations

Great Bentley Parish Council has no objection.

No further letters of representation have been received.

6. Recommendation

Approval.

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 numbers 01, 02, 04, 05B, the document titled 'Historic Building Statement', the untitled Site Location Plan and the untitled Block Plan.

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

- 3 No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To ensure materials are of a very high quality to respect the building and its setting and to also match the existing materials in all respects.

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.