

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	21/08/18
Planning Development Manager authorisation:	SCE	29.08.18
Admin checks / despatch completed	ER SB	30/08/18 30/08/18

Application: 18/01127/FUL **Town / Parish:** Ardleigh Parish Council

Applicant: Dr Kris

Address: Blue Barns Cottage Old Ipswich Road Ardleigh

Development: Proposal to change roof on garage from asbestos corrugated sheets to terracotta clay peg tiles.

1. Town / Parish Council

Ardleigh Parish Council No comment.

2. Consultation Responses

N/A

3. Planning History

02/00322/FUL	Garage	Approved	16.04.2002
02/00323/LBC	Timber framed and clad garage with pantiles to roof	Current	11.03.2002
05/00728/LBC	Replacement entrance door on existing flat roof extension	Approved	15.09.2005
08/01431/LBC	Replacement windows.	Withdrawn	29.01.2009
18/00115/FUL	Removal of fencing and replacement with fencing and latticing, and the addition of timber gravel boards.	Approved	13.03.2018
18/00116/LBC	Removal of fencing and replacement with fencing and latticing, and the addition of timber gravel boards.	Withdrawn	01.02.2018

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

EN23 Development Within the Proximity of a Listed Building

QL9 Design of New Development

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

PPL9 Listed Buildings

SPL3 Sustainable Design

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 site is Blue Barns Cottage, Old Ipswich Road, Ardleigh, which is a north facing detached Grade II Listed Building. The surrounding area is characterised as relatively rural, however there are examples of urban built form to the south and east. The site is not situated in a recognised Settlement Development Boundary in both the Saved Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

Description of Proposal

This application seeks planning permission for the alteration to the roof form of the detached garage, which falls within the curtilage of a Grade II Listed Building. The proposal specifically seeks to replace the asbestos corrugated roof with terracotta clay peg tile. There will be no alterations to the rest of the building, which will also maintain its existing dimensions.

Assessment

The main considerations of this application are the visual impact and the heritage impact.

Visual Impact

The adopted Tendring District Local Plan (2007) "Saved" Policies QL9 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 proposed works are of a minor nature and will see the replacement of the existing corrugated roof, which is damaged in places, with terracotta coloured traditional clay peg tiles. The amendments will largely not be visible from the street scene, whilst the proposed materials are more acceptable in this location. Therefore, there will be a small visual improvement as a result of the proposed development.

Heritage Impact

Policy EN23 of the Adopted Plan states that development within the proximity of a Listed Building will not be permitted if the development would adversely affect its setting. The sentiments of this are carried forward within Policy PPL9 of the Emerging Plan.

Blue Barns Cottage is a Grade II Listed Building and as such the impact of this proposal on its setting is an important consideration for this application. The applicant has therefore submitted a Heritage Statement in order to justify how the proposal will either preserve or enhance the existing setting. It is considered that the works are minor in nature, and will result in a small visual improvement to the setting of this listed building, and is therefore acceptable against the above policies.

Other Considerations

Ardleigh Parish Council have not commented.

There have been no other letters of representation received.

Conclusion

In the absence of any material harm resulting from the development, the application is recommended for approval.

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, titled 'Site Location Plan', 'Garage Roof Change Proposal' and the submitted Heritage Statement.

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.