

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	08/02/2019
Planning Development Manager authorisation:	SCE	08.02.19
Admin checks / despatch completed	<i>WNE</i> <i>COyer</i>	08/02/19 08/02/19

Application: 18/02061/FUL **Town / Parish:** Little Clacton Parish Council

Applicant: Ms Meunier

Address: Stone Hall 55 London Road Little Clacton

Development: Extension to the rear of existing outbuilding.

1. Town / Parish Council

Little Clacton Parish Council have no objections to this planning application, and recommend approval.

2. Consultation Responses

None required.

3. Planning History

15/01561/OUT	Erection of dwellings and minor access way off modified existing highway access.	Approved	07.12.2015
16/01001/FUL	Erection of 10 No. dwellings, car ports, visitor parking and new access road from the public highway.	Approved	30.11.2016
17/00815/FUL	Variation of conditions 3, 6 and removal of condition 7 of planning permission 16/01001/FUL. Erection of 10 No. dwellings, car ports, visitor parking and new access road from the public highway.	Approved	24.07.2017
17/00855/DISCON	Discharge of condition 2 (Materials), 5 (Fencing/walls), 15 (Construction Method Statement), 17 (Surface Water Drainage), 18 (Offsite Flooding) and 19 (Maintenance Plan) of approved planning application 17/00815/FUL	Approved	18.08.2017
17/01370/DISCON	Discharge of conditions 4 (landscape management plan) and 14 (details of estate roads and footways) of planning permission 17/00815/FUL.	Approved	27.09.2017
18/01315/FUL	Retention of two static caravans for	Refused	09.10.2018

a twelve month period.

18/01316/LBC	Retention of static caravans for a twelve month period.	Approved
18/02059/LBC	Internal alterations to facilitate the renovations of Grade II listed dwelling.	Current

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

EN22 Extensions or Alterations to a Listed Building

EN23 Development Within the Proximity of a Listed Building

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

SPL3 Sustainable Design

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.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the Council is able to demonstrate a robust five year supply of deliverable housing sites (as confirmed in recent appeal decisions) and housing delivered over the previous three years has been comfortably above 75% of the requirement. There is consequently no need for the Council to consider an exceptional departure from the Local Plan on housing supply grounds and applications for housing development are to be determined in line with the plan-led approach.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site is Stone Hall, 55 London Road, which is located within the parish of Little Clacton. Stone Hall is a Grade II Listed Building. The surrounding area is largely urban, with significant residential development to all sides; notably land adjacent to the north and east of the site has been approved for 10 dwellings, which are currently under construction. The site falls within the Settlement Development Boundary for Little Clacton within both the Adopted Tendring Local Plan 2007 and the Emerging 2013-2033 Tendring Local Plan Publication Draft.

Description of Proposal

This application seeks full planning permission for a small extension which connects onto the existing outbuilding structure.

Assessment

The main considerations are;

- Design, Appearance and Impact on the Heritage Asset;
- Residential Amenities; and,
- Representations.

Design, Appearance and Impact on the Heritage Asset

Paragraph 189 of the National Planning Policy Framework (NPPF) states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

The necessary Heritage Statement has been submitted in accordance with Paragraph 189 of the NPPF.

Paragraph 184 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to, or total loss of significance of a designated heritage asset, local planning authorities should refuse consent.

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).

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).

Policy EN23 of the Saved Plan states development within the proximity of a Listed Building that would adversely affect its setting, including group value and long distance views, will not be permitted.

The supporting Heritage Statement details the age of the outbuilding to be late Victorian construction most likely around the 1890's. The outbuilding is connected to the listed dwelling by a wall, the construction of which is believed to be around the 1980's. The age of the wall has been determined by the brick gauge along with evidence of the use of metal wall ties which were introduced around this period.

The extension adjoins the eastern elevation of the outbuilding farthest away from the listed property itself with no openings or features. This elevation is currently mostly covered by overgrown vegetation. The extension measures 3.5 metres by 3.6 metres with an overall height of 3.55 metres. The proposed extension is smaller in length, depth and width than the existing outbuilding and also incorporates a drop in ridge height. The extension appears subservient and is of an appropriate and sympathetic scale and design.

The existing outbuilding, although constructed from brick and clay pantiles, has been painted with a black plinth and white wash finish to all elevations. The extension will be finished in contrasting but complementary and sympathetic materials comprising Ibstock Dorset Red Stock brick plinth, stained black weatherboarding and a clay pantile roof.

The outbuilding does not form part of the listing description for the property. It is a later addition to the site and is only connected to the heritage asset by virtue of a modern brick wall. Furthermore, the outbuilding not publicly visible from the street scene and does harm the main view or setting of the heritage asset.

For the reasons set out above, the impact of the development on the heritage asset is less than substantial and therefore complies with the aims of national and local plan policy.

Residential Amenities

The application property and outbuilding to be extended are sited a good distance from neighbouring properties. The single storey height and minor scale of the extension minimises any impact. Stone Hall retains ample private amenity space.

The proposed development will not result in any harm to residential amenities.

Representations

Little Clacton Parish Council raise no objections and recommend approval.

No individual letters of representation have been received.

Conclusion

The proposal is not considered to significantly alter or harm any historic fabric of significant importance. The scale, design and appearance of the extension are sympathetic to, and relate appropriately to the outbuilding and the listed property itself. The proposal will not harm the character or appearance of the existing outbuilding or the setting of the listed Stone Hall. The application is therefore 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 NUMBER 3.0 REV 00, DRAWING NUMBER 2.4 REV 00, DRAWING NUMBER 2.2 REV 00, DRAWING NUMBER 2.1 REV 00 and DRAWING NUMBER 2.3 REV 00.

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.

Listed Building Consent

Please note that due to the age of the outbuilding and connection to the main listed property, any works to the outbuilding will require listed building consent.