

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	03.0.19	AC
Planning Development Manager authorisation:	AN	6/6/19
Admin checks / despatch completed	ENE	07/06/19

Application: 19/00606/FUL **Town / Parish:** Ramsey & Parkeston Parish Council
Applicant: Mr Martin Clarke
Address: Primrose Cottage Back Lane Ramsey
Development: Replacement rendering

1. Town / Parish Council

Mrs Lin Keating The view of the Ramsey & Parkeston Parish Council is No Objection

2. Consultation Responses

None received

3. Planning History

18/01906/TCA	1 No. Ash - Fell	Approved	10.12.2018
19/00606/FUL	Replacement rendering	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

EN17 Conservation Areas

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

SP1 Presumption in Favour of Sustainable Development

SPL3 Sustainable Design

PPL8 Conservation Areas

Local Planning Guidance

Essex Design Guide

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 Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 property is detached and of a late 19th Century construction; it is located on the north-west side of the road behind a terrace of six dwellings and is within Ramsey Conservation area. Externally the dwelling is finished in painted render with a slate roof.

Description of Proposal

As initially submitted, the application proposed mechanically fixing pre-treated timber battens which included a damp proof course to the four faces of the dwelling. Between the battens rigid insulation boards would be installed and a final overboarding layer of a medium-grey coloured fibre cement cladding boards would be installed.

Principle

The site is located within the Development Boundary therefore there is no principle objection to the proposal, subject to the detailed considerations discussed below.

Conservation Area

Local Planning Authorities are required to designate Conservation Areas in areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The designation of Conservation Areas aims to protect these areas from harmful development which neither enhances nor preserves the character of that Conservation Area. Harmful development can arise from a number of factors, including but not limited to the height, siting, form, massing, proportions, elevation, design, or materials. Saved Policy EN17 ensures that all development within a designated Conservation Area preserves or enhances the features of that area. Emerging Policy PPL8 reflects these considerations.

The Conservation Area Character Appraisal for Ramsey makes specific reference to "a limited amount of weatherboarding: facades are otherwise generally rendered, with some facing brickwork". In regards to Back Lane the Appraisal makes specific reference to "A gravelled drive leads to a pair of post-war semis and two older cottages, both rendered and colour-washed with slate roofs."

Weatherboarding would not be a typical feature which would contribute to the character of this conservation area and would appear as an incongruous feature in the existing streetscape. Furthermore, the proposed weatherboarding would not be timber, rather a modern fibrous fabric which will have a different finish. As such, a proposal such as this would neither preserve nor enhance the character and appearance of the conservation area.

Once the concerns were identified with the applicant the plans were revised; amended plans subsequently received proposed replacing the damaged render with an insulation system. The insulation would have plain render applied as a top coat and painted either white or a neutral creamy colour. The revised proposal is considered to preserve the character of the conservation area.

Design and Appearance

The Government attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design.

Saved Policies QL9, QL10 and QL11 aim to ensure that all new development makes a positive contribution to the quality of the local environment, relates well to its site and surroundings particularly in relation to its form and design and does not have a materially damaging impact on the amenities of occupiers of nearby properties. Emerging Policy SP1 reflects these considerations.

Visually the changes to the external faces of the dwelling would be indiscernible from the existing dwelling and are entirely appropriate for the dwelling.

Impact on Neighbours Amenities

The NPPF, at paragraph 127 states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy QL11 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'.

The proposal does not result in any enlargement of existing built form as such there would not be a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties'

Highway Issues

The resultant development would neither increase nor decrease the existing parking provision on the site.

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 plan: Un-numbered elevation; received 13th May 2019.

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

8. Informatives

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.

Are there any letters to be sent to applicant / agent with the decision?		NO
Are there any third parties to be informed of the decision?		NO