

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	08/07/2019
Planning Development Manager authorisation:	TF	08/07/2019
Admin checks / despatch completed	AP	10/7/19

**Application:** 19/00446/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

**Applicant:** Miss Judith Verrier

**Address:** 6 Lucas Cottages The Street Ramsey

**Development:** Proposed cladding and small porch roof over side door.

### 1. Town / Parish Council

Ramsey and Parkeston Parish Council

No Objection. However, they believe that a planning covenant is attached to the property restricting alterations to the property and would ask for clarification prior to any decision being made.

### 2. Consultation Responses

Essex County Council Heritage

The application is for proposed cladding and small porch roof over side door. The building is located in a Conservation Area.

The application is not supported. The use of a composite cladding, imitating timber, is not appropriate in a Conservation Area and would fail to preserve or enhance the character and appearance of this designated heritage asset.

The mixture of weatherboarding and render is an aspect of this building's design which reflects the palette of the Conservation Area and as such its existing state is likely the reason it was originally approved in this location.

I consider this application to cause less than substantial harm to a designated heritage asset and therefore paragraph 196 of the NPPF is relevant.

### 3. Planning History

97/00523/FUL	(Builders Yard, The Street, Ramsey) Cottage style dwelling, garage and new access	Approved	19.08.1997
97/00783/CON	(Builders Yard, The Street, Ramsey) Demolition of all existing buildings on site	Approved	19.08.1997
98/01391/FUL	Construction of 6 dwellings, comprising 2 terraces of 3 dwellings each	Approved	09.12.1998

#### **4. Relevant Policies / Government Guidance**

NPPF National Planning Policy Framework February 2019  
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

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

SPL3 Sustainable Design

PPL8 Conservation Areas

Local Planning Guidance

Ramsey Conservation Area Appraisal

#### **Status of the Local Plan**

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2019) 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)**

##### Application Site

The application site comprises of a North West facing two storey end terraced dwelling within the development boundary of Ramsey. The dwelling is also located within the Ramsey Conservation Area and has been finished in render.

##### Proposal

This application seeks permission for the part cladding of the exterior of the dwelling with Woodland Cream Cedar Clay Resin Cladding. The proposal also includes a small porch roof over the side door.

## Assessment

The main considerations are the impact in terms of visual amenity and the impact on the character of the Conservation Area.

### Design and Appearance and Heritage Impact

The application site is located within the Conservation Area of Ramsey. Saved Policy EN17 of the adopted Tendring District Local Plan and Draft Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) states that new development must preserve or enhance the character and appearance of the Conservation Area and proposals should be refused where the height, siting, form, massing, proportions, elevation, design, or materials would not preserve or enhance the character of the area.

The NPPF states local planning authorities should require an applicant to describe the significance of any heritage assets affected. 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. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The application dwelling is one of three terraced properties sited close to the highway, two of which are finished in dark coloured boarding with the host site being finished in render. The host dwelling itself is the last dwelling in the road and differs in design to its attached neighbours. The host dwelling has been finished in render and comprises of a gable fronted design which is also higher than the neighbouring dwellings. As a result of this design and it's siting at the end of this section of the road the application house appears as a noticeable and prominent feature within the streetscene.

The area is characterised by a mixture of weatherboarding and render which forms part of the character of the Conservation Area. The proposal to replace the render with boarding will result in the loss of this mixture in a prominent location within the Conservation Area. Furthermore the cladding proposed is composite cladding which is out of character.

These sentiments have been echoed in the comments received from Essex County Council Place Services who also mention that the mixture of weatherboarding and render is an aspect of this buildings design which reflects the palette of the Conservation Area and as such its existing state it is likely the reason it was originally approved in this location. Therefore the change proposed is considered to neither preserve or enhance the character or appearance of the Conservation Area. As a result ECC Place Services has determined to object to the application.

The application fails to describe the significance of the heritage asset affected or the impact of the proposed development upon the Ramsey Conservation Area contrary to the provisions of the NPPF.

The Ramsey Conservation Area appraisal refers to the site as below;

*"The next group, also of three houses, contrasts a gambrel roofed wing with weatherboarding with a projecting rendered gable which acts as a visual termination to development on this side of the road."*

Due to its siting the existing house acts as a visual termination to development to this side of the road and therefore the change from render to cladding would be a noticeable and prominent change to the character of the existing house. Whilst boarding has been used within the streetscene it differs greatly to what is proposed and what would be deemed appropriate to the site

and would not meet the requirements set out in saved Policy EN17. Due to the significant change which the proposal would have on the character and appearance of the existing house and streetscene it is considered that the use of cladding would fail to preserve or enhance the character and appearance of the Conservation Area and would not be consistent with the Ramsey Conservation Area appraisal.

The proposal is also contrary to Paragraph 196 of the NPPF which states the following “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The change from render to boarding will result in a significant change to the character of the Conservation Area and will result in no public benefit.

#### Residential Amenity

The proposal is a minor alteration which would not result in a harmful impact in terms of neighbouring amenities.

#### Other Considerations

Ramsey and Parkston Parish Council have no objections to the proposal.

No other letters of representation have been received.

#### Conclusion

The proposal fails to meet the criteria set out in saved policies QL9 QL11 and EN17 of the adopted Local Plan and draft policies SPL3 and PPL8 of the draft Local Plan and would not be in keeping with the character of the existing area and would fail to preserve or enhance the character and appearance of the Conservation Area, the application is recommended for refusal.

### **6. Recommendation**

Refusal - Full

### **7. Reasons for Refusal**

- 1 The National Planning Policy Framework attaches great importance to the design of the built environment and confirms good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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. Draft Policy SPL3 carries forward the sentiments of these saved policies stating that all new development must make a positive contribution to the quality of the local environment and protect or enhance local character.

The application site is located within the Conservation Area of Ramsey. Saved Policy EN17 and Draft Policy PPL8 states that new development must preserve or enhance the character and appearance of the Conservation Area and proposals should be refused where the height, siting, form, massing, proportions, elevation, design, or materials would not preserve or enhance the character of the area.

The site is awarded mention within the Ramsey Conservation Area appraisal which refers to the contrast between the weatherboarding of the neighbours and projected rendered gable of the host dwelling acting as a visual termination to the development of this side of the road. As the site is awarded special mention within this document it is considered that this

variation of materials is a key aspect to the character and appearance of the Conservation Area.

The NPPF states local planning authorities should require an applicant to describe the significance of any heritage assets affected. 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. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Paragraph 196 of the NPPF also states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The application dwelling is one of three terraced properties fronting the highway two of which have been finished in black boarding with the host dwelling being finished in render. The dwellings are sited at the end of the development appearing as prominent features within the streetscene. The site comprises of a mixture of weatherboarding and render which forms part of the character of the Ramsey Conservation Area and reflects the palette of materials used. The proposal to replace the render with boarding will result in the loss of this mixture in a prominent location within the Conservation Area. Furthermore, the cladding proposed is composite cladding which is a non-traditional material for use in a Conservation Area and is accordingly out of character.

As a result of the above reasons the proposal would fail to preserve or enhance the character of the Ramsey Conservation Area and would result in a significant harmful impact to the overall appearance of the area. The proposal is therefore considered inappropriate and in conflict with national and local policies.

## **8. Informatives**

### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.