

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	08/08/2019
Planning Development Manager authorisation:	TF	09/08/2019
Admin checks / despatch completed	ME	09/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	SB	09/08/19

Application: 19/00837/FUL

Town / Parish: Ramsey & Parkeston Parish Council

Applicant: Mr Brian Thomas

Address: Cherries The Street Ramsey

Development: Proposed rear and side extensions and alterations to the roof to create new first floor.

1. Town / Parish Council

Ramsey & Parkeston Parish Council

The view of the Ramsey & Parkeston Parish Council is No Objection to the application

2. Consultation Responses

Historic England

Thank you for your letter of 4 July 2019 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Essex County Council Heritage

The application is for proposed rear and side extensions and alterations to the roof to create new first floor.

The site is located outside of the Conservation Area. Given the building is screened from The Street, I do not anticipate any adverse impact to the setting of the conservation area.

The only heritage asset relevant to this application is Grade II* listed Ramsey Windmill and any impact on its setting. Specifically views from the north east and the topographical high point on Church Hill to the south east.

Having walked the site and its environs, as well as review the proposal drawings, I do not anticipate any adverse impact on the setting of the windmill. However, this cannot be absolutely confirmed without visualisations showing the height of the proposed building.

Should the application be approved, I recommend a condition is attached requiring samples of materials to ensure they are of quality in the setting of the windmill.

3. Planning History

19/00837/FUL	Proposed rear and side extensions and alterations to the roof to create new first floor.	Current
19/00924/LUPROP	Proposed siting of a caravan within the residential curtilage of the existing property known as Cherries for purposes incidental to the dwelling.	Current

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

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

HG14 Side Isolation

EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

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

SPL3 Sustainable Design

PPL8 Conservation Areas

PPL9 Listed Buildings

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 (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)

Site Description

The application site is located to the north of The Street, accessed via an unmade road, outside the development boundary of Ramsey. It serves a detached bungalow constructed of brickwork, hanging tiles located on the front gable and a tiled roof. Attached to the west of the dwelling is a flat roof projection and an irregular shaped conservatory towards the rear elevation. The site is a large plot with a paved frontage and a large rear garden which is laid to lawn and consists of pathways, mature planting, landscaping and outbuildings. The site is set across different levels, with the dwelling located slightly lower than the rest of the site. It is located adjacent to the Ramsey Conservation Area. The Ramsey Windmill, a grade II* Listed Building, is located to the north west of the site. The neighbour to the west of the application dwelling and the new build dwelling located to the south are both bungalows. The remaining site boundaries are shared with open countryside.

Proposal

The application proposes rear and side extensions to replace the existing bedroom 2, conservatory, hall and lounge and alterations to the roof to create a new first floor and form a chalet bungalow.

The extension will extend 3.73m beyond the rear elevation and a maximum 4.99m from the side elevation, with an eaves height of 3.6m and ridge height of 7.85m (maximum measurements to allow for change in levels). The flat roof elements will result in a height of 3m.

The roof alterations include raising the roof by 2m, plus the insertion of 4 no. pitched roof dormers (3 no. on the east elevation, 1 no. on the south elevation) and 1 no. roof light on the west elevation.

The materials proposed to be used in the development will include brickwork to match the existing dwelling, hanging tiles or weatherboard cladding to the gables and matching roof tiles where applicable.

Assessment

The main considerations of this application are the design, impact on the adjacent Conservation Area and Listed Building, and the impact on residential amenity.

The adopted Tendring District Local Plan (2007) Policies QL9, QL10 and QL11 seek to ensure that all new development makes a positive contribution to the quality of the local environment and protects or enhances local character, and the development will not have a materially damaging impact on the privacy, daylight and other amenities of occupiers of nearby property. Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017) carries forward the sentiments of these saved policies.

Policy HG12 of the Tendring District Local Plan (2007) seeks to ensure that extensions outside of the development boundary satisfy general design criteria set within the above mentioned policies and amongst other things, development is of a size, scale and height in keeping with the character of the locality, is well related and in proportion to the original dwelling and would not represent overdevelopment of the site.

Policy HG14 of the Tendring District Local Plan (2007) states that extensions over 4 metres in height will be required to retain appropriate open space between the dwelling and the side boundaries to ensure the new development is appropriate in its setting and does not create a cramped appearance; and to safeguard the amenities and aspect of adjoining residents.

Policy EN17 states that development will be refused for development located outside a Conservation Area if it would prejudice the setting and surroundings of a Conservation Area or

harm the inward or outward views. Policy PPL8 of the emerging Plan carries forward these sentiments.

Policy EN23 states that proposals for development that would adversely affect the setting of a Listed Building, including group value and long distance views will not be permitted. Policy PPL9 also conveys this view.

Design and Impact on the adjacent conservation area and listed building

The proposed development is considered to be of a scale and nature appropriate to the site. Whilst the two closest neighbouring properties are bungalows, there are examples of two storey dwellings in close proximity to the site and therefore the increase in height of 2m and formation to a chalet style bungalow with dormers is considered to be acceptable to the locality. Furthermore, due to the size of the plot, and as the extensions to the property forming part of the proposal will replace existing extensions, the development is not considered to represent overdevelopment or give the dwelling a cramped appearance. The proposed dormers will not be overly dominant features and will be well related to the dwelling, contributing to the good design.

The site is located over 60m from the main street so there will be no views of the development from The Street, resulting in no adverse impact on the street scene. Only those accessing the other properties along the unmade access track will have possible views of the development. The materials proposed are brickwork and roof tiles similar to the existing dwelling and hanging tiles and boarding, so the visual character of the existing dwelling will be maintained. To ensure the use of materials is appropriate to the site, the surrounding area and setting of the listed building a condition requesting detail of materials is imposed.

The western boundary of the application site is located adjacent to the Ramsey Conservation Area and the Ramsey Windmill, a Grade II* Listed Building. A Heritage Statement has been submitted alongside the application. It states that as "the site will not be visible from The Street and due to the separation distance from the Conservation Area is it not considered that the proposal will have any material impact on the Conservation Area." With regards to the Listed Building the Statement refers to the property being "largely screened from the mill by mature trees and hedging" and states that the proposal will not have "any material impact on the designated heritage asset. It is agreed that the proposed development is situated far enough away from the Conservation Area and Listed Building, with adequate existing screening in place so as not to have any adverse impact on either assets.

Historic England did not wish to offer any comments on the application.

Historic Buildings and Conservation Advice from Essex County Council Place Services do not anticipate any adverse impact on the setting of the Conservation Area, or the setting of the adjacent Listed Building. It was suggested that visualisations showing the height of the building should be submitted to confirm this, but due to the householder nature of development, the information already accompanying the application, and the distance between the development and the Listed Building it was considered that on this occasion this was unnecessary. It was also recommended that a condition requiring samples of materials be imposed to ensure that they are of a quality appropriate to the setting of the listed windmill. This condition has been included in the permission.

Impact on Residential Amenity

The proposed development will be located 2m from the boundary shared with the neighbour to the west and 4.2m from the boundary to the south. No other boundaries are shared with residential property.

The proposed dormer windows on the east elevation will not face residential property so do not cause any concern regarding overlooking; the south facing dormer on the front elevation will have views of the front garden of the neighbour to the west and the side elevation of the property to the south which serves a side access door only. Only a high level roof light is proposed on the west side elevation, which will give views skywards. To ensure that there is no future risk of overlooking

to the neighbour to the west a condition is recommended to remove permitted development rights for alterations or additions to the roof.

As the property is located to the north of all other nearby residential property, and due to the separation between properties there is not considered to be any significant adverse impact on the daylight, privacy or other amenities currently enjoyed by neighbouring property.

Other Considerations

The property is increasing from a 3 bedroom dwelling to 6 bedrooms. There is sufficient parking available at the site for at least 2 no. cars, in line with current parking standards. There is no objection to the level of off street parking available at the site and the development is considered acceptable in this regard.

Ramsey & Parkeston Parish Council has no objection to the application.

No letters of representation have been received.

Conclusion

It is considered that the proposed development is consistent with the National and Local Plan Policies identified above, and in the absence of any material harm resulting from the development, the application is 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: CO125HW_BP1.0, Drawing: CHCO125HW-DR1.1A, Drawing: CHCO125HW-DR1.1B, Drawing: CHCO125HW-DR1.1Da and Drawing: CHCO125HW-DR1.1E.

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

- 3 No above ground works 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 by the Local Planning Authority.

Reason - To ensure quality materials are used in the setting of the adjacent listed building.

- 4 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions or alterations to the roof on the west elevation of the dwelling, except in accordance with drawings showing the design and siting of such additions which shall previously have been submitted to and approved, in writing, by the local planning authority.

Reason - In the interests of the residential amenity of the neighbouring property to the west.

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.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:		NO
Are there any third parties to be informed of the decision? If so, please specify:		NO