

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	09/08/19
Planning Development Manager authorisation:	AN	12/8/19
Admin checks / despatch completed	SB	13/08/19
Technician Final Checks/ Scanned / LC Notified / UU Emails:	EN	13/08/19

Application: 19/00902/FUL **Town / Parish:** Ardleigh Parish Council

Applicant: Dr Kristoff & Mr Giles Thorpe

Address: Blue Barns Cottage Old Ipswich Road Ardleigh

Development: Proposed first floor pitched roof extension and new thatched dormer to bedroom 3.

1. Town / Parish Council

Ardleigh Parish Council No comment.

2. Consultation Responses

Essex County Council
Heritage

The application is for proposed first floor pitched roof extension, create new first floor door opening through existing fire damaged gable wall and beam, and new thatched dormer to bedroom 3.

I have no objection to the principle of this development although there may need to be some procedural checks considering the last application has not been constructed making it difficult to consider the 'as existing' situation in this application.

Should this application be approved I recommend conditions are attached pertaining to:

- Requirement for samples of wall and roof materials;
- All rain water goods should be metallic;
- Details of all windows and doors; and
- Details/samples of floor/surface treatment.

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	Withdrawn	29.01.2009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 laticing, 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	Withdrawn	01.02.2018
18/01127/FUL	Proposal to change roof on garage from asbestos corrugated sheets to terracotta clay peg tiles.	Approved	30.08.2018
19/00500/FUL	Proposed new roof & associated remedial works following fire damage.	Approved	23.05.2019
19/00501/LBC	Proposed new roof & associated remedial works following fire damage.	Approved	23.05.2019
19/00871/DISCON	Discharge of conditions 3 (Historic Building Recording), 4 (Window Details), 5 (External Vents) and 6 (Timber Frames) of approved application 19/00501/LBC.	Current	
19/00903/LBC	Proposed first floor pitched roof extension, create new first floor door opening through existing fire damaged gable wall and beam, and new thatched dormer to bedroom 3.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

EN22 Extensions or Alterations to a Listed Building

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

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 (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

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.

The building, which originated in the 18th Century, was previously a timber-framed, thatched and rendered structure. However, in January 2019 the property was damaged during a fire. While the property was still standing upon undertaking a site visit, the roof in particular was heavily damaged.

Blue Barns Cottage's listing is as follows:

"Cottage. Probably C18. timber framed. C20 parget plastered. Thatched roof. Off centre left red brick chimney stack. One storey and attics. 2 C20 small paned casements to left. Left flat roof extension with C20 door to return."

Description of Proposal

This application seeks full planning permission for the construction of a first floor pitched roof side extension. The extension will create a new first floor door opening through the existing fire damaged gable wall, and will include a thatched dormer which will be served by a dressing room and en-suite. An additional dormer to front elevation of the existing dwelling is also proposed.

This application is in conjunction with 19/00903/LBC, which will separately be assessing the impact to the Listed Building as a result of the proposed works.

Assessment

1. Visual Impact

The proposal involves the extension of a dwelling outside of any defined settlement boundary and is therefore acceptable in principle subject to detailed consideration against saved policy HG12. Saved policy HG12 states replacement dwellings will be permitted provided it:

(i) is of a size, scale, and height in keeping with the character of the locality and in terms of design and materials would make a positive visual contribution to its setting;

The proposed extension is to be sited to the side elevation of the existing property (which is currently being reconstructed following a fire). The extension would be visible given the site is adjacent to Harts Lane to the north. However, it is acknowledged that there is a single storey side extension in situ - this is of a smaller design than the proposal, but does reduce the visual impact of the proposed extension. Further, the existing extension is of no special visual merit. In terms of the design of the extension, the pitched roof is in-keeping with the host dwelling and will not detract from the character of the locality. A condition will be included for full details of external materials.

(ii) is well related and in proportion to the original dwelling;

As previously discussed, there is an existing single storey side extension in situ. The proposed extension is larger than that existing, but not significantly so. Given this and that there is sufficient space within the site to accommodate the extension, no significant harm is identified.

(iii) it is not visually intrusive on a skyline or in the open character of the surrounding countryside;

The application site is in a highly visible location, on the corner of Old Ipswich Road and Harts Lane. However, the proposed extension would appear subservient to the host dwelling and would not result in significant harm to the character of the surrounding area.

(iv) it retains sufficient space around the dwelling to protect its setting, that of any associated small group of rural housing, and the amenity and character of the countryside;

The extension proposed will be of a similar width and depth to the existing extension in situ, and will therefore not result in any significant loss of space around the dwelling, ensuring the dwelling does not appear cramped.

(v) would not represent over-development of the site;

As previously discussed, there is an existing side extension in situ. The proposed extension will not reduce the off-street parking or levels of amenity space, and will therefore not result in the site being overdeveloped.

(vi) would not be detrimental to highway safety;

As a result of the proposal, access and parking arrangements to the site will remain unchanged.

(vii) would not adversely affect adjoining properties or main habitable rooms in terms of privacy, amenities and aspect;

Given the largely rural surrounds, there are no nearby neighbouring properties, with the nearest being approximately 30 metres to the north. Given there is an existing extension in situ, the proposal will result in no overlooking and is sited such distance apart, there is considered to be a neutral impact to any existing amenities.

(viii) would not replace an existing permanent dwelling which is capable of reasonable improvement and extension and which makes a positive contribution to local character;

The building has recently suffered from a fire and is currently in a poor state of repair. The proposed extension is in relation to its restoration, and therefore is with the intention of restoring the character of the previous building.

(ix) would not be a replacement for a mobile home, dwelling already demolished or abandoned, or a building not in lawful use as a dwelling house; and

This criterion is met.

(x) would not exacerbate any existing access, drainage or other problems associated with the site.

The proposal is not believed to exacerbate any of the above issues and is therefore acceptable against this criterion.

2. Impact to Listed Building

Paragraph 196 of the National Planning Policy Framework (2019) states that 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.

Policy EN22 of the Saved Plan states that development involving proposals to extend or alter a Listed Building will only be permitted where; it would not result in the damage or loss of features of special architectural or historic interest; and the special character and appearance or setting of the building would be preserved or enhanced. These requirements are carried forward to Policy PPL9 of the Emerging Publication Draft (June 2017) which also requires the use of building materials, finishes and building techniques that respect the listed building and its setting.

The application site is a Grade II Listed Building, and as such the Historic Environment team at Essex County Council Place Services have been consulted. They have stated they have no objection to the principle of an extension subject to conditions relating to details of external materials, doors/windows and floor/surface treatment, and have also requested that all rainwater goods should be metallic.

Other Considerations

Ardleigh Parish Council have not commented on the application.

There have been no other letters of representation received.

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, drawing numbers 52825/B/202 Revision A, 52825/B/200, 52825/B/201 Revision A, and the document titled 'Design and Access 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.