

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	22/10/2019
Planning Development Manager authorisation:	TF	30/10/2019
Admin checks / despatch completed	CC	07/11/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	JNE	07/11/2019

Application: 19/01040/FUL **Town / Parish:** Wrabness Parish Council

Applicant: Mr & Mrs G Bartholomew

Address: Alta Vista Ash Street Wrabness

Development: Proposed alterations to rear dormer, replacement conservatory, porch and new rear dormer.

1. Town / Parish Council

Ms . Wrabness Parish
Council

Objection: The siting and design of the proposed garage in the front garden and cement roofing components are unsympathetic to the street scene and the setting of the adjacent church and bell cage which are listed buildings.

2. Consultation Responses

Essex County Council
Heritage

The application is for alterations to front and rear dormers, replacement conservatory, porch and detached garage. The above concerns Alta Vista. The application site adjoins the Parish Church of All Saints, a Grade II* listed (HE Ref: 1112074) building, where its Grade II listed bellhouse (HE Ref: 1147875) is also sited. Overall, the proposed changes are considered detrimental to the setting of the listed structures. The location of the garage is out of keeping with the streetscene and visually prominent in views of the church and the listed bellhouse. The loss of traditional, vernacular forms present within the existing dormers and their replacement with a shed dormer is seen as inappropriate, whereas the use of low-quality modern materials throughout (i.e. uPVC weatherboarding and windows, cement roof cladding) is unsympathetic; with respect to the setting of the heritage asset, good conservation practice encourages reference to historic, regional architecture and the use of traditional materials or high-quality contemporary alternatives. In summary, the scheme proposes the exacerbation of harm already present with the increase of scale and prominence of unsympathetic modern elements and materials.

For the above, the scheme is considered to cause "less than substantial harm" to the significance of designated heritage assets as derived from their setting and paragraph 196 of the NPPF is relevant.

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Essex County Council
Heritage

The amended scheme has been reviewed and our initial consultation response remains unchanged, we do not support this application. The scheme is considered to cause "less than substantial harm" to the significance of designated heritage assets as derived from their setting and paragraph 196 of the NPPF is relevant.

3. Planning History

93/00817/FUL	(Shrublands, Church Road, Wrabness) Formation of a wildlife pond	Approved	02.09.1993
19/01040/FUL	Proposed alterations to rear dormer, replacement conservatory, porch and new rear dormer.	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

TR1A Development Affecting Highways

TR7 Vehicle Parking at New Development

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

Local Planning Guidance

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)

Application Site

The application site comprises of a south facing detached dwelling with an existing attached garage. The dwelling is sited a suitable distance from the front of the site with planting along its front boundary. Positioned in the roof on the front elevation are three rendered pitched roof dormer windows and in the rear is an existing flat roof dormer window.

The site is located outside of the development boundary and is adjacent to "All Saints Church" which comprises of a Grade II* Listed Building and its associated "Bellhouse" positioned to the front which is Grade II listed.

Proposal

This application seeks permission for proposed a rear dormer, replacement conservatory, porch and new rear dormer.

Upon initial receipt of the application the proposal also included a front garage and alterations to the front dormer windows. During the course of the application it was considered that due to their design these elements would result in a significant harmful impact to the overall appearance and character of the existing dwelling. It was also considered that these elements would have a harmful impact to the neighbouring Grade II Listed Building. After discussions with the agent and negative comments received from ECC Heritage, these elements were removed from the proposal.

Assessment

Design and Appearance

The area is characterised by a selection of single storey and two storey dwellings varying in design and materials. The houses are spread apart in this rural setting with their appearances are very much bespoke and differ between plots. One of two dwellings to the east has first floor dormer windows.

The host dwelling and its neighbour and adjacent church are set back significantly from the front boundaries resulting in an open character being formed within the streetscene.

The alterations to the dormer window, introduction of a second dormer window and the proposed rear conservatory will be sited to the rear and would therefore not appear harmful within the streetscene.

The new porch will be set back from the front of the site sufficiently to not appear as a harmful or prominent addition when viewing the house.

The alterations are of an appropriate size and design in relation to the existing house.

The conservatory will comprise of brick pillars which will match the existing house.

The porch will be constructed from brick to match the existing house.

The alterations to the rear dormer and the new dormer window will comprise of sage green boarding which will match aspects of the front of the house which will be completed under permitted development. It is also noted that these elements are to the rear and the use of this material would not result in a harmful impact to the overall appearance of the dwelling or area. The site is of a large enough size to accommodate the proposal and still retain sufficient private amenity space.

Impact on Listed Building

Sited to the east is 'All Saints Church' which is a grade II Listed Building. The alterations are minimal in size and will be positioned sufficiently away from this neighbour and would therefore not result in a harmful impact the setting of this adjacent building. Whilst an initial objection was received from ECC Heritage, their concerns were over the impact of the proposed garage and front dormer window, which have since been removed from the proposal.

Impact on Neighbours

There are no residential neighbouring properties to the north or east of the application site. Sited to the west is a detached dwelling set further back on its plot compared to the host dwelling. The proposal will be visible to this neighbour, however, as a result of its distance from the boundary and screening by way of planting and fencing together with this neighbours positioning on its plot the alterations and enlargements proposed would not result in a significant loss of residential amenities to this neighbour.

Highway Safety

The Essex County Council Parking Standards state that where a dwelling comprises of two or more bedrooms that two parking spaces should be retained measuring 5.5m by 2.9m per space. Whilst the proposal will result in the loss of the existing garage there is sufficient space to the front of the site to accommodate the parking of two vehicles in line with the aforementioned standards. The proposal would therefore not result in a harmful impact in terms of highway safety.

Other Considerations

Wrabness Parish Council raised an objection to the proposal stating that in particular the garage sited to the front of the site is unsympathetic to the streetscene and nearby listed building.

This element has since been removed from the proposal and no further comments have been received.

No further letters of representation have been received

Conclusion

In the absence of material harm resulting from the proposed 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 plan; Drawing No BAV-02 Revision C.

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 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.