

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	20/12/2019
Planning Development Manager authorisation:	TF	20/12/2019
Admin checks / despatch completed	CC	20/12/2019
Technician Final Checks/ Scanned / LC Notified / UU Emails:	W	20/12/19

Application: 19/01521/FUL **Town / Parish:** Manningtree Town Council

Applicant: Mr and Mrs Goodwin

Address: Dry Dock 4 Quay Street Manningtree

Development: Proposed loft conversion, balcony extension, replacement windows to front elevation, new roof-lights and upper-storey window.

1. Town / Parish Council

Manningtree Town Council No Comment.

2. Consultation Responses

Essex County Council Heritage The application is for a proposed loft extension, balcony extension, replacement windows to front elevation, new roof-lights and upper-storey window.

The site is located in a conservation area.

There is only one element of this proposal I do not support. The applicant proposes to remove the existing timber boarding and replacement with Hardiplank. This composite material is not supported in principle and its use in conservation areas is not supported in general. The finish fails to preserve or enhance the character and appearance of a conservation area, especially relative to traditional materials. I recommend this element of the application is omitted.

I would recommend conditions are attached to any permission requiring detailed drawings of all windows and rooflights. Details should also be required of the proposed new balcony material for agreement by condition.

3. Planning History

92/00027/FUL	Erection of dwelling (variation to design approved under permission TEN/946/90)	Approved	19.02.1992
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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

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 Paragraph 213 of the NPPF (2019) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 relates to Dry Dock, 4 Quay Street, Manningtree which is a two and a half storey dwelling located within the development boundary of Manningtree. The application site is within the Conservation Area and Area of Outstanding Natural Beauty.

Proposal

The application seeks planning permission for a loft conversion extension, balcony extension, replacement window to the front elevation, new roof lights and upper floor window.

Assessment

The main considerations when determining this application are the design and appearance, impact upon neighbouring amenities and heritage impact.

Design and Appearance

Paragraphs 127 and 170 of the National Planning Policy Framework (2019) states that developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be sympathetic to local character and history, including the surrounding built environment and landscape setting and planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

Saved Policies QL9, QL10 and QL11 of the adopted Tendring District Local Plan 2007 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. Policy SPL3 of the emerging Tendring District Local Plan Publication Draft 2017 carries forward these sentiments stating that all new development must make a positive contribution to the quality of the local environment and protect or enhance local character.

Loft conversion with roof lights

The proposed loft conversion will create additional living accommodation to the dwelling however it will not impact the height of the existing building. The application proposes three high level roof lights to the eastern elevation which will serve the loft conversion and two roof lights to the western elevation, one high level serving the loft conversion and the other will serve the stairs to the loft conversion. There will be glimpses of the roof lights from Quay Street, however due to the minor alteration and the fact that there are examples of loft conversions along 4 Quay Street, it is considered that the proposal will not cause any significant impact upon the street scene.

Balcony extension

A balcony extension is proposed and supported on piers to the eastern elevation of the host dwelling. The balcony will project 4.5 metre to the east and the platform would be at a level of 3.6 metres. The fenestration along the first floor eastern elevation will remain the same. In terms of the design of the extended balcony, the proposed railings are a continuation of the existing railings which are therefore in keeping with the existing dwelling. Although the proposal will be visible from the street scene of The Quay, due to the existing vegetation which will help to screen the balcony, it is not considered to cause any significant impact upon Quay Street. To the rear of the proposed balcony the proposal is set in to ensure that there is no overlooking onto neighbouring amenities.

Replacement windows to the front elevation

The application seeks to replace the window to the ground floor serving the existing study. Drawing No. PA-13C demonstrates that the window will match the existing and it will be constructed from

composite timber and aluminium which will match the existing and therefore it is considered in keeping with the host dwelling.

Upper storey window

The proposed window will replace the existing single portrait window serving the master bedroom. The proposed window will include detailing and it will be constructed from composite timber and aluminium. Due to the use of matching materials, it is considered that the proposal will not cause any significant impact upon the street scene of Quay Street.

Overall, the proposed works will enhance the appearance of Dry Dock and the works are acceptable in terms of design and appearance.

Impact upon neighbouring amenities

Policy QL11 of the Saved Plan 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'. These sentiments are carried forward in Policy SPL3 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

Loft conversion and roof lights

The proposed roof lights to both the eastern and western elevation will be visible to both adjacent neighbours however they will not result in any overlooking to any private amenity scape, thereby resulting in a neutral impact to existing amenities.

Balcony extension

The balcony will be visible to neighbouring amenities however it has been altered to the rear to reduce any impact upon overlooking to neighbouring amenities.

Replacement window to the front elevation and Upper Storey window

The proposed windows are to the front elevation and will not impact upon the neighbouring amenities.

Heritage Impact

Policy EN17 of the Adopted Local Plan states that development within a Conservation Area must preserve or enhance the character or appearance of the Conservation Area. The sentiments of this policy are carried forward within Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017).

The application site is located within the Manningtree and Mistley Conservation Area.

The Historic Environment Consultant has been consulted on this application and originally raised a principle objection to the removal of the existing timber boarding and replacement with Hardiplank. The composite material is not supported in principle and its use in Conservation Areas is not supported in general. The finish fails to preserve or enhance the character and appearance of a Conservation Area, especially relative to traditional materials. It was therefore recommended to omit this element. The plans have been amended to remove the replacement hardiplank and the Historic Environment Consultant has no objections subject to conditions relating to the details of the proposed windows and rooflights and details of the proposed balcony material.

Therefore, there is not considered to be significant harm identified to harm the setting of the Conservation Area, and the proposals are therefore acceptable against this criteria.

Other considerations

Manningtree Town Council have no comments to make.

No letters of representation have been received.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 1 The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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. PA-13C, Drawing No. PA -11B and Drawing No. PA-12B.

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

- 3 No development shall be commenced until samples of the materials to be used in the Balcony 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 and permanently maintained as such.

Reason - To ensure materials are of a very high quality to respect the building and its setting within the Conservation Area.

- 4 Before any work is commenced drawings to a scale of not less than 1: 20 fully detailing the new windows and rooflights and their surrounds to be used and indicating; materials, cross sections for glazing bars, sills, heads etc at a scale of 1:20, method of opening and method of glazing shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be installed/carried out in complete accordance with the approved details.

Reason - In order to preserve and enhance the setting of the Conservation Area.

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.

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