

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	CC	25.07.2022
Planning Development Manager authorisation:	AN	25/07/22
Admin checks / despatch completed	SH	26.07.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	26.07.2022

Application: 22/00706/FULHH

Town / Parish: Manningtree Town Council

Applicant: J Howard

Address: 9 Railway Street Manningtree Essex

Development: Proposed first floor extension and single storey extension to rear and to front facade.

1. Town / Parish Council

Manningtree Town
Council

No comment

2. Consultation Responses

Essex County Council
Heritage

The application is for proposed first floor extension and single storey extension to rear and to front façade. The proposal site is within the Manningtree and Mistley Conservation Area. Railway Street is an unassuming short road, mostly of two storey houses, three pairs gable end to the road probably dating from the early 20th century. The rest, including the proposal site, are later and of little interest. However, the rear of the properties on Railway Street is facing a number of designated assets along Brooke Street, including but not limited to:

- Grade II Listed 30,32 and 34, Brook Street;
- Grade II Listed 36 and 38, Brook Street;
- Grade II Listed 40 Brook Street;
- Grade II Listed Yew Tree Cottage.

There is the potential for the rear extension to be visible from the Conservation Area and from the above-mentioned designated heritage assets, therefore high quality design and materials would be required here in order to preserve the character and appearance of the Conservation Area and those elements of the setting that make a positive contribution to the identified heritage assets or which better reveal its significance (Paragraphs 197c and 206 of the NPPF are relevant here)

There is no objection to the current application, subject to the following conditions:

- Prior to commencement of above ground works/installation, a schedule of all external finish materials shall be submitted to and approved in writing by

the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

- Prior to installation, a schedule of drawings that show details of all proposed windows, rooflights and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

3. Planning History

16/30252/PREAPP	Conversion of garage to downstairs toilet and playroom.	Approved
22/00706/FULHH	Proposed first floor extension and single storey extension to rear and to front facade.	Current

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2021

National Planning Practice Guidance

Tendring District Local Plan 2013-2033 and Beyond North Essex Authorities' Shared Strategic Section 1 Plan (adopted January 2021)

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2 (adopted January 2022)

SPL3 Sustainable Design

PPL8 Conservation Areas

PPL9 Listed Buildings

Local Planning Guidance

Essex Design Guide

Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory

Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). The 'development plan' for Tendring comprises, in part, Sections 1 and 2 of the Tendring District Council 2013-33 and Beyond Local Plan (adopted January 2021 and January 2022, respectively), together with any neighbourhood plans that have been brought into force.

5. Officer Appraisal (including Site Description and Proposal)

Proposal

This application seeks permission for the erection of a first floor extension and single storey extension to rear and to front façade.

Amended plans have been received since original submission of this application to reduce the roof height of the first floor extension and change the proposed materials to the front extension / porch.

Design and Appearance

One of the core planning principles of The National Planning Policy Framework (NPPF) as stated at paragraph 130 is to always seek to secure high quality design. Policies SP1, SP7 and SPL 3 of the Tendring District Local Plan 2013-2033 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 and does not have a materially damaging impact on the amenities of occupiers of nearby properties.

The proposed single storey rear extension is of a minor nature located to the north of the site. The external walls will be finished in a high-quality render with flat roof design and incorporating a roof lantern. Due to its location at the rear of the property and its single storey nature it will not be visible to the streetscene. The proposed single storey rear extension is considered to be of an in keeping design and appearance in relation to the host dwelling with no significant harmful effect on visual amenities.

The proposed front extension will be visible to the streetscene. It is considered to be of an acceptable size and scale in relation to the host dwelling and its locality. Following the advice of Essex County Council Heritage the front extension will be finished in brickwork to match that of the existing dwelling. The front extension is considered to be of an acceptable design and appearance with no significant adverse effect on visual amenities.

The proposed two storey rear extension will be largely shielded to the streetscene by the host dwelling but may be visible in parts due to its first floor location. The roof design of this first floor extension has been amended as per advice sought from Essex County Council Heritage to reduce the roof height and lessen its impact on visual amenities. The proposed extension will be finished in high quality render with roof covering to match that of the existing dwelling. It is considered to be of an acceptable size and scale in relation to the host dwelling and its locality. The proposed first floor extension is of an acceptable design and appearance with no significant harmful effect on visual amenities.

Impact on Conservation Area and Listed Buildings

Policy PPL8 of the Tendring District Local Plan seeks to ensure that any new development within a designated Conservation Area, or which affects its setting, will only be permitted where it has regard to the desirability of preserving or enhancing the special character and appearance of the area, especially in terms of: any important views into, out of, or within the Conservation Area.

Policy PPL9 of the Tendring District Local Plan requires new developments that affect a listed building or its setting will only be granted permission if they protect its special architectural or historic interests, its character, appearance and fabric. Proposals should demonstrate that they are justifiable through an informed assessment of the significance of the heritage asset, and are of a scale and design that respects the significance of the listed building and its setting.

Due to the application sites location within the Conservation Area, Essex County Council Heritage have been consulted and have provided the following comments;

“The application is for proposed first floor extension and single storey extension to rear and to front façade.

The proposal site is within the Manningtree and Mistley Conservation Area. Railway Street is an unassuming short road, mostly of two storey houses, three pairs gable end to the road probably dating from the early 20th century. The rest, including the proposal site, are later and of little interest. However, the rear of the properties on Railway Street is facing a number of designated assets along Brooke Street, including but not limited to:

- Grade II Listed 30,32 and 34, Brook Street;
- Grade II Listed 36 and 38, Brook Street;
- Grade II Listed 40 Brook Street;
- Grade II Listed Yew Tree Cottage.

There is the potential for the rear extension to be visible from the Conservation Area and from the above-mentioned designated heritage assets, therefore high quality design and materials would be required here in order to preserve the character and appearance of the Conservation Area and those elements of the setting that make a positive contribution to the identified heritage assets or which better reveal its significance (Paragraphs 197c and 206 of the NPPF are relevant here)

There is no objection to the current application, subject to the following conditions:

- Prior to commencement of above ground works/installation, a schedule of all external finish materials shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.
- Prior to installation, a schedule of drawings that show details of all proposed windows, rooflights and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such. “

The proposed development is deemed to be of an acceptable size, scale and appearance in relation to the host dwelling and its locality. It is considered to have no significant harmful effects on visual amenities and does not harm the amenities or the special character of the Conservation Area.

Impact to Neighbouring Amenities

The NPPF, Paragraph 17, states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, Policy SPL 3 of the Tendring District Local Plan 2013-2033 states that all new development must meet practical requirements, it must be designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents. The development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

The proposed single storey front and rear extension pose no significant risk of overlooking or loss of privacy to the adjacent neighbouring dwellings. The single storey aspects also have no significant impact on the loss of light to the adjacent neighbouring dwellings.

The proposed first floor extension will include the installation of two rear facing windows at first floor level which will provide views overlooking onto the rears of the adjacent neighbouring dwellings and result in a loss of privacy. However these new windows will be serving a bedroom and en-suite, these are not deemed to be primary living spaces and therefore have no significant impact on loss of privacy. Furthermore, the existing dwelling already has rear facing windows at

first floor level and so the proposal will not be providing any new views and cannot be said to have any more of a significant impact on the loss of privacy to the adjacent neighbouring dwellings.

The first floor extension is located an adequate distance from the adjacent neighbouring dwellings and has no significant impact on the loss of light.

Highway issues

The Proposal neither generates an additional need for parking, nor decreases the existing parking provisions at the site.

Other Considerations

Manningtree Town Council have provided no comments on the application.

Essex County Council Heritage department have no objection to the amended proposal subject to the aforementioned conditions.

No other 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. In the absence of material harm resulting from the proposal the application is recommended for approval.

6. Recommendation

Approval - Full

7. Conditions / Reasons for Refusal

- 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. 9RWS/P/12 D

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

- 3 Prior to commencement of above ground works/installation, a schedule of all external finish materials shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved materials and details specified and shall be permanently maintained as such.

Reason - To protect the special character and architectural interest and integrity of the Conservation Area.

- 4 Prior to installation, a schedule of drawings that show details of all proposed windows, rooflights and doors, in section and elevation at scales between 1:20 and 1:1 as appropriate, showing details of glazing type, framing, glazing bars, and cills, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason - To protect the special character and architectural interest and integrity of the Conservation Area.

- 5 Rainwater goods shall be black painted or powder-coated metal and shall be permanently maintained as such.

Reason - To protect the special character and architectural interest and integrity 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.