

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ER	20/04/2022
Planning Development Manager authorisation:	SCE	20.04.2022
Admin checks / despatch completed	ER	20/04/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	20.04.2022

Application: 22/00117/FULHH **Town / Parish:** Wrabness Parish Council

Applicant: Philip Minns and Rosemary Paterson

Address: Butlers Farm Butlers Lane Wrabness

Development: Proposed installation of greenhouse within grounds of listed building.

1. Town / Parish Council

Wrabness Parish Council
Parish Clerk
17.03.2022

The Parish Council has no objection to the proposed greenhouse providing it is in keeping with the listed building.

2. Consultation Responses

Essex County Council
Heritage
24.03.2022

The application is for proposed installation of greenhouse within grounds of listed building.

The proposed site is a Grade II listed farmhouse.

The proposal is for the installation of a greenhouse within the curtilage of the listed building on an existing concrete upstand and in proximity to two existing outbuildings in use as storage and carport. The proposals is considered to have no impact on the special interest of the listed building, as per to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore, there is no objection to this application subject to the following conditions:

- Greenhouse frame shall be black painted or powder-coated aluminium and shall be permanently maintained as such

3. Planning History

02/00223/FUL	Alterations to existing outbuilding to form windows and doors to outside and to re-estate door between house and outbuilding	Current	12.02.2002
02/00241/LBC	Proposed new glazed doors ro side of outbuilding	Approved	15.05.2002
97/00206/LBC	Demolish and reconstruct two rear single storey extensions	Approved	27.05.1997
97/00543/LBC	Sewage works and rebuilding of extensions to rear	Approved	07.08.1997
97/00876/LBC	Dormer window in rear elevation	Approved	13.03.1998

97/00987/FUL	Cart lodge style garage (3 car)	Approved	17.10.1997
98/00913/LBC	Front porch	Refused	15.09.1998
99/00223/LBC	Front porch (Old red bricks,peg tiles, cast iron gutterings and floor paviors)	Refused	25.05.1999
99/00224/LBC	Front porch (Black tarred weather boarding, old reds base, oak door and peg tiled roof)	Refused	25.05.1999
08/01094/LBC	Re-pointing of chimney and brick work, woodworm treatment and damp proofing.	Approved	30.09.2008
22/00117/FULHH	Proposed installation of greenhouse within grounds of listed building.	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
CP2 Improving the Transport Network
PPL9 Listed Buildings

Local Planning Guidance
Essex County Council Car Parking Standards - Design and Good Practice

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)

Application Site

The application site comprises of a detached two storey dwelling which is Grade II Listed. The house is set back from the boundary with a long driveway accessed via a gate. The site itself is large with a number of outbuilding sporadically placed around it.

Proposal

This application seeks permission for installation of greenhouse within grounds of listed building.

Assessment

Design and Appearance

The proposal is of a suitable size and scale in relation to the main house and its surroundings.

The proposed new structure will be largely screened by the existing outbuildings already present at the site. Whilst there will be some minor views from the streetscene due to its set back positioning from the front boundary these views will be minimal and will not interfere with the overall appearance and character of the existing dwelling or streetscene.

The site is of a suitable size to accommodate the proposal and still retain sufficient private amenity space.

Heritage Impact

The proposal is located within the vicinity of a Grade II listed building and therefore consideration should be undertaken to preserving its character and appearance. The proposed outbuilding will be sited significantly away from the building preventing it from infringing on its character or appearance.

The Essex County Council Heritage Team have been consulted and provide no objections to the proposal subject to a condition which requests that the frame is painted black.

This has been put to the agent to amend however black framing is not available in this instance. Given its significant set back from the streetscene providing limited views along with its distance away from the house it is considered that the use of dark green framing would not result in a harmful impact to the character and appearance of this listed building and would not be so significant to refuse planning permission upon in this case. The condition will not be placed upon the permission.

Highway Safety

The Essex County council Parking Standards requests that where a house comprises of 2 or more bedrooms that 2no parking spaces should be retained measuring 5.5m by 2.9m per space. The proposal will be constructed on land currently used for parking however there is ample space to the front of the house to accommodate the proposal and still retain sufficient parking in line with the standards above. The proposal will therefore not contravene highway safety.

Impact on Neighbours

The proposal will be a suitable distance away from the sites boundaries and will not result in a loss of amenities to nearby dwellings.

Other Considerations

Wrabness Parish Council have no objection to the proposed greenhouse providing it is in keeping with the listed building.

There have been no letters of representation 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:

Sheet 1 of 1 - Proposed Floor Plan and Elevations
Block Plan 1:500

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.