

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	10 th May 2022
Planning Development Manager authorisation:	SCE	11.05.2022
Admin checks / despatch completed	ER	11/05/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	11.05.2022

Application: 21/00847/FUL **Town / Parish:** Ramsey & Parkeston Parish Council

Applicant: Mr J Burnham

Address: East Newhall Farm Cottage Ray Lane Parkeston

Development: Erection of two storey front extension, single storey side extension (following demolition of existing), single storey rear extension and alterations (internal/external) to existing dwelling.

1. Town / Parish Council

No comments received

2. Consultation Responses

Cadent Gas Limited
31.03.2022

Your planning application - We do not object to the proposal in principle.

We have no objection to your proposal from a planning in general area, but we do have high pressure assets in the vicinity.

What you need to do

Please refer to the BPD noted below and refer to ssw22 for guidance for working near our HP pipeline.

Please review our attached plans, which detail the Cadent gas asset/s in the area. If your application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. For further details, visit www.hse.gov.uk/landuseplanning/planning-advice-web-app.htm

The HSE may wish to apply more stringent criteria for building proximity after assessment. Please ensure that you formally consult with them before you proceed.

In order to help prevent damage to our asset/s, please add the following Informative Note into the Decision Notice:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation.

The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

-Specific MAHP BPD (15 METERS MIN)

-Specific IP BPD (3 METERS MIN)

-Specific AGI BPD (based upon the hazardous area zoning)10 METERS MIN

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution

3. Planning History

05/01702/FUL	2 storey extension	Approved	06.12.2005
07/01120/FUL	Erection of side conservatory.	Approved	07.09.2007
17/01165/FUL	Erection of two storey front extension, single storey side extension (following demolition of existing), single storey rear extension and alterations (internal/external) to existing dwelling.	Approved	04.09.2017
21/00847/FUL	Erection of two storey front extension, single storey side extension (following demolition of existing), single storey rear extension and alterations (internal/external) to existing dwelling.	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)

- SP1 Presumption in Favour of Sustainable Development
- SP3 Spatial Strategy for North Essex
- SP7 Place Shaping Principles

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

- SPL1 Managing Growth
- SPL2 Settlement Development Boundaries
- SPL3 Sustainable Design
- PPL3 The Rural Landscape
- CP1 Sustainable Transport and Accessibility

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

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

Site Description

The application site is located on the northern side of Ray Lane is an isolated rural location in the parish of Ramsey & Parkeston. The site accommodates an existing dwelling that comprises of an asymmetrical roof and various finishes including a peach render to its front elevation and black boarding to its gable ends. The roof consists of slate tiles and it is apparent that the dwelling has been extended on its eastern side. To the front of the dwelling on its eastern side is a small timber clad cart lodge. The boundary to the front of the site is open in nature.

To the front of the site within Ray Lane runs a high pressure gas pipe line.

Description of Proposal

This application proposes the erection of a two-storey front extension, single storey side extension (following the demolition of the existing), a single storey rear extension and various alteration to the exterior of the building including repainting the existing render.

The extensions would be constructed from a red brick to match that used on parts of the existing building, black featheredged boarding and natural slate to the roofs.

The application is identical in all aspects of planning approval 17/01165/FUL, which expired without having been implemented.

Principle

The Tendring District Local Plan 2013-2033 and Beyond (the Local Plan) 'North Essex Authorities' Shared Strategic Section 1' sets out the strategic level spatial strategy for North Essex. Local Plan Policy SP3 states [Emphasis added]:

"Existing settlements will be the principal focus for additional growth across the North Essex Authorities area within the Local Plan period. Development will be accommodated within or

adjoining settlements according to their scale, sustainability and existing role both within each individual district and, where relevant, across the wider strategic area.

Future growth will be planned to ensure existing settlements maintain their distinctive character and role, to avoid coalescence between them and to conserve their setting. Re-use of previously developed land within settlements is an important objective, although this will be assessed within the broader context of sustainable development principles, particularly to ensure that development locations are accessible by a choice of means of travel.

In Section 2 of its Local Plan each local planning authority will identify a hierarchy of settlements where new development will be accommodated according to the role of the settlement, sustainability, its physical capacity and local needs.

Policy SPL1 'Managing Growth' identifies Ramsey/Parkeston as a Smaller Rural Settlement.

Policy SPL2 'Settlement Development Boundaries' states [Emphasis added]:

"To encourage sustainable patterns of growth and carefully control urban sprawl, each settlement listed in Policy SPL1 (with the exception of the Tendring Colchester Borders Garden Community) is defined within a 'Settlement Development Boundary' as shown on the relevant Policies Map and Local Map. Within the Settlement Development Boundaries, there will be a general presumption in favour of new development subject to detailed consideration against other relevant Local Plan policies and any approved Neighbourhood Plans.

Outside of Settlement Development Boundaries, the Council will consider any planning application in relation to the pattern and scales of growth promoted through the Settlement Hierarchy in Policy SPL1 and any other relevant policies in this plan.

The application proposes an extension to an existing dwellinghouse, as such the principle of the development is acceptable.

Design & Appearance

Section 1 Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context. Section 2 Policy SPL3 of the 2013-33 Local Plan also requires, amongst other things, that the development respects or enhances local landscape character, views, skylines, landmarks, existing street patterns, open spaces and other locally important features. Paragraph 130 of the Framework requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place.

Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their size and shape in plan; height; bulk - their volume; massing - how bulk is shaped into a form and relationship to the plot boundary. Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions. Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

The proposed extensions do not increase the overall width of the property and are sympathetic to the proportions and styling of the original house. The red brick front extension would become the dominant feature but this is not detrimental to the form or appearance of the property. The significant set-back of the dwelling from the lane and the use of sympathetic materials (which relate to those on the existing house), ensure that the front extension would not appear overly prominent in views along the lane.

Overall the proportions, form and materials of the proposed extensions would be sympathetic to the existing property and would not be detrimental to the appearance of the rural area.

Impact to Neighbouring Amenities

The NPPF, at paragraph 130 states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Section 1 Policy SP7 of the Tendring District Local Plan 2013-2033 requires that all new development protects the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking.

There are no residential properties located in close proximity to the site that would fall to be affected by the development.

Highway Issues

Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. Paragraph 112 states that applications for development should (a) give priority first to pedestrian and cycle movements and (c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter. Paragraph 130 of the NPPF seeks to ensure that safe and suitable access to a development site can be achieved for all users. These objectives are supported adopted Policy SP7 of the Tendring District Local Plan 2013-2033.

The site benefits from an in-out driveway in addition to a detached two-bay carport; the siting of the proposed development would not diminish the current, satisfactory, level of parking.

Health & Safety

The development is in the vicinity of a high or intermediate pressure gas pipe and associated equipment; as such Cadent Gas Limited have been consulted. Certain post-permission informatives have been attached to the planning decision notice; adherence to requirements set out by Cadet Gas Limited are essential for the safety of the development.

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 plans:- 17/53/03/A and 17/53/04/A (received 20th April 2022).

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.

Cadent Gas Limited:-

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Are there any letters to be sent to applicant / agent with the decision?		NO
Are there any third parties to be informed of the decision?		NO