

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	NH	19/05/2022
Planning Development Manager authorisation:	AN	19/05/22
Admin checks / despatch completed	DB	19.05.2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	19.05.2022

Application: 22/00272/FUL **Town / Parish:** Great Bentley Parish Council

Applicant: Mr and Mrs Stephen Gook - Select Properties and Design

Address: Rydal The Green Great Bentley

Development: Proposed ground floor link between house and garage, new single storey rear extension and internal alterations.

1. Town / Parish Council

Great Bentley Parish Council Have not commented on this application

2. Consultation Responses

Essex County Council Heritage
29.03.2022 The application is for proposed ground floor link between house and garage, new single storey rear extension and internal alterations.

The proposed site is a 1950's bungalow within the Great Bentley Conservation Area, with the main façade facing the Green. The proposed dwelling lies in proximity to Grade II listed Goodwyns and Monsey house and cottage, however there is no intervisibility between the two sites and the proposed changes to the Rydal are not considered to affect the setting of this designated asset. It is generally preferable to avoid the construction of links between the main house and its outbuildings. However, the existing building is not of historical or architectural interest and is not considered to make a positive contribution to the Conservation Area, therefore, in this specific case, the proposed link will not detract from the significance of the Rydal or the Conservation Area.

As the side extension of the main house and the existing garage are also already visually linked by the existing arched passageway, there is a potential here for the construction of the proposed link. However, the proposed elevation introduces a number of incongruous architectural forms and is not considered to make a positive contribution to local character and distinctiveness (Paragraph 197c of the NPPF). Considering that the Rydal occupies a prominent position at the southern boundary of the Green, I advise that this elevation is revised to retain the existing layout in order to reduce any potential for harm to the character and appearance of the Conservation Area.

I do not support the demolition of the existing chimney stack, which will affect the existing roofscape of the Conservation Area.

There is no objection to the proposed new rear extension, subject to

the use of sympathetic details and materials to match the existing building.

Overall, I cannot support the proposals in their current form as they do not preserve or enhance the character or appearance of the Conservation Area, contrary to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. As per Paragraph 197c of the NPPF, local planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance and make a positive contribution to local character and distinctiveness. Should the proposal be revised, there will be no objection.

3. Planning History

19/00310/FUL	Proposed two storey side extension and re-construction of roof to form first floor accommodation.	Approved	18.04.2019
20/00447/FUL	Proposed two storey side extension and re-construction of roof to form first floor accommodation.	Approved	08.09.2020
21/00277/TCA	1 No. Silver Birch - reduce by 30%.	Approved	23.03.2021

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

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 chalet bungalow sited in front of the existing village green in Gt Bentley. The dwelling has an existing side dormer window and garage sited to the south west of the main house. Sited to the rear is a garden area with a number of outbuildings and a variety of planting and fencing sited along each neighbouring boundary. The application site is located within the settlement boundary of Great Bentley and it is located within the Conservation area.

Proposal

This application seeks planning permission for a ground floor link between the house and garage, new single storey rear extension and internal alterations.

History

Planning permission was granted under planning reference 19/00310/FUL for the erection of a two storey side extension and re-construction of roof to form first floor accommodation.

Planning permission was granted under planning reference 20/00447/FUL for the erection of a two storey side extension and re-construction of roof to form first floor accommodation.

Assessment

1. Principle of development

The site is located within the Development Boundary therefore there is no principle objection to the proposal, subject to the detailed considerations discussed below.

2. Design & Appearance

Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context. Policy SPL3 of Section 2 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.

This application proposes the infill between the existing dwelling and the existing garage. The proposal will be single storey with a flat roof. The roof form of the garage has also been amended to a hipped roof to be in keeping with the host dwelling. Although both amendments are visible to the streetscene, due to the set back from the highway as well as the single storey nature of the proposal, it is not considered to cause any significant impact. The materials used will be brick plinth in a red multi brick and existing render to be cream with cream uPVC windows. It is considered that the proposed materials are acceptable.

The single storey rear extension will not be visible to the street scene. The proposal is single storey with a flat roof and constructed from materials to match the host dwelling. The proposed extension is considered acceptable in terms of design and appearance.

3. 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. Adopted 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.

To the east of the application site is the neighbouring dwelling 'Harbet'. The single storey rear extension will be visible to the neighbouring dwelling, however due to the set back from the boundary as well as its single storey nature with a flat roof, it is not considered to cause any significant impact upon neighbouring amenities.

To the west is the neighbouring dwelling 'Chase End'. The single storey rear extension is set back from the neighbouring boundary and due to the distance as well as the single storey nature and the roof form, the proposal will not cause any significant impact upon neighbouring amenities.

The proposed garage roof form from a flat roof to a hipped roof will be visible to the neighbouring dwelling 'Chase End' however due to the hipped roof leaning away from neighbouring amenities, it is not considered to cause any significant impact.

4. Heritage Impact

Paragraph 202 of the National Planning Policy Framework (NPPF) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 206 of the National Planning Policy Framework confirms that local planning authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets, to enhance or better reveal their significance.

Policy PPL8 of the Tendring District Local Plan 2013-2033 states that development within a Conservation Area must preserve or enhance the special character or appearance of the Conservation Area.

Place Services Historic Environment Team have been consulted on this application and have stated that the proposed site is a 1950's bungalow within the Great Bentley Conservation Area, with the main façade facing the Green. The proposed dwelling lies in proximity to Grade II listed Goodwyns and Monsey house and cottage, however there is no intervisibility between the two sites and the proposed changes to the Rydal are not considered to affect the setting of this designated asset.

The comments and concerns raised by ECC Heritage are noted in regards to the link, demolition of the chimney; notwithstanding this, planning permission has previously been given for a much larger scheme. The proposed link, demolition of the chimney, hipped garage roof and single storey rear extension are therefore deemed to have no greater effect on the character of the Conservation Area than the previously approved schemes and it would be difficult to substantiate a reason for refusal.

It is therefore considered that the proposed development will not cause any harm to the setting of the Conservation Area.

6. Other considerations

Great Bentley Parish Council have not commented on this application.

No letters of representation have been received.

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 - RGB 002 B

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.

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