

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	ER	29/03/2023
Planning Manager / Team Leader authorisation:	SCE	31.03.2023
Planning Technician final checks and despatch:	ER	31/03/2023

Application: 22/02121/FULHH **Town / Parish:** Wrabness Parish Council

Applicant: Mr and Mrs Offord

Address: Shore Farm Ash Street Wrabness

Development: Proposed erection of two storey side extension following demolition of existing 1 1/2 storey element.

Town / Parish Council

Wrabness Parish Council

The proposed extension will add to other recently built developments on this prominent site in the AONB and is visible from the Essex Way footpath which runs adjacent to the property.

1. Consultation Responses

Dedham Vale & Stour
Valley Project
14.03.2023

I have reviewed the two attached drawings and I can confirm that I am happy with the modifications to the glazing on the eastern elevation and to the roof on the northern elevation.

I am also happy with the informal grouping of hazel proposed to the north-western end of the garden.

The proposed changes address the concerns raised by the AONB team in our initial response dated

2. Planning History

00/01181/FUL	Erection of new building office/store/workshop to replace existing sheds and agricultural buildings. Office to run established business currently run from house. Store/workshop to replace and reorganise existing space.	Withdrawn	18.06.2001
01/01064/FUL	Replacement boat building incorporating machinery store, hay store and domestic workshop	Approved	23.08.2001
03/00323/FUL	Proposed two storey extension to create new bedroom, kitchen, utility and coat store and conservatory	Approved	03.04.2003
05/00042/FUL	Replacement detached garage with study and hobbies room over.	Refused	21.02.2005
05/00350/FUL	Proposed ground floor living and	Approved	03.05.2005

	dining room extension and the replacement of existing unstable brick wall with timber framed glazed wall.		
05/00992/FUL	Replacement detached garage - resubmission of refusal 05/00042/FUL	Approved	28.07.2005
08/00795/FUL	Extension to outbuildings to accommodate swimming pool.	Approved	18.07.2008
14/01514/FUL	Continued use of building as offices for marine engineering company.	Approved	04.12.2014
16/30100/PREAPP	New detached farmhouse and garage/cartlodge.		05.09.2016
16/00785/FUL	To top up the sea wall to 6.2m CD (from 5.65 to 6m CD) and to replace existing farm gate with a flood gate.	Approved	09.09.2016
17/00840/FUL	New detached dwelling, detached garage and barn extension for agricultural use.	Refused	23.08.2017
18/30010/PREAPP	Erection of single storey outbuilding for storage of maintenance machines.		09.03.2018
18/00386/FUL	Erection of single storey outbuilding for storage of maintenance machinery.	Approved	11.05.2018
21/30131/PREAPP	Proposed two storey extension to main house.		30.07.2021
22/02121/FULHH	Proposed erection of two storey side extension following demolition of existing 1 1/2 storey element.	Current	

3. Relevant Policies / Government Guidance

National:

National Planning Policy Framework July 2021 (NPPF)
National Planning Practice Guidance (NPPG)

Local:

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
PPL3 The Rural Landscape

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.

4. Officer Appraisal (including Site Description and Proposal)

Application Site

The application site is Shore Farm, Ash Street, Wrabness which is a two storey detached dwelling located outside of the development boundary, within an Area of Outstanding Natural Beauty. The house is accessed via a long track with the site also comprising of other outbuildings and fenced off paddocks.

The site is accessed from the rear of the site with the front of the house facing out onto the bay.

The character of the surrounding area is largely rural, with large areas of open agricultural land further to all sides, although there are examples of some urban built form within the application site itself.

The site also lies within the Coastal Protection Belt for the coastal area at Jacques Bay and Cooperas Bay, whilst running along the northern boundary is a Public Right of Way.

Proposal

This application seeks planning permission for the erection of two storey side extension following demolition of existing 1 1/2 storey element.

Assessment

Design and Appearance

Policy PPL3 states the Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance. It also states the development proposals affecting protected landscapes must pay particular regard to the conservation and enhancement of the special character and appearance of the Dedham Vale and Suffolk Coast and Heaths AONBs, and their settings, including any relevant AONB Management Plan objectives.

The proposal is a modern extension to a fairly traditional building which has been significantly extended. Whilst the approach differs to the overall character of the existing house the scale and massing of the enlargement would allow it to appear subordinate to host dwelling. This design approach is therefore considered acceptable and any impact to the visual amenity of the house would not be so significant as to refuse permission upon in this instance.

Elements of the proposal will be finished in painted timber and tiles which will match those on the host dwelling. Other materials will comprise of aluminium and sopper standing seam which will respond well to the modern approach of this enlargement.

The proposal is at the end of the substantially long lane and will not be visible from Ash Street. Due to the open nature of the site elements of the new extension will be visible from the rear and side however given their distance from the sites boundaries would not appear as a prominent or intrusive feature from views ascertained here. The proposal also includes additional planting which shall be conditioned to be retained.

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

The site is located outside of the development boundary however the enlargements are of a suitable scale in regards to the main house which would not result in a detrimental impact to the appearance/ character of the countryside or this area of outstanding natural beauty.

The Dedham Vale and Stour Projects team have been consulted on the amended plans and have no objections to the scheme.

Coastal Protection

Policy PPL 2 states that within the Coastal Protection Belt, the Council will: a. protect the open character of the undeveloped coastline and refuse planning permission for development which does not have a compelling functional or operational requirement to be located there; and b. where development does have a compelling functional or operational requirement to be there, its design should respond appropriately to the landscape and historic character of its context and applicants will be required to demonstrate that any development proposals will be safe over their planned lifetime.

The application is for an extension to an existing dwelling and therefore there is no principle objection to this within the Coastal Protection Belt. The proposal is considered appropriate to the main house and will be significantly set back from the front boundary preventing it from having a harmful impact in this regard.

Impact to Neighbours

The building is sited sufficient distance away from its boundary with the site absent from any immediately residential neighbours preventing it from resulting in a harmful impact in this regard.

Other Considerations

Wrabness Parish Council have no objections to the proposal confirming that the proposed extension will add to other recently built developments on this prominent site in the AONB and is visible from the Essex Way footpath which runs adjacent to the property.

Conclusion

The proposal is therefore compliant with national and local policy and would not result in a significant harm to the visual amenity of the area or amenities to nearby houses. The application is therefore recommended for approval.

5. Recommendation

Approval - Full

6. Conditions

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The works to which this consent relate must be begun not later than the expiration of three years beginning with 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 Section 51 of the Planning and Compulsory Purchase Act 2004

NOTE/S FOR CONDITION:

The development needs to commence within the timeframe provided. Failure to comply with this condition will result in the consent becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk of both Enforcement Action and Criminal proceedings. You should only commence works when all other conditions requiring agreement prior to commencement have been complied with.

2 APPROVED PLANS & DOCUMENTS

CONDITION: The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents). Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

1621 - 05 B

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1621 - 01

REASON: For the avoidance of doubt and in the interests of proper phased planning of the development.

NOTE/S FOR CONDITION:

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits. Lastly, this condition also allows for a phasing plan to be submitted for consideration as a discharge of condition application should phasing be needed by the developer/s if not otherwise already approved as part of this permission. A phasing plan submission via this condition is optional and not a requirement.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

3. COMPLIANCE WITH DETAILS AND TIMESCALE REQUIRED - LANDSCAPING SCHEME

CONDITION: All changes in ground levels, soft/hard landscaping shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development, or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use/first occupation of the development. Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 10 years of being planted, or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and same species unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

7. 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.