

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
Case officer recommendation:	ER	17/05/2023
Planning Manager / Team Leader authorisation:	SCE	22.05.2023
Planning Technician final checks and despatch:	CC	23.05.2023

Application: 22/01903/FULHH **Town / Parish:** Little Clacton Parish Council

Applicant: Mr Jeb Erswell

Address: Reedlands Cottage Holland Road Little Clacton

Development: Demolition of existing garage and construction of new annex, alterations and extension to existing conservatory. Weatherboarding to existing house.

1. Town / Parish Council

Little Clacton Parish Council No objections

2. Consultation Responses

Essex County Council
Heritage
10.05.2023

The application is for proposed conversion and alteration of existing garage/store to form annex.

Alteration and extension to conservatory located to the rear of existing property.

The proposal site is grade II Listed Reedlands Farmhouse, List Entry Number: 1165880

Dated 1746 of possibly earlier origin. Timber framed and rough rendered. Red plain tiled roofs. 2 red brick chimney stacks. 2 storey main range, one storey and attics forward left wing, this with upper 3 light and lower 2 light casements to gable and 2 small 2 light casements to right return. Main range 2 window range of 3 light casements with transoms. Vertically boarded door with top light, central to windows, moulded surround flat canopy. Oval plaque over gives a date of 1746.

Please note I have commented separately on the associated LBC application (22/01902/LBC) which provides a more detailed response to items which do not require planning permission (just listed building consent) but the implementation of this scheme, through discharge of conditions on both applications is integral. The issue with the proposed attic window is noted on the listed building consent application.

The footprint of the proposed extension is excessive and will cause some low-level harm. However, the benefit of removing the existing conservatory and replacing the finish on the listed building outweighs the harm in this instance.

The demolition of the existing garage and proposed garden room is considered acceptable with exception of one item- for a more

traditional appearance in the setting of the listed building, I recommend the glazed gable is replaced with weatherboard leaving only the four large lights below. This will make the building appear more subtle in the setting of the listed building.

Should the above change be made, I would have no objection to this proposal.

3. Planning History

22/01902/LBC	Demolition of existing garage and construction of new annex, alterations and extension to existing conservatory. Weatherboarding to existing house.	Current
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4. 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
PPL9 Listed Buildings

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 two-storey detached building currently finished in render. The site is located outside of the development boundary of Clacton however is Grade II listed.

Proposal

This application seeks Listed Building Consent for demolition of existing garage and construction of new annex, alterations and extension to existing conservatory. Weatherboarding to existing house. The scheme has been significantly amended in line with recommendations from ECC Heritage.

Assessment

Design and Appearance

The existing house is currently finished in a light cream render however upon completing further investigations the agent/ applicant has discovered the presence of weatherboarding on the house. The plans and proposals show that part of the proposal will involve the change in appearance of the host dwelling from render to a softwood weatherboarding. This will be a noticeable change to the existing house however given its absence from any nearby residential properties no real precedent has been set for the area in terms of materials and therefore the use of such would not break any character here. There is a farm nearby with a number of timber buildings. A condition will be imposed upon the planning permission and listed building consent to ensure that further details of the proposed materials are submitted and approved accordingly.

The proposed demolition of the garage and its rebuild to form an annex will be noticeable within the streetscene due to the open space between the host dwelling and its side boundary. The new building will be suitably set back from the front boundary and from the front wall of the main house and only 4m in height thereby preventing it from appearing as a prominent or harmful feature within the streetscene.

The existing garage at the site is currently in disrepair and the replacement is considered a welcome change to the site which will improve its visual amenity. The proposed annex will be finished in black boarding which will be similar to that of the existing garage and a fairly typical material in line with its countryside setting. The annex will be used as additional accommodation for family members which is considered acceptable in this instance however should it be used as a separately self-contained dwelling then separate planning permission should be sought.

The proposed alterations and enlargements to the conservatory will be to the rear of the house with much of them being screened from public view by the host dwelling and new annex. Whilst to the rear there will be some views of this element achieved from Holland Road however given its set back from the front boundary and their small scale nature it is considered this enlargement would not result in a significantly harmful impact to the appearance/ character of the host dwelling or the streetscene. The proposal will be finished in natural weatherboarding to be consistent with other alterations to the property allowing the elements to appear cohesively with one another.

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

The site is located outside of the development boundary however is of a suitable design and scale which would not diminish the character/ appearance of the countryside.

ECC Heritage Response

The ECC Heritage team have provided the below feedback on each element of the proposal.

"I support this application with exception of one item. I do not support the new attic window. This is not architecturally appropriate to the building and the impact on the internal frame is not understood, I recommend this is removed from the application."

Officer response - This change has been made and amended plans have been received.

"The footprint of the proposed extension is excessive and will cause some low-level harm. However, the benefit of removing the existing conservatory and replacing the finish on the listed building outweighs the harm in this instance. "

Officer response -Whilst there will be some impact to the listed building the conservatory addition will not diminish its character and appearance due to its rearward location. The impact in this regard is therefore not so significant to refuse planning permission upon or Listed Building Consent.

"The demolition of the existing garage and proposed garden room is considered acceptable with exception of one item- for a more traditional appearance in the setting of the listed building, I recommend the glazed gable is replaced with weatherboard leaving only the four large lights below. This will make the building appear more subtle in the setting of the listed building."

Officer Response - The new annex will be sited away from the main house and set back on its plot replacing the existing outbuilding which has fallen into disrepair. The replacement is considered to be appropriate to the site and would not detract from the character of the listed building. The suggested change to the design has been reflected within the amended plans received.

"The removal of the render and weatherboard finish is a significant piece of work; however little information has been provided in this application."

Officer response - The ECC Heritage Team have requested further information by way of planning conditions to ensure materials are appropriate and respectful to the historic fabric of the existing house. This element will be a noticeable change to the existing external finish of the host dwelling however it is currently unclear the original materials used on the host dwelling and further investigations on this are necessary.

Conditions

The ECC Heritage team have requested a number of conditions be imposed upon the Listed Building Consent which include further investigations to the materials which are existing and proposed and methods statements on how the new materials will be applied.

They have also requested conditions to be imposed upon both applications to involve further information of services, materials, windows and door and rainwater goods.

As it is unclear if weatherboarding or render is actually the original material used in the external finish of the host dwelling they have confirmed that a condition should be imposed upon the planning permission and listed building consent to ensure works on the extension are not commenced until the conditions imposed on the listed building consent relating to further investigations on the materials have been fully discharged.

Impact to Neighbours

The site has no existing residential neighbours and therefore the proposal will not result in a harmful impact in this regard.

Other Considerations

Little Clacton Parish Council has no objections.
There have been no letters of representation received.

Conclusion

The proposal will result in a change of appearance to the host dwelling with many of the new enlargements being to the rear. These changes have been assessed with national and local policy and discussions with ECC Heritage in regards to their impact to the Listed Building. Whilst there will be an impact this has been assessed in the above report and are considered appropriate and therefore this application is recommended for approval.

6. **Recommendation**

Approval - Full

7. **Conditions / Reasons for Refusal**

1 COMPLIANCE REQUIRED: COMMENCEMENT TIME LIMIT

CONDITION: The development hereby permitted shall be begun not later 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 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 permission becoming lapsed and unable to be carried out. If commencement takes place after the time lapses this may result in unlawful works at risk Enforcement Action 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.

Amended Proposed Garden Room Elevations - Received 17/05/2023

Amended Proposed Elevations - Received 17/05/2023

Amended Proposed Floor Plans - Received 17/05/2023

Amended Proposed Roof Plans - Received 17/05/2023

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 SPECIFIC RESTRICTION ON DEVELOPMENT: OCCUPATION

CONDITION: This permission shall only authorise the use and occupation of the accommodation hereby approved for purposes incidental and ancillary to the principal dwelling known as Reedlands Cottage, Holland Road, Little Clacton, Clacton On Sea, Essex, CO16 9RX (or as may be renamed in the future) and does not permit the use of the approved accommodation as a separate household unrelated and not incidental/ancillary to the principal dwelling.

REASON: The proposed annexe would not be acceptable under the established policies of Local Plan and NPPF by representing a net increase in dwelling units were the development to be occupied as an unrelated dwelling and not considered as one household. Furthermore, having regard to its particular relationship with the principal dwelling, there is potential for noise, activity and disturbance detrimental to the amenity of that principal dwelling were the development to be occupied as an unrelated dwelling.

NOTE/S FOR CONDITION

Unless otherwise stated, this condition applies to the site outlined in red and to all new development that forms any net increase in residential accommodation and may include change of use of buildings, change of use of land for the siting of caravans or similar, new buildings and extensions.

4 FURTHER APPROVAL: JOINERY

CONDITION: Prior to the installation of or any work to the windows and doors, drawings of windows/doors at 1:10, to include method of opening and materials, shall be submitted to and agreed, in writing, by the Local Planning Authority for approval. The details shall be carried out in full and as may be approved.

REASON: In the interests of protecting and reducing harm to the designated heritage asset.

5 ACTION REQUIRED - HERITAGE

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 - The site comprises of a Listed Building therefore the above details are required to ensure that the proposal does not result in a harmful impact to its character or appearance.

6 ACTION REQUIRED - HERITAGE

CONDITION - Prior to commencement of above ground works of the proposed extension a method statement shall be provided and approved in writing by the Local Planning Authority which includes the following;

- Details of investigations to elevations to confirm the finish behind the render in all areas.

- A schedule of works for addressing the external finish of the building, based on the above investigations. The schedule of works should detail the finishes to each elevation and should clarify if existing weatherboarding can be retained or new weatherboarding is required.

The schedule of works should also confirm if repairs are required to the timber frame, what these would include and how they would be achieved.

- An updated elevation drawing based on the investigations. This will confirm if all finishes were weatherboard or alternative such as lime render etc.

- A method statement for the removal of render and replacement/repaired finish.

Works shall be implemented in accordance with the approved details specified above and shall be permanently maintained as such.

Reason: Insufficient information has been provided with the application in this regard and to ensure the proposed alterations relate well to the historic fabric of the Listed Building.

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.