



AGENT: Mrs Zoe Manning –
Z Manning Drawing Services Ltd
143 Connaught Avenue
Frinton-on-Sea
CO13 9AB

APPLICANT: Mr David Gowans
Grange Lodge
Wivenhoe Road
Alresford
Colchester
Essex CO7 8BG

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 24/01024/FULHH **DATE REGISTERED:** 8th July 2024

Proposed Development and Location of Land:

**Householder Planning Application - Proposed extension and repositioning of garage approved under 23/00934/FUL.
Grange Lodge Wivenhoe Road Alresford Colchester**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY REFUSE PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted for the following reason(s)

- Both Grange Lodge and Alresford Grange are identified as non-designated heritage assets within the Alresford Neighbourhood Plan, and are considered to have group value. The lodge dates from the early nineteenth century and was built to serve Alresford Grange that is located approximately 170m to the southwest of the site. As a former Gate Lodge, the building occupies a prominent location at the entrance to the Edwardian Mansion House and forms an important element of the designed landscape of the country estate.

The proposed extension would appear prominent, and its scale would overwhelm the modest scale of the gate lodge resulting in a high level of harm to the significance of Grange Lodge as a non-designated heritage asset. The extension would also turn the north east side elevation into the principal elevation and this would elevate the status of the building, in turn this would confuse its relationship with Alresford Grange because the character of the building would no longer reflect that of its historic ancillary purpose. This would result in a low level of harm to the significance of Alresford Grange through changes to the elements in its setting that contribute positively and help to better reveal its historic significance.

The proposal is therefore contrary to paragraphs 203, 209 and 212 of the National Planning Policy Framework 2023.

DATED: 06th September 2024

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

IMPORTANT INFORMATION :-

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NATIONAL:

National Planning Policy Framework 2023 (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):

SP1 Presumption in Favour of Sustainable Development
SP7 Place Shaping Principles

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

SPL1 Managing Growth
SPL3 Sustainable Design
LP3 Housing Density and Standards
LP4 Housing Layout
PPL2 Coastal Protection Belt
PPL4 Biodiversity and Geodiversity

Supplementary Planning Guidance:
Essex Design Guide

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

Neighbourhood Plan:
Alresford Neighbourhood Plan 2018-2033

Plans and Supporting Documents

The Local Planning Authority has resolved to refuse the application for the reason(s) set out above. For clarity, the refusal is based upon the consideration of the plans and supporting documents accompanying the application as follows, (accounting for any updated or amended documents):

Drawing No. GGL-202
Site Location Plan
Heritage Statement

The attached notes explain the rights of appeal.

NOTES FOR GUIDANCE

WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within the set time frame as outlined below:
 - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
 - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- Please ensure that you have read the latest procedural guidance for appeals prior to submitting an appeal. The latest guidance can be found at [Procedural Guide: Planning appeals – England - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612212/Procedural-Guide-Planning-appeals-England-GOV.UK.pdf)
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612212/Procedural-Guide-Planning-appeals-England-GOV.UK.pdf)

ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.