

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	12/06/18
Planning Development Manager authorisation:	AM	14/6/18
Admin checks / despatch completed	EM	14/6/18

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Application: 18/00624/FUL

Town / Parish: Ramsey & Parkeston Parish Council

Applicant: Mr Dave Wadsworth

Address: Highfields Wrabness Road Ramsey

Development: Proposed enlargement of property by various single and two storey extensions.

1. Town / Parish Council

Ramsey & Parkeston Parish Council No comment.

2. Consultation Responses

Tree & Landscape Officer The existing dwelling is set back into the main body of the plot within which it is situated and is relatively well screened by boundary vegetation.

The site layout shows the positions of trees although it does not show the extent of their Root Protection Areas. Nevertheless as the trees closest to the dwelling are set back from the highway and partially obscured by intervening vegetation they have only moderate to low visual amenity value.

In addition to limited amenity value of the trees the information submitted in support of the application does not identify the need to remove any of the existing trees.

Therefore it is considered that the development proposal will not cause significant harm to retained trees and it is not considered necessary or expedient to make any of them the subject of a Tree Preservation Order

3. Planning History

04/01063/FUL	Two storey and single storey extension.	Approved	19.07.2004
06/00786/FUL	Retention of boundary fence between Highfields & Boulsworth.	Approved	26.07.2006

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework

National Planning Practice Guidance

EN1 Landscape Character

EN3 Coastal Protection Belt

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

HG14 Side Isolation

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

TR4 Safeguarding and Improving Public Rights of Way

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL3 Sustainable Design

PPL2 Coastal Protection Belt

PPL3 The Rural Landscape

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 216 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft. Part 1 was examined in January 2018 with the Inspector's report awaited and whilst its policies cannot yet carry the full weight of adopted policy, they can carry some weight in the determination of planning applications. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 216 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

5. Officer Appraisal

Site Description

The application site is Highfields, which is a 1.5 storey residential dwelling sited to the northern section of Wrabness Road, Ramsey. The site is well set back and consists of a large open plot measuring approximately 50 metres in width and 80 metres in depth. The character of the surrounding area is a mixture of residential development to the east and west, and large open agricultural and grassed land to the north and south. The site does not fall within a recognised Settlement Development Boundary within either the Saved Tendring Local Plan 2007 or the Emerging 2013-2033 Tendring Local Plan Publication Draft. The site also falls within a Coastal Protection Belt within both the adopted and emerging local plans.

Proposal

This application seeks planning permission for numerous works, as listed below:

- o A single storey rear extension, following the demolition of the existing conservatory, measuring 3.2m in height, 10m in width and 6.3m depth;
- o Two storey side extension, measuring 6.5m in height, 7.3m width and 15.3m depth and will incorporate two side pitched roof dormers, serving a games room and garage at ground floor level and a bedroom, dressing room and en-suite to first floor;
- o A part two storey and part single storey side extension, following the demolition of the existing garage and utility room, measuring between 4.5m to 7.1m in height, 11.4m width and 11.8m in depth, incorporating a side pitched roof dormer and serving a cinema room, lounge, bedroom and en-suite at ground floor, and two bedrooms and two en-suites to the first floor.

Assessment

1. Principle of Development

The proposal involves significant extensions and alterations to a dwelling sited outside of a Settlement Development Boundary. It is acceptable in principle subject to detailed consideration against saved policy HG12, which states the proposed works will be permitted provided it:

(i) is of a size, scale, and height in keeping with the character of the locality and in terms of design and materials would make a positive visual contribution to its setting;

Whilst there are a number of extensions as a result of the proposed works, various existing buildings will also be demolished, thereby reducing the visual impact of the proposed extensions. Further, the site is well set back from the street scene along Wrabness Road, whilst there are other large dwellings in proximity, notably residential dwellings adjacent to the east, and therefore the proposal will not be out of keeping or result in a significant detrimental impact to the character of the existing locality. The materials will also be in-keeping to the existing design and will overall provide a small visual enhancement to the existing design.

(ii) is well related and in proportion to the original dwelling;

It is accepted that the proposed extensions are significant in terms of their size and not of particularly good design, and noted that the property was previously granted permission for a two storey and single storey extension. Therefore the proposals equate to a significant increase to the original dwelling. However that notwithstanding, the plot is of a significant size that can accommodate such a proposal, which will also be well screened, and therefore on balance the identified harm is not significant enough to warrant a reason for refusal.

(iii) it is not visually intrusive on a skyline or in the open character of the surrounding countryside;

The site falls within the Coastal Protection Belt at Jacques Bay and Copperas Bay. However, due to the number of residential properties along this section of Wrabness Road, the area does not benefit from an open character and there will not be significant loss of views as a result. The site itself is well set back from Wrabness Road, approximately 35m, and therefore views of the existing dwelling are not particularly prominent. Approximately 100m to the east is a Public Right of Way, which has partial views to the rear of the site, however the impact of the proposed works is not considered to significantly alter this.

(iv) it retains sufficient space around the dwelling to protect its setting, that of any associated small group of rural housing, and the amenity and character of the countryside;

The dwelling would retain good side isolation to its boundaries, thereby preserving the character of the locality.

(v) would not represent over-development of the site;

Whilst there are a number of proposed works, the site provides parking and amenity space significantly in excess of the local plan requirements. The dwelling would therefore not represent over-development of the plot.

(vi) would not be detrimental to highway safety;

As a result of the proposal, access arrangements to the site will remain unchanged, whilst despite the garage falling short of the internal 7m x 3m requirements, there is significant area to the front of the property to accommodate the parking of two vehicles by measurements of 5.5 metres x 2.9 metres, as per Adopted Essex Highway requirements.

(vii) would not adversely affect adjoining properties or main habitable rooms in terms of privacy, amenities and aspect;

There is significant distance to the adjacent residential properties to both the east and west, with sufficient mature vegetation to each boundary, and therefore there will be a neutral impact to existing neighbouring amenities.

(viii) would not replace an existing permanent dwelling which is capable of reasonable improvement and extension and which makes a positive contribution to local character;

The proposal is for numerous extensions and therefore this criterion is not applicable to this application.

(ix) would not be a replacement for a mobile home, dwelling already demolished or abandoned, or a building not in lawful use as a dwelling house; and

This criterion is met.

(x) would not exacerbate any existing access, drainage or other problems associated with the site.

The proposal is not believed to exacerbate any of the above issues and is therefore acceptable against this criterion.

Other Considerations

Ramsey and Parkeston Parish Council has not commented.

There have been no other letters of representation received.

Conclusion

In the absence of any significant material harm as a result of the proposed development, this application is recommended for approval.

6. Recommendation

Approval.

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, drawing numbers CAD/PP/18196/001, CAD/PP/18196/002, CAD/PP/18196/003, CAD/PP/18196/004 and CAD/PP/18196/005.

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.