

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	11/06/2018
Planning Development Manager authorisation:	AN	12/6/18
Admin checks / despatch completed	ER	14/6/18

Application: 18/00636/FUL

Town / Parish: Wrabness Parish Council

Applicant: Mr Dean Hilton

Address: Ness House Ash Street Wrabness

Development: Demolition of fire damaged dwelling and erection of a replacement dwelling.

1. Town / Parish Council

Ms . Wrabness Parish Council No objection to the application.

2. Consultation Responses

ECC Highways Dept No comments received.

3. Planning History

06/01592/FUL	Proposed rear extension and alterations.	Approved	07.11.2006
16/30109/PREAPP	Erection of attached garage and study.		07.06.2016
17/00922/FUL	Single storey side extension to replace garage.	Approved	18.08.2017
17/01524/FUL	Single storey side extension, two storey bay to rear, single storey bay to right hand side, internal alterations and new pitched roof dormers to existing roof.	Approved	08.11.2017

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework

National Planning Practice Guidance

Tendring District Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

HG12 Extensions to or Replacement of Dwellings Outside Settlement Development Boundaries

EN3 Coastal Protection Belt

EN5A Area Proposed as an Extension to the Suffolk Coasts and Heaths AONB

TR7 Vehicle Parking at New Development

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date. Paragraph 215 of the NPPF allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF.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 (including Site Description and Proposal)

Site Description

The application relates to Ness House, a large two storey detached dwelling on a generous plot on the northern side of Ash Street, Wrabness. The neighbouring dwelling to the west is over 20 metres away, and to the east over 30 metres away. To the north is open countryside leading to the Stour estuary. The site is within the Coastal Protection Belt and the proposed extension to the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty.

The dwelling has been subject of previous extensions and planning approvals not yet implemented which is addressed in more detail below. The property has been subject of a fire resulting in the loss of some of the property and fire damage to the remainder.

Description of proposal

The application seeks full planning permission for the demolition of the fire damaged dwelling and the erection of a replacement dwelling, sited slightly further back within its plot and incorporating the previously approved extensions.

The application form states that the dwelling is to be finished in soft red facing brickwork in Flemish bond incorporating a projecting plinth and arches above openings with tile hanging to rear first floor bay. The roof will be finished in clay plain tiles.

There will be no change to the boundary treatments or access but some additional porous hard surfacing to the front is proposed.

Assessment

The main considerations in this instance are;

- Planning History;
- Principle of development;
- Coastal Protection Belt;
- Impact on Neighbours;
- Parking Provision;
- Other Considerations.

Planning History

The property has been the subject of previous planning approvals for extensions and alterations as follows;

06/01592/FUL - Proposed rear extension and alterations.

17/00922/FUL - Single storey side extension to replace garage.

17/01524/FUL - Single storey side extension, two storey bay to rear, single storey bay to right hand side, internal alterations and new pitched roof dormers to existing roof.

The works approved under 06/01592/FUL were built but the later 2017 approvals were not implemented. Originally, the applicants intended to refurbish the existing fire damaged property and add the 2 extensions approved under 17/00922/FUL and 17/01524/FUL, however, the applicant has now decided that provision of a replacement dwelling very similar in size and design would be a more economical solution and enables the new dwelling to be built to modern standards throughout and have a greater set back from the road more in line with neighbouring properties.

Principle of development

The proposal involves the one for one replacement of a dwelling outside of any defined settlement boundary and is therefore acceptable in principle subject to detailed consideration against saved Policy HG12 of the adopted Tendring District Local Plan (2007) as set out below.

Saved policy HG12 states replacement dwellings 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;
- (ii) is well related and in proportion to the original dwelling;
- (iii) it is not visually intrusive on a skyline or in the open character of the surrounding countryside;
- (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;
- (v) would not represent over-development of the site;

The design, appearance and finish of the replacement dwelling appear very similar to the overall appearance of the existing dwelling had the 2017 permissions been complete. The dwelling is to be set slightly further back into the site by approximately 2 metres offsetting the 1.4m increase in height. The dwelling is traditional in appearance being sympathetic to the character of this semi-rural location and is in keeping with the original house. The proposed replacement dwelling is not considered to be visually intrusive or harmful to the open character of the surrounding countryside due to its appropriate scale in relation to the existing dwelling, traditional appearance and materials and ample spacing retained around the property. Its size, scale, siting and appearance are all comparable to the original dwelling plus the approved extensions. The replacement dwelling will sit comfortably within its plot and make a positive visual contribution to its setting.

- (vi) would not be detrimental to highway safety;

The existing access onto the highway would remain unchanged with no material harm to highway safety from the replacement dwelling. Ample parking is provided to serve the dwelling within the garages and frontage.

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

The site is located a considerable distance from neighbouring dwellings preventing any material harm to residential amenity.

(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 Agent provides details within their supporting statement of the poor condition of the existing property from fire damage and the opportunities that come with the re-build to bring it up to modern standards. The proposed design and finish mimic the original design and ensure the visual impact is positive.

(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;

This is not relevant.

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

There is no evidence or suggestion that this would be an issue.

Having regard to the criteria of HG12 set out above, the replacement of the existing dwelling with the proposal is acceptable.

Coastal Protection Belt

The site lies within the Coastal Protection Belt where saved and draft policy seek to protect the character of the undeveloped coastline and seek to ensure that development proposals are safe for their lifetime. This proposal is for a replacement dwelling and does not incorporate an undeveloped part of the coastal protection belt.

Impact on Neighbours

There is significant separation distance between the replacement dwelling and the neighbouring properties. Furthermore, there are mature trees and hedgerows along the boundaries softening the impact. No harmful impact on neighbouring amenities with regards to daylight, outlook or privacy will result from the proposal.

Parking Provision

Ample parking is provided within the double and site frontage.

Representations

Wrabness Parish Council has no objection to the proposal.

No other letters of representation have been received.

Conclusion

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

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 plans: DWG N. DH/1, DWG N. DH/2, DWG N. DH/3 and DWG N. DH/4

Reason - For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details shall include the colour and materials of the window headers and tile hanging to rear bay. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interests of visual amenity as insufficient information has been submitted within the application for full consideration of these details.

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.