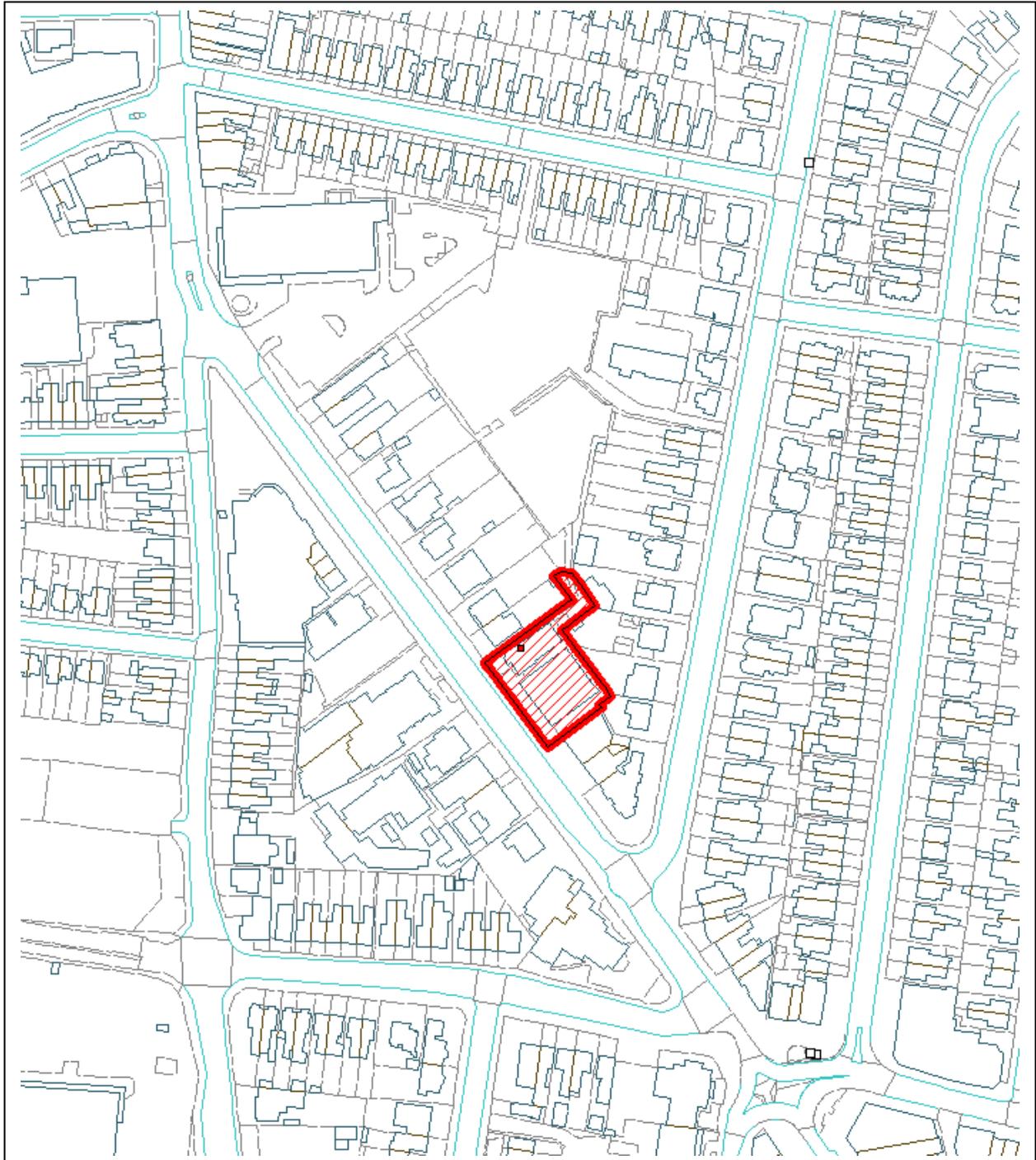


PLANNING COMMITTEE

26th June 2018

REPORT OF THE HEAD OF PLANNING

A.5 PLANNING APPLICATION - 18/00613/FUL - BARNES HOUSE, 92 PIER AVENUE, CLACTON ON SEA, CO15 1NJ



DO NOT SCALE

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Application:	18/00613/FUL	Town / Parish: Clacton Non Parished
Applicant:	Tendring District Council	
Address:	Barnes House 92 Pier Avenue Clacton On Sea, CO15 1NJ	
Development:	Proposed first floor flat roof extension at the rear of Barnes House and proposed two-storey link between Barnes House and 86-90 Pier Avenue	

1. Executive Summary

- 1.1 This application is referred to the Planning Committee as the applicant is Tendring District Council.
- 1.2 The application seeks planning permission for a first floor rear extension to Barnes House over the existing single storey addition and the construction of a two-storey link between Barnes House and the Council's Revenues and Benefits Building (86-90 Pier Avenue).
- 1.3 The proposals to extend the Council's office space and to link the two buildings are required to progress the Council's Office Transformation project and do not result in any material harm to visual amenity or any material impact upon neighbouring amenities.

Recommendation: Approve

Conditions:

1. Time Limit – 3 yrs
2. Materials to match Barnes House
3. Approved Plans

2. Planning Policy

National Policy

National Planning Policy Framework

National Planning Practice Guidance

Local Plan Policy

Tendring Local Plan 2007

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

ER7 Business, Industrial and Warehouse Proposals

TR7 Vehicle Parking at New Development

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

SPL3 Sustainable Design

PP6 Employment Sites

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The 'development plan' for Tendring is the 2007 'adopted' Local Plan, despite some of its policies being out of date.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.

3. Relevant Planning History

90/00255/DEEME D	Retention of Portacabins adjacent to Community Charge Office.	Deemed Consent	30.05.1990
09/00880/FUL	Erection of single storey extension to provide additional office accommodation. Construction and realignment of pedestrian path. Siting of emergency generator. Ancillary works and landscaping.	Approved	15.10.2009
18/00613/FUL	Proposed first floor flat roof extension at the rear of Barnes House and proposed two storey link between Barnes house and 86-90 Pier Avenue.	Current	

4. Consultations

Building Control Insufficient information to comment on at this time.

5. Representations

5.1 No third party representations have been received.

6. Assessment

6.1 The main planning considerations are:

- Site Context
- Proposed Development
- Visual Impact/Design
- Residential Amenity
- Parking

Site Context

- 6.2 The application site is located on the eastern side of Pier Avenue within the settlement of Clacton-on-Sea and comprises of a two-storey Victorian villa (Barnes House) utilised as office accommodation located to the north of the Council's Benefits and Revenues building. Both buildings are in Tendring District Council's ownership.
- 6.3 The frontage of the two building is sub-divided with half retaining a traditional Victorian garden area and the other half being hard surfaced and amalgamated into the frontage of the Benefits and Revenues Building. On the northern side of Barnes House is a pedestrian footpath that leads through to the Wellesley Road car park at the rear. Beyond the footpath to the north is the Tendring Deen Education Centre to the rear of which is a gravel area utilised for parking. At the rear of Barnes House itself an emergency generator enclosed by metal railings.

Proposed Development

- 6.4 This application seeks planning permission for the erection of a first floor rear extension to Barnes House to be sited over the existing ground floor addition and the construction of a two-storey link between the Revenues and Benefits Building and Barnes House.
- 6.5 The first floor addition would accommodate additional office space associated with the Council's Office Transformation project and would measure 11.5m in depth and 8.5m in width. The extension would be finished to match the height and materials of the existing single storey addition.
- 6.6 The two-storey link would provide access through from the Benefits and Revenues Building into Barnes House and would also provide storage space and a meeting room.

Visual Impact/Design

- 6.7 The first floor addition would extend along the depth of the existing single storey addition constructed in 2009 and would relate appropriately in terms of its finished materials and detailing. Whilst deep in nature views of the extension would be limited from Pier Avenue due to its siting to the rear of Barnes House and the presence of nearby buildings. Views of the extension would be apparent from the pedestrian footpath alongside Barnes House and to the rear in the Wellesley Road Car Park, however the extension would be seen against the backdrop of the larger Benefits and Revenues Building to the south and other buildings situated on Pier Avenue. Consequently the overall visual impact and design of the first floor extension is considered to acceptable.
- 6.8 The two-storey link has been suitably inset at either end to provide a visual break between the two buildings, which are of very different age, style and design. Whilst the ridge height would sit above the eaves of both buildings the setback of the link ensures it would not appear prominent or detrimental to the character and appearance of the street scene. Again the materials are proposed to match those used at Barnes House.
- 6.9 Overall the proposals are considered to be acceptable in design terms and represent a suitable response to the character, form and styling of the buildings.

Residential Amenity

- 6.10 The first floor extension to Barnes House would sit alongside the pedestrian footpath to the north and a parking area at the rear of the Tendring Deen Education Centre. Whilst the extension, due to its height and position, would cause some shadowing to the rear area of the education centre, as it is used for parking purposes any impact would be minimal.
- 6.11 To the east of the site at no. 7 Wellesley Road is a residential property and its rear garden which present to the rear of Barnes House at an angle. Although the rear elevations of both the first floor addition and the link do include windows due to the orientation of the extensions in relation to the rear garden area of no.7 and the fact that they will serve office accommodation, any impact upon resident's privacy level would be minimal. It must also be noted that the surrounding buildings, including the Benefits and Revenues Building, all have windows at first floor level facing this property and in close proximity that the proposals.
- 6.12 Therefore in this context there would be no material loss of amenity to the occupiers of nearby properties.

Parking

- 6.13 The application does not propose any parking provision, however the Wellesley Road Public Car Park is just 25 metres from the site and would adequately provide for any increased parking requirements.

Conclusion

- 6.14 In conclusion the proposals to extend the Council's office space and to link the two buildings do not result in any material harm to visual amenity or any material impact upon neighbouring amenities.

Background Papers

None.