

Ref: 20210716/STOSYTH/HVW

SENT ELECTRONICALLY VIA PLANNING PORTAL

16th June 2021

Mr Matthew Lang
Planning Department
Tendring District Council
Planning Department
Council Offices
Weeley
Essex
CO16 9AJ

Dear Matthew,

Re: Town and Country Planning Act 1990 – Submission of Full Planning Application, St Osyth Priory Park, St Osyth, Essex (South Lodge).

I am pleased to advise that I have submitted, via the Planning Portal (Ref: PP-10044785), a full planning application for the erection of a double garage (single storey) which includes cycle storage, a garden/log store and associated landscaping, to serve the South Lodge at St Osyth Priory Park.

The following drawings have been submitted in support of the application:

- CC0175-SL-CL-01 – South Lodge Proposed Cart Lodge Plan, Elevation, Streetscene
- CC0175-SL-CL-1250 – South Lodge Proposed Cart Lodge Location Plan

The South Lodge has been constructed in accordance with planning permission 17.00634.FUL (S73 to vary condition 3 of ref. 16.00671.FUL to allow relocation of Lake House North and South Lodge). This full application seeks approval for a standalone permission, however, considers the relevant planning permissions and site context throughout the proposals, specifically design, landscape, and heritage elements. Due to the size of the application, details on these items are set out below and not within a separate Design and Access Statement. No flood risk assessment nor tree assessment is required to support this application.

Heritage

17.00634.FUL shows the South lodge the located at the natural end to the drive running north to south, marking the entrance to the Park. This echoes the function of the north lodges but at a reduced scale (one lodge, not two) to denote the relative importance of the entrances.

This current application is for a garage to house cars, bikes, garden paraphernalia and logs. The northern lodges are furnished with similar, and it makes sense to repeat this at the southern lodge and take all these trappings out of the setting of an historic place.

The lodge site abuts the southern tree belt of the park and is located outside the historic boundary so would not directly affect the Registered Park and Garden (RPG) It is, however, within the setting of both the RPG and the precinct of the old abbey with its high-grade heritage assets.

The application proposals set out to thicken the southern belt with native trees, shrubs and ground flora and embed the garage and its drive within that extended planting. This is a feature of the Priory landscape. Nun's Hall, the grotto, north lodges and deer barn are all similarly presented, and this would be an appropriate treatment for this building which is of much less significance. There would not be any views therefore of garage and precinct together and the view from the new south drive would still be focussed on the lodge itself with just a vernacular roof rising over the hedgerow to its left. The volume, roof shape and materials are all in the East Anglian tradition - oak and pantile - so would fit into a hedgerow location adjacent to an arable field.

In summary, the proposed garage is in the setting of very important heritage assets. The integrated building and landscape design would ensure that this setting would be unharmed and go some way to taking domestic paraphernalia out of the historic environment which would be to its benefit.

Design and Materials

The proposed garage, which has a maximum height of 5.22m to the ridge point, has been carefully designed to be sympathetic to the character and setting of South Lodge. The proportionate relationship is depicted within the street elevation shown in CC0175-SL-CL-01. Its roof form and palette of traditional East Anglian materials ensures that it is appropriate for its location.

Proposed materials are as follows:

- Oak posts
- Brick plinth
- Timber weatherboarding
- Pantiles with half round ridges
- Vertically boarded garage doors

Landscape

The key landscaping elements of the proposal are as set out below:

- Existing estate railing to be retained as indicated on submitted drawing CC0175-SL-CL-01.
- Native trees and woodland edge species such as Rowan, Dogwood & Guelder Rose are proposed to western side of garage, to provide natural screening as an extension of the southern tree belt of the Park. A mixed native hedge then extends eastward across the face of the catslide roof. The majority of the local scrub and hedges comprise hawthorn, elder, bramble and blackthorn with elm and dogrose. Hawthorn, blackthorn and dogrose will be planted; the others will arrive in time and according to the progress of Dutch Elm Disease.
- Shade tolerant ground cover planting i.e. Convallaria Majalis & Vinca Minor, common garden plants, one native, the other an archaeophyte.
- Hard surfacing proposed is aligned to the current landscaping at South Lodge - Yorkstone paving and golden shingle finish to the driveway.

Relevant Planning Policies

National Planning Policy Framework (NPPF)

Paragraph 56 states that the government attaches great importance to good design and that it is a key aspect of sustainable development, contributing positively to making places better for

people. The importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces is set out in **Paragraph 57**.

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative. However, local distinctiveness should be promoted or reinforced.

Section 11 of the NPPF concerns conserving and enhancing the natural environment and **Paragraph 118** provides guidance to local planning authorities when determining applications with the aim of conserving and enhancing biodiversity.

Section 12 of the NPPF, which deals with conserving and enhancing the historic environment.

Paragraph 132 advises that "great weight should be given to the asset's conservation". The paragraph continues by making it clear that "substantial harm to or loss of a Grade II Listed Building, Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional".

For reasons set out in the 'heritage' section above, it is considered that the proposal is inline with the key relevant national planning policies as set out above.

Local Planning Policies

Considering the proposal's heritage, design, landscaping, the following, most relevant, Tendring District Adopted Local Plan policies are noted below:

Policy EN17 – Conservation Areas

Development within a Conservation Area must preserve or enhance the character or appearance of the Conservation Area.

Development will be refused where:

- a) It would harm the character or appearance of the Conservation Area, including historic plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or heritage features;
- b) The height, siting, form, massing, proportions, elevation, design, or materials would not preserve or enhance the character of an area;
- c) for development located outside a Conservation Area) it would prejudice the setting and surroundings of a Conservation Area or harm the inward or outward views;
- d) the proposed land use would not preserve or enhance the function and character of a Conservation Area; or
- e) It would involve the demolition of a building or structure positively contributing to the character or appearance of the area.

Policy EN23 – Development within the Proximity of a Listed Building

Proposals for development that would adversely affect the setting of a Listed Building, including group value and long distance views will not be permitted.

Policy QL9 – Design of New Development

All new development should make a positive contribution to the quality of the local environment and protect or enhance local character. Planning permission will only be granted if the following criteria are met:

- I. new buildings, alterations and structures are well designed and should maintain or enhance local character and distinctiveness;
- II. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;
- III. the development respects or enhances views, skylines, landmarks, existing street patterns, open spaces and other locally important features;
- IV. the design and layout of the development incorporates important existing site features of landscape, ecological or amenity value such as trees, hedges, water features, buffer zones, walls and buildings (as well as opportunities to enhance such features e.g. habitat creation); and
- V. boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings.

Policy QL11 – Environmental Impacts and Compatibility of Uses

All new development should be compatible with surrounding land uses and minimise any adverse environmental impacts. Development will only be permitted if the following criteria are met:

- I. the scale and nature of the development is appropriate to the locality;
- II. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;
- III. the development will not lead to material loss or damage to important environmental assets such as buildings of architectural interest, the historic environment, water courses, important archaeological sites and monuments and areas of conservation, recreation, ecological or landscape value;
- IV. the development, including any additional road traffic arising, will not have a materially damaging impact on air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance; and
- V. the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use

Overall, for reasons set out in the 'heritage', 'landscaping' and 'design/materials' section above, it is considered that the proposal meets key relevant planning policies, both the NPPF and local policy as set out above.

I trust that the submitted information for this application is sufficient and I look forward to receiving confirmation in due course that the application has been validated.

The requisite application fee (£96) has been paid via the Planning Portal.

In the meantime, if you have any queries or require further information, please do not hesitate to contact me.

Yours faithfully,
City & Country Residential Limited



Harriet Vincett-Wilson AssocRTPI
Assistant Land & Planning Manager