

## **PLANNING STATEMENT**

### **PROPOSED FRONT ENTRANCE PORCH**

#### **THE ANCHOR INN, HARWICH ROAD, MISTLEY**

This joint Planning and Heritage statement is submitted with an application that seeks to erect an entrance porch on the front elevation of this Public House.

This is a long established public house situated on a prominent corner plot at a right angle bend in the road at the junction of Harwich Road with Anchor Lane, which is an unmade road running down the northern boundary of the site and onwards in an easterly direction to serve a number of residential properties.

The building is a non-designated heritage asset and is located on the extreme edge of the designated Manningtree and Mistley Conservation Area and lies in an elevated position. The land drops sharply down to the north and west towards the Stour estuary, with rough ground and allotments separating Anchor Lane and the shoreline to the estuary.

The main part of the building, within which the public house element is located, is a two storey twin flank gabled design, with a two-storey gable fronted pitch-roofed element incorporating a verandah to the front to its northern side. The building is clad in white painted weatherboarding. There are a number of single storey attached structures to the rear which appear to have been added at varying recent times.

Part of the ground floor is currently the Public House element of the building whilst part, that located alongside Anchor Lane, together with the first floor in its entirety is currently in use for residential purposes.

The entrance to the public house is currently located on the northern (side) elevation on a short length of return wall that connects with a more recently added element of the overall building within/under a verandah. Currently this entrance door is not readily visible from the road at the front of the property.

As is well known and recorded, the owners of this public house have struggled to establish a viable business over the last good number of years and it has been suggested that part of the reason may be that from the outside, there is not a clearly defined entrance and/or focal point.

Research has revealed that a good many years ago, the property had a central single storey entrance porch structure on the front elevation which clearly defined the entrance to the public house and additionally contributed to the appearance of the property by the provision of a focal point.

A copy of an historic photograph showing this original structure is attached to this statement alongside a relatively current photograph of the property.

The owner feels that the re-establishment of a clearly defined and obvious entrance to the property may assist in attracting trade particularly from persons and traffic passing by.

This application therefore seeks permission to erect a front entrance porch which will be similar to the form, design and proportions of the similar structure that previously existed on the property.

As previously indicated, the site is located just within a designated Conservation Area. Policy EN17 of the Tendring District Local Plan 2007 and Policy PPL8 of the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (July 2016) state that development within a Conservation Area must preserve or enhance the special character or appearance of the Conservation Area. This application proposes the addition of a small structure on the front elevation, of a very similar ilk to that which previously existed on the property a good few years ago. It is contended that this is entirely appropriate and would not be to the detriment of the non-designated heritage asset or the Conservation Area in general in which the property is located.

The Council are therefore urged to grant permission for the development applied for to assist the owner in trying to re-establish a viable public house business from the premises.

