

Planning And Heritage Statement
32-34 Queen Street
Brightlingsea
Essex
CO7 0PH

10/01/2024

Introduction.

This Statement accompanies a planning application for a conversion of the first floor three-bedroom flat to form 2x one bedroom flats, this statement forms an integral part of the application.

This Statement has been written to meet the requirements of the Town and Country Planning (General Development Procedure) Order 2015 as amended.

Location.

The application site is a detached late twentieth century dwellinghouse (as is its neighbour to the right), neither hold any particular architectural merit. Numbers 24 & 26 are a pair of Victorian cottages which are typical to the wider character of the area and to the left are a pair of typical 1930's pebble-dash semi-detached properties, the site is towards the top of Queen Street to the eastern side and within the Brightlingsea conservation area & Development Boundary of Brightlingsea.



Scale And Design.

The site comprises of a detached property currently with four flats comprising of 3x one-bedroom flats on the ground floor & 1x three-bedroom flat on the first floor, the exterior is finished in face brickwork with concrete interlocking tiles to the roof, UPVC windows and Doors, a rear parking & shared Amenity area is enclosed by a timber fence to the boundary.

Proposal.

The proposal is to convert the existing first floor three-bedroom flat into two one bedroom flats, reducing the number of bedrooms by one and the occupancy level of the whole unit, As shown on the drawings there will be minimal works internally and one additional opaque glazed side window within the new bathroom area to flat 5, current shared amenity areas will be retained along with the five current parking spaces.

Appraising the context.

The application site is situated within the defined settlement limits of Brightlingsea and has not been safeguarded for any alternative uses. Furthermore, current Government guidance, under the provisions of the National Planning Policy Framework (NPPF) places particular importance on sustainable development. These general aims are reflected within adopted and emerging Tendring Local Plan policies, Accordingly there should be no objection in principle to residential development subject to detailed planning considerations.

Impact upon Listed Buildings.

There are Neighbouring Listed Buildings (as shown in Appendix B), However, due to the nature of the conversion it is not considered that the redevelopment of the first floor would erode the setting, The historic vistas of the neighbouring listed buildings would not be affected.

Impact upon neighbours.

The redevelopment of the first floor would reduce the intensity of occupancy of the first floor and will not cause any significant harm to existing residents in respect of loss of light, outlook or privacy.

Highways/Parking

The application does not propose any additional parking provision or highway access and will retain the existing five parking spaces.

It is considered a zero parking scheme would be acceptable in this location as the development will comprise of a reduction in bedrooms / occupancy to the existing layout and be in close proximity to transport links and shops/service within the town centre of Brightlingsea. As such residents can occupy the development without having to rely on a private motor vehicle.

Heritage Statement.

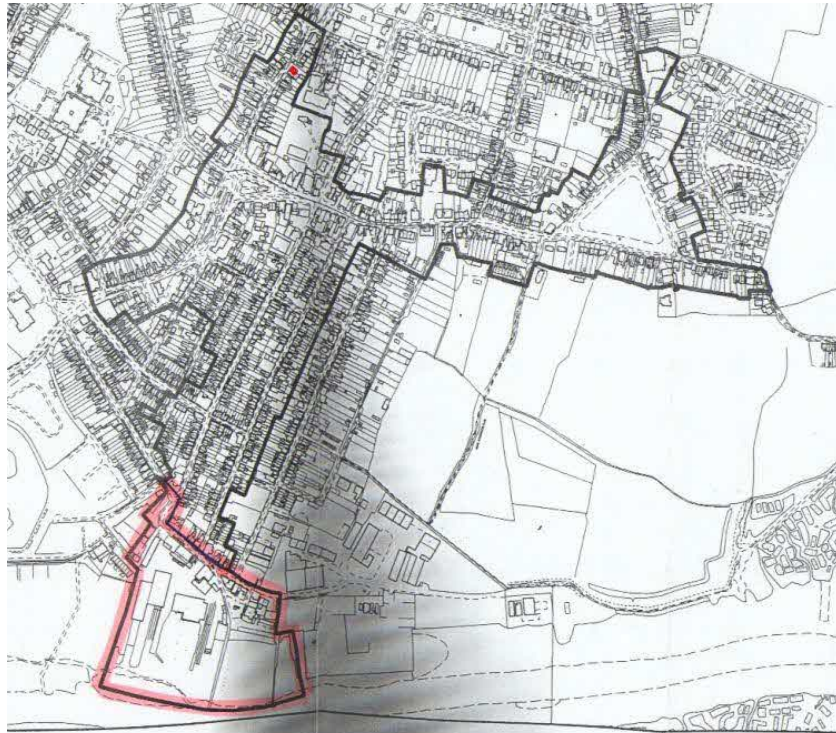
The application site lies within the Brightlingsea conservation area to the east side of Queen Street at its top end, the property is a late twentieth century dwelling house, whilst there are a mixture of listed buildings in area (as shown in appendix B) the property is not listed or mentioned in the Tendring conservation appraisal Review and so is considered to be of very little architectural merit.

Brightlingsea Conservation Area appraisal describes Queen Street as having been a thoroughfare for many centuries but was chiefly built up in the 19th century. A small group of vernacular cottages survive at a dog leg, now the junction with Spring road. Much of the rest of Queen Street is comprised of two storey Victorian houses, either individuals, pairs or individual houses butting-up to other houses of different design. Regent Road continues from the top of Queen Street to become a rather pretty Victorian suburb with some good houses and quite a lot of period detail remaining. Spring Road is much more mundane and more varied in date with less intrinsic interest. The small group of vernacular listed buildings forms an effective termination of the Area at this point.

On the basis that the dwelling itself is at odds with the character of the Conservation Area as described in the appraisal, being constructed externally in a mass-produced red-brick and only a single additional window being added, it is considered that the scheme has a neutral impact on this Conservation Area.

Appendix A

Location Within the Brightlingsea Conservation Area



Appendix B
Location of Neighbouring Listed Buildings

