

MEMBERS' UPDATE

DIRECTOR OF STRATEGY,
PERFORMANCE AND
GOVERNANCE'S OFFICE
DIRECTOR OF STRATEGY, PERFORMANCE
AND GOVERNANCE
Paul Dodson

06 March 2020

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 9 MARCH 2020

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

5. **20/00070/HOUSE - Wicke Pin, 9 Katonia Avenue, Mayland, Essex CM3 6AD**
(Pages 3 - 4)
6. **20/00084/HOUSE - Northfleet, Grange Avenue, Mayland, Essex CM3 6BG**
(Pages 5 - 6)
7. **20/00087/OUT - Land East Of Charwood, Stoney Hills, Burnham-On-Crouch**
(Pages 7 - 8)

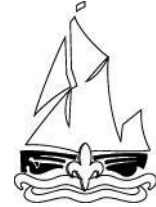
Yours faithfully



Director of Strategy, Performance and Governance

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**CIRCULATED AT
THE MEETING**



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
9 March 2020

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	20/00070/HOUSE
Location	Wicke Pin, 9 Katonia Avenue, Mayland
Proposal	Demolition of existing conservatory and erection of rear extension, front and rear dormer roof alterations and front porch
Applicant	Mr Michael Sullivan
Agent	Mr Kevin Schultz
Target Decision Date	18.03.2020
Case Officer	Annie Keen
Parish	MAYLAND
Reason for Referral to the Committee / Council	Member Call In – Cllr Helm Reason – Policy D1 and S8

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

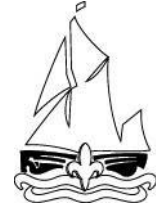
7.2 Representations received from Interested Parties (*summarised*)

7.2.1 One letter was received **commenting** to the application and are summarised as set out in the table below:

Objection Comment	Officer Response
<p>Concern is expressed regarding the size of the rear dormer windows. If the roof conversion is allowed the rear dormer windows would overlook neighbouring properties in both Katonia Avenue and The Drive. Neighbouring properties have flat Velux windows in the roof space.</p> <p>Change of use from a bungalow to a house was previously refused, the amended plans would still require a change of use.</p>	<p>Please see sections 5.2 and 5.3 of the report. The alterations to the dwelling would not amount to a change of use from residential.</p>

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**CIRCULATED AT
THE MEETING**



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
9 March 2020

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	20/00084/HOUSE
Location	Northfleet, Grange Avenue, Mayland
Proposal	First floor extension to create a two storey dwelling, incorporating rooflights and recessed balconies, erection of single storey side extension and 2No. two storey side extensions and a triple bay garage
Applicant	Mr Robert Shaw
Agent	Mr Oliver Beacham - Do Architecture + Design
Target Decision Date	25.03.2020
Case Officer	Annie Keen
Parish	MAYLAND
Reason for Referral to the Committee / Council	Member Call In - Councillor Penny Channer Reason – Policies regarding design, sustainability and extensions

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

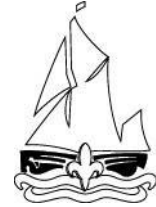
7.2 Representations received from Interested Parties (*summarised*)

- 7.2.1 One letter was received **commenting** to the application and are summarised as set out in the table below:

Objecting comments	Officer Response
The proposed development is too large and not in keeping with the other properties in the road. The impact on privacy for adjoining properties would be substantial as the rear garden, patio etc of the adjoining property would be completely overlooked.	Comments noted, please see section 5.3.2 of the report.

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**CIRCULATED AT
THE MEETING**



REPORT of DIRECTOR OF SERVICE DELIVERY

to
SOUTH EASTERN AREA PLANNING COMMITTEE
9 March 2020

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	20/00087/OUT
Location	Land East of Charwood, Stoney Hills, Burnham-On-Crouch
Proposal	Outline application with all matters reserved for a 2 storey 4 bedroom house.
Applicant	Mrs Doris Grady
Agent	Mr Anthony Cussen – Cussen Construction Consultants
Target Decision Date	23.03.2020
Case Officer	Louise Staplehurst
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the Local Plan 2017

8 CONSULTATIONS AND REPRESENTATIONS RECEIVED

8.1 Representations received from Town Council

Name of Town Council	Comment	Officer Response
Burnham-On-Crouch Town Council	<p>Refuse:</p> <p>The proposed dwelling, as a result of its style, design and bulk would result in significant and undue harm to the character and appearance of the site and the surrounding area. The proposal is therefore contrary to policies S1, S2, D1 and H4 of the LDP and the NPPF and MDDG.</p> <p>MDC has a 5 year land supply.</p>	<p>Comments noted.</p> <p>The detailing and design of the dwelling will be subject of a reserved matters application.</p> <p>See section 5.3.</p> <p>This is noted however this is not a ceiling to development.</p>

	Overdevelopment of the site.	Comments noted. See section 5.3. The design and bulk of the dwelling will be subject of a reserved matters application.
	Outside settlement boundary.	Comments noted. The character of the Stoney Hills area has changed significantly and now forms a suburban style development. This is explained further in section 5.1 of the report.