



APOLOGIES Committee Services
Email: Committee.clerk@maldon.gov.uk

DIRECTOR OF STRATEGY,
PERFORMANCE AND
GOVERNANCE
Paul Dodson

23 June 2021

Dear Councillor

You are summoned to attend the meeting of the;

CENTRAL AREA PLANNING COMMITTEE

on **THURSDAY 1 JULY 2021** at **7.30 pm**

in the **Council Chamber. Maldon District Council Offices, Princes Road, Maldon.**

Please Note that due to social distancing and space limitations, we require any members of the public or press who wish to attend physically and observe or speak under Public Participation rules at this meeting to complete [a request form](#) (to be submitted by 12noon on the working day before the Committee meeting). This will be reviewed and managed according to capacity of the meeting and whether any other persons have already registered.

The Committee meeting will still be live streamed via the [Council's YouTube channel](#) for ease of viewing.

A copy of the agenda is attached.

Yours faithfully

Director of Strategy, Performance and Governance

COMMITTEE MEMBERSHIP:

CHAIRMAN	Councillor M R Edwards
VICE-CHAIRMAN	Councillor Mrs J C Stilts
COUNCILLORS	Miss A M Beale
	M S Heard
	B B Heubner
	K M H Lagan
	C Mayes
	C Morris
	S P Nunn
	N G F Shaughnessy
	C Swain





**AGENDA
CENTRAL AREA PLANNING COMMITTEE**

THURSDAY 1 JULY 2021

1. **Chairman's notices**
2. **Apologies for Absence**
3. **Minutes of the last meeting** (Pages 7 - 12)

To confirm the Minutes of the meeting of the Committee held on 2 June 2021 (copy enclosed).

4. **Disclosure of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6-8 inclusive of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

5. **21/00326/HOUSE - 38 Plume Avenue, Maldon, Essex CM9 6LD** (Pages 13 - 20)

To consider the report of the Director of Service Delivery (copy enclosed, Members' Update to be circulated)*.

6. **Any other items of business that the Chairman of the Committee decides are urgent**
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Note:

1. The Council operates a facility for public participation. This will operate only in relation to the consideration and determination of planning applications under Agenda Item No. 5.
2. The Committee may consider representation from one objector, one supporter, a Parish / Town Council representative, and the applicant / agent. Please note that the opportunity to participate is afforded only to those having previously made written representation.
3. Anyone wishing to participate must register by completing [the online form](#) no later than noon on the working day before the Committee meeting.
4. For further information please see the Council's website – www.maldon.gov.uk/committees

* Please note the list of related Background Papers attached to this agenda.

NOTICES

Recording of Meeting

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session. At the start of the meeting an announcement will be made about the recording.

Fire

In the event of a fire, a siren will sound. Please use the fire exits marked with the green running man. The fire assembly point is outside the main entrance to the Council Offices. Please gather there and await further instruction.

Health and Safety

Please be advised of the different levels of flooring within the Council Chamber. There are steps behind the main horseshoe as well as to the side of the room.

Closed-Circuit Televisions (CCTV)

Meetings held in the Council Chamber are being monitored and recorded by CCTV.

BACKGROUND PAPERS

The Background Papers listed below have been relied upon in the preparation of this report:

1. The current planning applications under consideration and related correspondence.
2. All third party representations and consultation replies received.
3. The following Statutory Plans and Supplementary Planning Guidance, together with relevant Government legislation, Circulars, Advice, Orders, Directions and Guidance:

Development Plans

- Maldon District Local Development Plan approved by the Secretary of State 21 July 2017
- Burnham-On-Crouch Neighbourhood Development Plan (2017)

Legislation

- The Town and Country Planning Act 1990 (as amended)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Hazardous Substances) Act 1990
- The Planning and Compensation Act 1991
- The Planning and Compulsory Purchase Act 2004 (as amended)
- The Planning Act 2008
- The Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- The Town and Country Planning (Development Management Procedure) (England) Order 2010
- The Town and Country Planning (Use Classes) Order 1987 (as amended)
- The Town and Country Planning (Control of Advertisements) (England) Regs 2007
- The Town and Country Planning (Environmental Impact Assessment) Regs 2011
- Localism Act 2011
- The Neighbourhood Planning (General) Regulations 2012 (as amended)
- The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
- Growth and Infrastructure Act 2013
- Housing and Planning Act 2016
- Neighbourhood Planning Act 2017
- The Town and Country Planning (Brownfield Land Register) Regulations 2017

Supplementary Planning Guidance and Other Advice

- i) Government policy and guidance
 - National Planning Policy Framework (NPPF) - 2018
 - Planning Practice Guidance (PPG)
 - Planning policy for Traveller sites - 2015
 - Relevant government circulars
 - Relevant Ministerial Statements (as referred to in the report)
 - Essex and South Suffolk Shoreline Management Plan – October 2010

Supplementary Planning Guidance and Other Advice (continued)

ii) Essex County Council

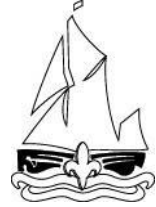
- Essex Design Guide 1997 (Note: superseded by Maldon District Design Guide 2018)
- Essex and Southend on Sea Waste Local Plan 2017
- Essex Minerals Local Plan 2014

iii) Maldon District Council

- Five Year Housing Land Supply Statement 2017 / 18
- Maldon District Design Guide – 2017
- Maldon and Heybridge Central Area Masterplan - 2017
- Infrastructure Delivery Plan (All versions, including update in Council's Hearing Statement)
- Infrastructure Phasing Plan (January 2015 and January 2017 update for Examination)
- North Heybridge Garden Suburb Strategic Masterplan Framework - 2014
- South Maldon Garden Suburb Strategic Masterplan Framework – 2014 (adapted as Supplementary Planning Document (SPD) 2018)
- Vehicle Parking Standards SPD - 2018
- Renewable and Low Carbon Technologies SPD – 2018
- Maldon District Specialist Housing SPD – 2018
- Affordable Housing and Viability SPD – 2018
- Accessibility to Buildings SPD – December 2006
- Children's Play Spaces SPD – March 2006
- Sadd's Wharf SPD – September 2007
- Heybridge Basin Timber Yard SPD – February 2007
- Developer Contributions Guide SPD - 2010
- Heybridge Basin Village Design Statement – 2007
- Wickham Bishops Village Design Statement – 2011
- Woodham Walter Village Design Statement – 2011
- Althorne Village Design Statement
- Woodham Walter Village Design Statement
- Various Conservation Area Appraisals

All Background Papers are available for inspection at the Maldon District Council Offices, Princes Road, Maldon, Essex CM9 5DL during normal office hours.

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**MINUTES of
CENTRAL AREA PLANNING COMMITTEE
2 JUNE 2021**

PRESENT

Chairman	Councillor M R Edwards
Vice-Chairman	Councillor Mrs J C Stilts
Councillors	Miss A M Beale, M S Heard, B B Heubner, K M H Lagan, C Mayes, C Morris, S P Nunn, N G F Shaughnessy and C Swain

68. CHAIRMAN'S NOTICES

The Chairman welcomed all present and took the Committee through some housekeeping arrangements for the meeting.

69. APOLOGIES FOR ABSENCE

There were none.

70. MINUTES OF THE LAST MEETING

RESOLVED by assent that the Minutes of the meeting of the Committee held on 21 April 2021 be approved and confirmed.

71. DISCLOSURE OF INTEREST

Councillor C Morris declared a non-pecuniary interest in Agenda Item 7 21/00249/FUL- Park Drive Fitness And Squash Club, Park Drive, Maldon as he was a member of the club and Agenda Item 8 21/00314/FUL -The Promenade Park, Park Drive, Maldon as he was acquainted with the applicant.

Councillor C Mayes declared a non-pecuniary interest in Agenda Items 7 and 8 as she was acquainted with the applicants.

Councillor K M H Lagan declared a non-pecuniary interest in all items on the agenda as follows:-

- Agenda Item 5 21/00230/HOUSE - 87 Fambridge Road, Maldon, Essex, CM9 6BQ as he lived on the road and was acquainted with the River Bailiff.
- Agenda Item 6 21/00238/HOUSE - 4 Shakespeare Drive, Maldon, CM9 6DR as he had consulted with residents regarding bus routes and a relative lived on the road.

- Agenda Item 7 21/00249/FUL- Park Drive Fitness And Squash Club, Park Drive, Maldon as he was a former member of the club.
- Agenda Item 8 21/00314/FUL -The Promenade Park, Park Drive, Maldon as he had spoken on this item previously as an Independent Member of Maldon Town Council.

Councillor J C Stilts declared a non-pecuniary interest on all agenda items as follows:-

- Agenda Item 5 21/00230/HOUSE - 87 Fambridge Road, Maldon, Essex, CM9 6BQ as she knew the applicant.
- Agenda Item 6 21/00238/HOUSE - 4 Shakespeare Drive, Maldon, CM9 6DR as she had consulted with residents.
- Agenda Item 7 21/00249/FUL- Park Drive Fitness And Squash Club, Park Drive, Maldon as she was a member of the club.
- Agenda Item 8 21/00314/FUL -The Promenade Park, Park Drive, Maldon as she knew the applicant.

Councillor S P Nunn declared a non-pecuniary interest in Agenda Items 5,7 and 8 as he was acquainted with the applicants.

Councillor M S Heard declared a non-pecuniary interest in Agenda Items 5 and 8 as he knew the applicants.

Councillor M R Edwards declared a non-pecuniary interest in Agenda Item 8 as he was acquainted with the applicant.

72. **21/00230/HOUSE - 87 FAMBRIDGE ROAD, MALDON, ESSEX, CM9 6BQ**

Application Number	21/00230/HOUSE
Location	87 Fambridge Road, Maldon, Essex, CM9 6BQ
Proposal	Demolition of existing single storey lean-to extensions and the erection of a single storey rear extension with alterations to internal layout, the installation of a rear facing dormer and rooflights.
Applicant	Mr Nigel Harmer
Agent	David Rust
Target Decision Date	06.05.2021
Case Officer	Annie Keen
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Councillor / Member of Staff

Following the Officer's presentation, the Chairman opened the debate.

Councillor Morris, referring to the report, said that he believed the Officers had got it correct and proposed that the Officer's recommendation be approved. This was seconded by Councillor Lagan.

There being no further discussion the Chairman put Councillor Morris' proposal to approve the application in accordance with the Officer's recommendation to the Committee and it was agreed.

RESOLVED that the application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained in accordance with the following approved plans and documents: HARMER/01/A, HARMER/02, HARMER/03-PA, HARMER/04-PA Rev D, HARMER/05
- 3 Notwithstanding the details submitted with the application, the materials used in the windows and doors shall match those used in the host dwelling. All other materials shall be as set out the application form/plans hereby approved.

73. 21/00238/HOUSE - 4 SHAKESPEARE DRIVE, MALDON, CM9 6DR

Application Number	21/00238/HOUSE
Location	4 Shakespeare Drive, Maldon, CM9 6DR
Proposal	Proposed single storey rear extension, alterations to roof of existing rear projections and addition of rooflights
Applicant	Mr Dave Sturdy
Agent	Mr Mark Morgan - Petro Designs Ltd
Target Decision Date	03.05.2021
Case Officer	Jade Elles
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Member Call In

Following the Officer's presentation, the Chairman opened the debate.

In response to a query regarding the reason for the call-in Councillor Stilts advised that this related to concerns regarding the wellbeing of the occupant of the annexe due to the bulk and scale of the proposed development.

Councillor Morris said he was mindful to approve the Officer's recommendation. A brief debate ensued around the potential dominant nature of the development on the neighbouring property. However, the general consensus was that it did not dominate. The Lead Specialist Place advised that there was no demonstrable harm in that regard.

Councillor Heard said that having looked at the plans he would second Councillor Morris' proposal.

There being no further discussion the Chairman put Councillor Morris' proposal to approve the application in accordance with the Officer's recommendation to the Committee and it was agreed.

RESOLVED that the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out and retained in accordance with the following approved plans and documents: 1135 01, 1135 02B.
3. The materials used in the construction of the development hereby approved shall be as set out within the application form.
4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted) Order 2015 (or any Order amending, revoking or re-enacting that Order) no window or other form of opening shall be constructed in the eastern

side elevation of the development hereby permitted without planning permission having been obtained from the local planning authority.

74. 21/00249/FUL - PARK DRIVE FITNESS AND SQUASH CLUB, PARK DRIVE, MALDON

Application Number	21/00249/FUL
Location	Park Drive Fitness And Squash Club Park Drive Maldon
Proposal	Proposed all-weather cover to existing padel courts, proposed new show court and office / change area
Applicant	Mr Richard Hall-Smith – Go-Padel
Agent	Mr Chris Robards – Ridgeway Building Design Ltd
Target Decision Date	07 June 2021
Case Officer	Kathryn Mathews
Parish	MALDON TOWN COUNCIL
Reason for Referral to the Committee / Council	Council Owned Land

Following the Officer’s presentation, the Chairman opened the debate. Councillor Morris proposed that the Officer’s recommendation be supported, and this was seconded by Councillor Nunn.

There was general support for the application as it promoted a fit and healthy lifestyle which was of benefit to all residents. A brief debate ensued regarding the design as Members wished to ensure that no sides be included in the structure, without planning permission. The Lead Specialist Place confirmed that this could be conditioned, and Councillor Swain proposed that this condition, which would be delegated to Officers in consultation with the Chairman, be included in the final approval. This was seconded by Councillor Stilts.

The Chairman then put Councillor Morris’ proposal to approve the Officer’s recommendation, subject to the conditions in the Officer’s report and the additional delegated condition to the Committee, and it was agreed.

RESOLVED that the application be **APPROVED** subject to all conditions as discussed:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- 2285-01 rev.B
- 2285-02 rev.C
- 2285-BP1 rev.A
- 2285-06 rev.A
- 2285-04
- 2285-05
- 2285-07 rev.A
- 2285-03
- Lighting report
- Specifications for cover.

- 3 The materials used shall be as set out within the application form/plans hereby approved.
- 4 No form of external illumination shall be provided other than in accordance with the details hereby approved (including the luminance and spread of light; and the design, position and specification of the light fittings). The external illumination shall be retained in accordance with the approved details.
- 5 The existing and additional court hereby permitted shall only be used between 08:00 hours and 22:00 hours on Mondays to Fridays and between 08:00 hours and 20:00 hours on Saturdays, Sundays and Public Holidays.
6. The sides of the all-weather cover to the existing padel courts hereby approved shall not be partially or wholly infilled or enclosed.

75. 21/00314/FUL - THE PROMENADE PARK, PARK DRIVE, MALDON,

Application Number	21/00314/FUL
Location	The Promenade Park, Park Drive, Maldon
Proposal	Converting & renovating an existing public seating shelter into a food serving kiosk
Applicant	Mrs Salisbury
Agent	Gytis Bickus
Target Decision Date	18.05.2021
Case Officer	Hannah Dungate
Parish	MALDON EAST
Reason for Referral to the Committee / Council	Member Call-In by Councillor K Lagan – Policies E3 and S5 - no open tender process carried out; preserve and enhance quality of historic character; loss of community facility. Council Owned Land

Following the Officer's presentation, the Applicant, Mr Salisbury, addressed the Committee. The Chairman then opened the debate.

Councillor Morris, addressing the Officer's report, said that the public seating shelter had been closed for too many years, it was in a state of disrepair, not an attractive place to sit and an improved replacement would better serve residents. For these reasons he proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Heard said he wholeheartedly supported the proposal as the existing structure had no architectural merit and attracted anti-social behaviour. At this point Councillor Mayes seconded Councillor Morris' proposal.

Councillor Lagan expressed concerns regarding the application. He felt strongly that the existing structure was a unique community asset that provided disabled access and that anti-social behaviour was endemic, not just in this location. He said it should be rejected as it contravened Policy E3 of the Local Development Plan and there was already enough fixed assets in the location. Councillor Swain also did not favour the application as it promoted a piecemeal approach to kiosks in the park as opposed to an overall plan.

The Lead Specialist Place reminded members that although the issues raised had merit they were not material planning considerations. It was further noted that the Conservation Officer had raised no objection to the application.

The Chairman moved Councillor Morris' proposal to approve the application in accordance with the Officer's recommendation and Councillor Lagan requested a recorded vote.

The Chairman then put Councillor Morris' proposal to the Committee and the results of the recorded vote were as follows:-

For the Recommendation

Councillors A M Beale, M R Edwards, M S Heard, B B Heubner, C Mayes, C Morris, and S P Nunn.

Against the Recommendation

K M H Lagan, N G F Shaughnessy, J C Stilts and C Swain.

Abstentions

None

RESOLVED that the application be **APPROVED** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with the following documents: DR01; DR02; DR04; Design and Access Statement dated March 2021
3. The materials used in the development hereby approved shall be as set out within the plans/application form hereby approved.
4. The development hereby permitted shall only be open to the public between 08:30 hours and 17:30 hours Monday-Sunday inclusive, including Public Holidays.
5. No development works shall occur above ground level until details of the foul drainage scheme to serve the development have been submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development.
6. The use hereby permitted shall not include any primary cooking, that is the application of heat to raw or fresh food in order to cook it, unless a scheme for ventilation has been installed in accordance with details which shall have been submitted to and gained the prior written consent of the local planning authority. The ventilation scheme shall be retained as approved in perpetuity. Reason: In the interests of the amenity of the occupiers of neighbouring properties in accord with Policy D2 of the Maldon District Approved Local Development Plan and the NPPF.
7. Deliveries to the site shall only be undertaken between 08:00 hours and 18:00 hours Monday to Friday and at no time at weekends of Bank Holidays.
8. Prior to the first use of the building for the purposes hereby approved a scheme for the means of refuse storage including details of any bin stores shall have been submitted to and approved in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development and retained for such purposes at all times thereafter.

The meeting closed at 8.46 pm.

M R EDWARDS
CHAIRMAN



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**CENTRAL AREA PLANNING COMMITTEE
1 JULY 2021**

Application Number	21/00326/HOUSE
Location	38 Plume Avenue, Maldon, Essex CM9 6LD
Proposal	Ground floor extension to the front, side and rear and first floor extension to the front and the side.
Applicant	Mr Mark Copsey
Agent	Jennifer Mahbubani - John Finch Partnership
Target Decision Date	EOT 02.07.2021
Case Officer	Annie Keen
Parish	MALDON
Reason for Referral to the Committee / Council	Member Call In – Councillor F.G.F Shaughnessy Reason – D1 and H4

1. RECOMMENDATION


APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. SITE MAP

Please see below.

38 Plume Avenue, Maldon
21/00326/HOUSE



 MALDON DISTRICT COUNCIL <p>Copyright For reference purposes only. No further copies may be made. This map is reproduced from Ordnance Survey data with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Maldon District Council 100018588 2011</p>	Scale:	1:1 250
	Organisation:	Maldon District Council
	Department:	Department
	Comments:	Central Area Committee
	Date:	10/06/2021
	MSA Number:	100018588
<p>www.maldon.gov.uk</p>		

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located to the south of Plume Avenue within the settlement boundary of Maldon. The site is occupied by a two-storey detached dwelling finished in red brick, white cladding and hanging tiles. To the west of the dwelling is a flat roofed garage which is attached to the western elevation and a porch canopy to the front elevation. The surrounding area is residential in nature with dwellings of similar design but varying appearance.
- 3.1.2 Planning permission is sought for a two-storey side extension to the western elevation with a cross gable style roof and a two-storey front extension with a gable style roof. The front extension would include a bay window at ground floor. Permission is also sought for a single storey front extension to the garage with a pitched roof that would link to a pitched porch canopy and a single storey rear extension with a pitch roof to the existing garage. Additionally, permission is sought for a single storey rear extension to the existing side projection and alterations to the existing flat roof of the side extension to form a pitched roof.
- 3.1.3 The first floor element of the two-storey side extension would project from the western elevation of the existing dwelling by 3.7 metres with a depth of 9.4 metres and an eaves height of 4.7 metres. The ridge would measure 6 metres in height. The ground floor would measure 12.5 metres in depth and include a single storey front extension to the garage and a single storey rear extension. The single storey front addition would have an eaves height of 2.3 metres and a pitched roof height of 3.2 metres whilst the single storey rear addition would have an eaves height of 2.3 metres and a pitched roof height of 3.4 metres.
- 3.1.4 The two-storey front extension would measure 5.8 metres in width and a maximum of 2.5 metres in depth including the ground floor bay window and would have an eaves height of 4.7 metres and a ridge height of 6.5 metres.
- 3.1.5 The single storey side extension would measure 3.9 metres in depth and 4.1 metres in width and would project from the south eastern elevation of the existing side projection. The development would result in the existing flat roof being replaced with a pitched roof which would extend across the existing side projection and the proposed extension. The roof would measure 4.1 metres in width and 7.8 metres in depth with an eaves height of 2.4 metres and a ridge height of 3.7 metres.
- 3.1.6 The front canopy would measure 1.9 metres in width and a maximum of 3.5 metres in depth with an eaves height of 2.3 metres and 3.1 metres.
- 3.1.7 Revised plans have been received which altered the roof design and lowered the roof height of the side extension by 0.4 metres and altered the parking provision to allow two vehicles to be parked to the front of the site.

3.2 Conclusion

- 3.2.1 It is considered, that the two-storey side extension, single storey front and rear extensions, single storey side extension with alterations to the roof of the existing side projection and the canopy to the front elevation, by reason of their scale, position and design would not harm the appearance or character of the host dwelling or the locality. Additionally, due to their relationship with the neighbouring properties the development would not cause any unacceptable harm by way of dominance, overlooking or overshadowing. Furthermore, the development would not

detrimentally impact on the provision of car parking or private amenity space and it is therefore considered the development is in accordance with policies D1 and H4 of the Local Development Plan (LDP).

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2019 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54-57 Planning conditions and obligations
- 117-123 Making effective use of land
- 124-132 Achieving well-designed places

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

- S1 Sustainable Development
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- H4 Effective Use of Land
- T1 Sustainable Transport
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

- Maldon District Design Guide SPD (MDDG)
- Planning Practice Guidance (PPG)
- Maldon District Vehicle Parking Standards SPD (VPS)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The principle of extending an existing dwellinghouse and of providing facilities in association with residential accommodation is considered acceptable in line with policies S1 and H4 of the approved LDP.

5.2 Design and Impact on the Character of the Area

- 5.2.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.
- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the National Planning Policy Framework (NPPF). Similar support for high quality design and the appropriate layout, scale and detailing of development is required by Policy D1 and H4 of the LDP and is found within the MDDG (2017).

- 5.2.3 A successful development needs to integrate well with the existing streetscene. Visual cues such as rhythm, proportions and alignments taken from adjacent buildings should be used to inform the design of the development.
- 5.2.4 The development comprises of a two-storey side extension on the western elevation with a cross gable and a single storey front and rear extension to the existing garage, which would extend and widen the existing garage and include a utility room at ground floor and a bedroom and bathroom at first floor. The two-storey front extension to the main dwelling would increase the depth of the existing living room, hallway and two bedrooms at first floor. The side extension would extend the existing dining room and alter the roof style of the existing projection.
- 5.2.5 The proposed two-storey side extension would be a large addition to the dwelling, with a significant amount of built form being added to the western side elevation of the host dwelling. However, the amendment to the proposal to lower and alter the roof style has reduced the visual bulk of the development and helps to reduce the overall scale of the extension, softening its appearance within the streetscene. As a result, the development does not appear cramped within the plot. Furthermore, the proposed front extension would follow the design cues of the host dwelling and therefore would not appear out of keeping within the streetscene or detrimentally harm the character and appearance of the dwelling. It is noted that there are other extensions of similar scale and design within the immediate locality, the most recent being at 4 Plume Avenue (21/00158/HOUSE) which was approved under delegated authority on the 12 April 2021 and therefore the development would not look at odds with the surrounding streetscene. It is therefore considered this element of the development is acceptable.
- 5.2.6 The proposed single storey front to the garage would join with the proposed canopy over the front door, creating interest to the front elevation, along with the proposed bay window. Whilst the development would be highly visible, it is considered to be a subservient addition to the dwelling and would be of similar appearance to the front projections at neighbouring dwellings No's. 32, 36 and 42 Plume Avenue. It is therefore considered the single storey front extension and bay window would not detrimentally impact upon the character and appearance of the streetscene. Additionally, the single storey rear extension would not be highly visible from the streetscene due to shielding by neighbouring dwellings and therefore is considered acceptable.
- 5.2.7 The single storey rear extension would project from the rear of the existing single storey side projection. The existing side project features a flat roof which would be replaced with a pitched roof. The design of the proposed development would be in keeping with the character of the host dwelling and the streetscene and whilst the alterations to the roof would be highly visible, it is considered the side extension and roof alterations would not detrimentally impact upon the streetscene.
- 5.2.8 The proposal would result in the ground floor being finished in brick and the first floor of the dwelling being finished in render, removing the existing hanging tiles from the apex. Brick is a common feature within the streetscene and render currently features on the front elevation of the dwelling and within the streetscene, as a result no objections are raised to the proposed materials. Furthermore, no objections are raised to the use of pantiles or uPVC windows.
- 5.2.9 Overall it is considered that the proposed development would not detrimentally impact on the character and appearance of the host dwelling or the streetscene and is therefore in accordance with policies D1 and H4 of the Maldon District Local Development Plan (MDLDP) and the guidance contained within the NPPF.

5.3 Impact on Residential Amenity

- 5.3.1 The basis of policy D1 in the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG.
- 5.3.2 The application site is bordered by 5 neighbouring properties, No. 40 Plume Avenue to the east, No.s 8, 9 and 10 Wallace Binder Close to the south and no. 36 Plume Avenue to the west.
- 5.3.3 The proposed two storey side extension would be situated 1.1 metres from the shared boundary and neighbouring dwelling to the west, No.36 Plume Avenue. Whilst the two-storey side extension would be in close proximity to the neighbouring dwelling, it is not considered the proposal would have any material bearing on the outlook of the rear window of the neighbouring dwelling and due to its position would not cause any harm by way dominance or overshadowing. It is noted that the proposed two storey extension would not have any windows at first floor level within the western facing flank elevation and the window in the rear elevation of the extension would serve a bathroom, therefore would not result in overlooking of the neighbouring occupiers. Furthermore, the single storey front extension would not result in overlooking the neighbouring occupiers and whilst the southern elevation of the single storey rear extension would include a window and a door, the window nearest to the boundary would serve a toilet. Whilst it is not stated the toilet and bathroom windows would be obscure glazed if the application was to be approved a condition could be imposed to ensure this.
- 5.3.4 The single storey side extension would be situated 1.6 metres from the boundary to the east shared with No.40 Plume Avenue and 6.3 metres from that same dwelling. Whilst the proposed two storey front extension would be situated 3.9 metres from the boundary and 8.9 metres from that same dwelling. Due to the position of the dwellings and the separation distance, it is considered the proposed development would not detrimentally impact upon the neighbouring occupiers by way of overlooking, overshadowing or being unduly overbearing.
- 5.3.5 The proposed developments will be situated in excess of 9.6 metres from the boundary to the south. Due to this degree of separation it is not considered that the developments would give rise to overshadowing, overlooking or dominance to these neighbouring properties and would not represent an unneighbourly form of development.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards.
- 5.4.2 The existing dwelling has three bedrooms and the proposal would result in an additional bedroom at first floor and therefore the property would have four bedrooms. A dwelling with four bedrooms or more is required to provide parking provisions for three cars to comply with the adopted standards. The submitted block plan shows there would be two spaces to the front of the dwelling and the extended garage would be large enough to allow for an additional parking space and therefore, the development is in accordance with the VPS SPD and policies D1 and T2 of the LDP.

5.5 Private Amenity Space and Landscaping

5.5.1 Policy D1 of the approved LDP requires all development to provide sufficient and usable private and public amenity spaces, green infrastructure and public open spaces. In addition, the adopted MDDG advises a suitable garden size for each type of dwellinghouse, namely 100m² of private amenity space for dwellings with three or more bedrooms.

5.5.2 The proposed development would result in a minimal loss of private amenity space and the garden size would still be in excess of the required 100m² therefore, the proposal is in compliance with Policy D1 of the LDP.

6. ANY RELEVANT SITE HISTORY

There is no relevant planning history for this site.

Application Number	Description	Decision
MAL/239/85	Canopy	Approved

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	The Town Council recommends approval of this application.	Comment noted

7.2 Representations received from Interested Parties

7.2.1 2 letters were received **in support** of the application and the reasons for support are summarised as set out in the table below:

Supporting Comment	Officer Response
<ul style="list-style-type: none">• Would not impact on neighbouring property.• In keeping with neighbouring dwellings.• Would unify the view of the houses on that side of the road.	Comments noted

7.2.2 1 letter was received **commenting** on the application and summarised as set out in the table below:

Comment	Officer Response
<ul style="list-style-type: none">• No objections to the proposed development.	Comment noted

8. PROPOSED CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 3543:01 Rev B, 3543:02 Rev B, 3543:03, 3543:04 Rev B, 3543:05
REASON: To ensure that the development is carried out in accordance with the details as approved.
- 3 The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.
REASON: In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.
- 4 Prior to the first occupation of the two storey side extension hereby permitted, the window(s) in the southern elevation shall be glazed with opaque glass and of a non-openable design with the exception of a top hung fanlight (which shall be at least 1.7 metres above internal floor level) and shall be retained as such thereafter.
REASON: To protect neighbouring amenity in accordance with policies D1 and H4 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.