



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
9 JULY 2018**

Application Number	HOUSE/MAL/18/00686
Location	3 Roots Lane, Wickham Bishops
Proposal	First floor front extension
Applicant	Mr. & Mrs. Trevor & Janet James
Agent	Mr. Mark Crocker
Target Decision Date	30.07.2018
Case Officer	Emma Worby
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member Call In – Councillor Bass – public interest

1. RECOMMENDATION


REFUSE for the reasons as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

3 Roots Lane Wickham Bishops
HOUSE/MAL/18/00686



 <p>Copyright For reference purposes only. No further copies may be made. This map is reproduced from Ordnance Survey material 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 2014</p>	Scale:	1:625
	Organisation:	Maldon District Council
	Department:	Department
	Comments:	North West Committee
	Date:	27/06/2018
	MSA Number:	100018588

www.maldon.gov.uk

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the western side of Roots Lane in the settlement boundary of Wickham Bishops. The site is occupied by a two storey detached dwellinghouse with an integral garage and a balcony on the front elevation.
- 3.1.2 Planning permission is sought for a first floor extension on the front elevation over the existing flat roof porch. The extension would have a dual pitched roof and would have a width of 3.2 metres, a depth of 2.75 metres, eaves height of 4.95 metres and a ridge height of 6.75 metres. This would accommodate an en-suite bathroom for the master bedroom on the first floor. The first floor extension would overhang the ground floor to the south by 0.6 metres and would be supported by a post.
- 3.1.3 The proposals include a circular window on the front elevation to match the existing on the ground floor and a small window on the southern elevation of the proposed extension. The extension and some of the existing first floor front elevation would be finished with a white horizontal boarding.
- 3.1.4 From the previous application (reference **HOUSE/MAL/18/00206**) which was refused planning permission, the proposed and existing projections have been aligned in terms of depth, the room use has been changed from a dressing room to an ensuite bathroom, a side window has been added and the proposed finish has been changed from render to horizontal boarding.

3.2 Conclusion

- 3.2.1 It is considered that the design, positioning and visual impact of the proposed development would be an incongruous addition to the host dwelling which would result in a visually intrusive feature within the site and locality.
- 3.2.2 It is therefore considered that the proposed development would result in demonstrable harm to both the dwelling and the locality and is consequently not in accordance with policies D1, S1 and H4 of the approved 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 2012 including paragraphs:

- 14 Presumption in favour of sustainable development
- 17 Core planning principles
- 56-68 Requiring good design

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

- D1 Design Quality and Built Environment
- H4 Effective Use of Land

- S1 Sustainable Development
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Essex Design Guide (EDG)
- Maldon District Design Guide (MDDG)
- Car Parking Standards

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 NPPF. The NPPF states that:

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

- 5.2.3 This principle has been reflected in the approved Maldon District Local Development Plan (LDP). The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:-

- a) Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;
- b) Height, size, scale, form, massing and proportion;
- c) Landscape setting, townscape setting and skylines;
- d) Layout, orientation, and density;
- e) Historic environment particularly in relation to designated and non-designated heritage assets;
- f) Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and

g) Energy and resource efficiency.

- 5.2.4 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).
- 5.2.5 The proposed development is located on the front elevation of the dwellinghouse and is highly visible from the public realm. Therefore the proposed development would have a significant impact on the overall streetscene and the character and appearance of the dwelling and the surrounding area.
- 5.2.6 The proposed roof form in the previous application (HOUSE/MAL/18/00206) was slightly set back from the existing projection on the front elevation. The proposed extension in the current application would match the depth of the existing projection and would not be set back. Although this is considered to be an aesthetic improvement on the previous design, the proposed development would still have varying ridge heights and a valley between the two pitched roofs which is considered to result in a contrived and incongruous roofscape.
- 5.2.7 A window has been added to the side elevation of the proposed extension, however, the circular window on the front elevation remains at an elevated location. This arrangement was previously considered to create a large, blank surface at the front of the property which is considered to be of limited architectural merit. Although the proposed development will now be finished with horizontal boarding rather than render, it is considered that this would still result in a large and bulky addition to the front elevation of the existing dwelling.
- 5.2.8 From the previous application, a post has been included to support the overhanging section of the proposal in a more traditional design. However, this is still considered to create an un-balanced, top-heavy form of development which would add to the contrived appearance of the proposed development. Therefore these changes are not considered to overcome the previous reason for refusal.
- 5.2.9 Overall, the proposed extension is considered to be an incongruous addition to the front elevation and roofscape and would detract from the appearance of the existing dwelling thereby being materially harmful to the character and appearance of the streetscene and the locality contrary to policies D1 and H4 of the LDP. It is considered that the previous concerns raised in relation to application HOUSE/MAL/18/00206 have not been satisfactorily addressed.

5.3 Impact on Residential Amenity

- 5.3.1 The basis of policy D1 of 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 (2017).
- 5.3.2 The application site is bordered by two neighbouring properties No.1 Roots Lane to the South and No.5 Roots Lane to the North.
- 5.3.3 The boundary with No.1 Roots Lane would be 9 metres from the proposed development and there would be one additional first floor window on the south

elevation facing No.1. Due to the separation distance, it is not considered that the proposed development would have an overbearing effect on this neighbouring property. The proposed window would serve an ensuite bathroom and therefore a condition could be imposed to request that this is obscure glazed. Therefore, it is not considered that this additional window would result in any overlooking to this neighbouring property.

5.3.4 The view of the proposed development from No.5 Roots Lane would be blocked by the existing dwelling and therefore it is not considered that the development would affect this neighbouring property to the north.

5.3.5 Therefore, is not considered that the development would represent an unneighbourly form of development or give rise to overlooking or overshadowing, in accordance with the stipulations of D1 of the LDP.

5.4 Access, Parking and Highway Safety

5.4.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposal, inter alia, to sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, 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 and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.

5.4.2 The Council's adopted Vehicle Parking Standards SPD contains the parking standards which are expressed as maximum standards. This takes into account Government guidance which encourages the reduction in the reliance on the car and promotes methods of sustainable transport.

5.4.3 The proposed development would not result in the loss of any car parking provision and does not include any additional bedrooms. Therefore, as no additional car parking spaces would be required, there are no objections in this regard.

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 Maldon Design Guide SPD advises a suitable garden size for each type of dwellinghouse, namely 100m² of private amenity space for dwellings with three or more bedrooms, 50m² for smaller dwellings and 25m² for flats.

5.5.2 The proposed development would not result in the loss of any private amenity space and therefore there are no objections in this regard.

6. ANY RELEVANT SITE HISTORY

- **HOUSE/MAL/18/00206** – First floor front extension – Delegated refusal.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Wickham Bishops Parish Council	No letters of representation had been received. Councillors considered that the application had addressed the Planning Authority's concerns over the prior application, which the Parish Council had recommended be approved. The Planning Committee recommended approval.	Comments noted

7.2 Representations received from Interested Parties

- 7.2.1 One letter was received **in support** of the application and the reasons for support are summarised as set out in the table below:

Supporting Comment	Officer Response
The proposal appears to make good use of the available space in an attractive manner.	Comments noted

8. PROPOSED REASONS FOR REFUSAL

- 1 The proposed extension, by virtue of its design, positioning, scale and visual impact, would represent an incongruous and disproportionate addition to the host dwelling which would be a visually intrusive feature within the site and the locality. Therefore the proposed development would result in demonstrable harm to both the dwelling and the locality and would be contrary to the NPPF and policies D1, H4 and S1 of the approved Maldon District LDP and the MDDG.