



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
4 APRIL 2016**

Application Number	HOUSE/MAL/16/00156
Location	Mallion House, Hackmans Lane, Purleigh
Proposal	New front first floor extension and the creation of new front and rear dormer windows
Applicant	Mr & Mrs M Bott
Agent	Mr Lewis Cook - Form Architecture Ltd.
Target Decision Date	09 April 2016
Case Officer	Hilary Baldwin
Parish	Purleigh
Reason for Referral to the Committee / Council	Previous Committee Decision

1. **RECOMMENDATION**

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

2. **SITE MAP**

Please see overleaf.



 <p>MALDON DISTRICT COUNCIL</p> <p>www.maldon.gov.uk</p>	<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>	<p>Scale: 1:1,250</p>
	<p>Organisation: Maldon District Council</p>	<p>Department: Department</p>
	<p>Comments: NW Committee 16/00156</p>	<p>Date: 22/03/2016</p>
	<p>MSA Number: 100018588</p>	

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the eastern side of Hackmans Lane and outside of any settlement boundary. The property is a detached, two storey chalet style structure with the first floor front elevation windows comprising four gable end dormers. There is a first floor window within the northern side elevation gable end and within the rear elevation gable end. There are also roof lights within the roof planes of the rear elevation double gable end projections. There is a large secluded rear garden with minimal views of adjacent properties and the property benefits from a large off-street parking area with car port and a detached swimming pool building located to the north of the dwelling.
- 3.1.2 Householder Planning consent is sought for the removal of the two central gable end dormers within the front elevation, and the formation of a double ridge gable end first floor extension above the existing first floor, the enlargement of the two outer gable end dormers within the front elevation and two rear elevation first floor dormer windows. All four proposed dormer windows would comprise hipped ends.
- 3.1.3 The gable end first floor extension would be contiguous with the existing front elevation of the dormers and the existing ridge roof of the dwelling. The front elevation hipped roof dormers would measure 2.2m wide, be 2.2m high with the ridge set below the existing ridge roof line by 0.2m. These dormers would project a total depth of 1.8m. The two rear elevation dormers would be of similar design and style and vary in width. The northern dormer would be 2.3m wide and 2.3m high, whilst the southern dormer would be 1.8m wide and be 2.1m high. Both dormers would project 1.8m from the existing roof plane.
- 3.1.4 In terms of materials the first floor extension and dormer windows would match the existing dwelling with painted render elevation and slate roof tiles.

3.2 Conclusion

- 3.2.1 The site was subject to a previous application (Ref: HOUSE/MAL/15/00629) for enlargement of the existing two side projection dormer windows, two new dormer windows to the rear elevation, the construction of a large first floor front elevation box dormer and northern side elevation balcony. That application was considered to result in a contrived design and due to its scale, bulk and inclusion of a side elevation balcony was considered detrimental to the general character and appearance of the area and the existing dwelling. The proposal subject to this report, whilst still of similar scale and bulk, is considered to result in a more balanced design which would result in the visual appearance of a two storey dwelling with matching projections to the side elevations.

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, 49 and 59

4.2 Maldon District Replacement Local Plan 2005 – Saved Policies:

- S2 - Development outside Development Boundaries
- CC6 - Landscape Protection
- BE1 - Design of New Development and Landscaping
- T1 - Sustainable Transport and Location of New Development
- T2 - Transport Infrastructure in New Developments
- T8 - Vehicle Parking Standards

4.3 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- S1 – Sustainable Development
- D1 – Design Quality and Built Environment
- T1 – Sustainable Transport
- T2 – Accessibility

4.4 Relevant Planning Guidance / Documents:

- National Planning Policy Guidance (NPPG)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 There is no objection to the principle of extending and altering an existing dwelling in association with the existing residential use.

5.2 Design and Impact on the Character of the Area

- 5.2.1 As previously advised, the site has been subject to a previous application for similar development. However, that application comprised a wide central box dormer to the front elevation roof slope and the inclusion of a northern side elevation balcony with a supporting substructure which spanned the width of the side elevation to avoid obstructing ground floor openings. That application was considered to result in an incongruous and unbalanced design visually detrimental to the character of the existing dwelling with particular regard to the large front elevation box dormer and the northern side elevation balcony. The current scheme has omitted the balcony. However, whilst still comprising enlarged dormer windows to the two matching side projection and rear elevation dormer windows it is considered to result in the visual appearance of a two storey dwelling with matching side elevations incorporating dormer windows. The front elevation of the dwelling would be similar in design to the rear elevation which currently comprises a double hipped design for the central two storey section.

5.2.2 Whilst the new front dormers would be relatively dominant within the roofscape, it is considered that the modifications to the scheme are considered acceptable in this instance and the proposal is considered to accord with the criteria of policies BE1 and CC6 of the LP and emerging policy D1 of the LDP.

5.3 Impact on Residential Amenity

5.3.1 The previous scheme was not considered to result in significant detrimental impact upon adjacent neighbouring occupiers. The current scheme would not result in any part of the proposed development being closer to adjacent dwellings and the rear elevation dormers are consistent with that previously proposed and considered acceptable.

5.3.2 There are no adjacent neighbouring dwellings to the rear or north of the site and the scheme is therefore considered to comply with the criteria of adopted LP policies BE1 and emerging policies D1 and H4 of the submitted LDP for this element.

5.4 Access, Parking and Highway Safety

5.4.1 As the proposal comprises works to the first floor fenestration only and would only result in an enhancement to the existing first floor accommodation, it would not result in loss to existing parking facilities. The adopted Maldon District Vehicle Parking Standards state that bedrooms with 4 or more bedrooms should be provided with a maximum of three spaces which would be met and retained in this instance.

5.4.2 The scheme is therefore considered to meet the criteria of adopted LP policy T2 and emerging policy T1 of the submitted LDP.

5.5 Private Amenity Space and Landscaping

5.5.1 The Essex Design Guide requires that dwellings with three or more bedrooms have a minimum of 100m² of private garden space. The main garden for the dwelling is to the eastern side (rear) of the dwelling and the works would not result in any change to the existing provision and therefore such criterion would be met.

5.5.2 The scheme is therefore considered to accord with LP policies BE1 and emerging policies D1 and H4 of the LDP.

6. ANY RELEVANT SITE HISTORY

- **FUL/MAL/15/00629** – New front and rear dormer windows & first floor balcony. Refused 17 September 2015

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Purleigh Parish Council	Support	

7.2 Representations received from Interested Parties

7.2.1 At the time of writing this report no letters of representation had been received.

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 complete accordance with the approved drawings specifically referenced on this decision notice
REASON: To ensure that the development is carried out in accordance with the details as approved.
- 3 The external surfaces of the development hereby approved shall be constructed of materials and of a finish which match those of the existing dwelling.
REASON: To ensure the external appearance of the development is appropriate to the locality in accordance with policies BE1 and BE6 of the adopted Maldon District Replacement Local Plan and emerging policy D1 of the Submitted Local Development Plan.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.