



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
1 OCTOBER 2018**

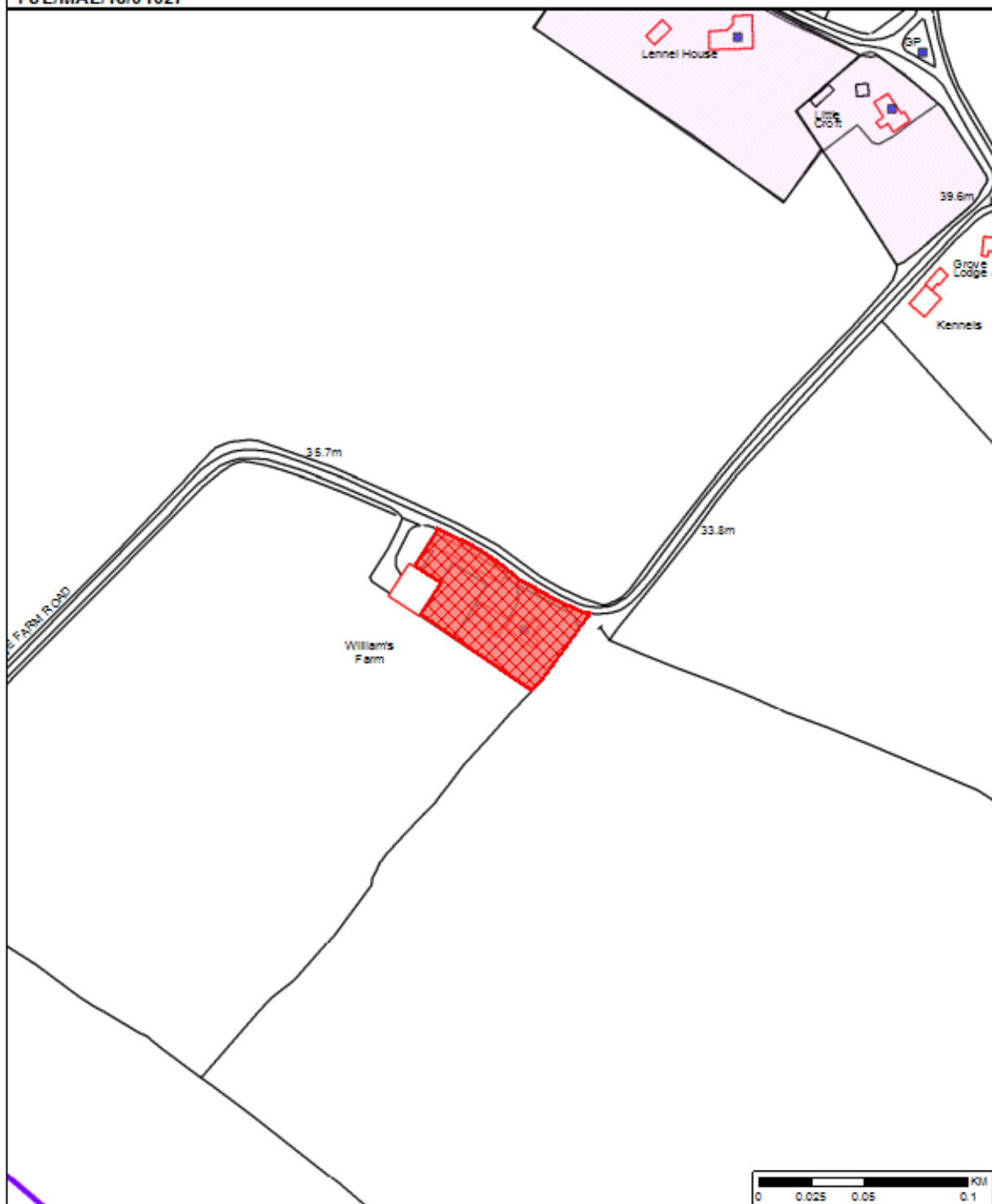
Application Number	HOUSE/MAL/18/01027
Location	Williams Farm, Grove Farm Road ,Tolleshunt Major, Essex, CM9 8LR
Proposal	Demolition of single storey side extension and detached pool housing. Erection of link extension with rear single storey extension. Addition of first floor above games room. New pool housing and changing facilities to the rear. Minor internal rearrangements
Applicant	Mrs T Quirk - Robert Hutson Architects
Agent	Trudi Quirk - Robert Hutson Architects
Target Decision Date	19 October 2018
Case Officer	Hilary Baldwin
Parish	TOLLESHUNT D'ARCY
Reason for Referral to the Committee / Council	Member Call-In by Councillor Mrs M E Thompson on the grounds of public interest


1. RECOMMENDATION

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

2. SITE MAP

Please see overleaf.



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<p>www.maldon.gov.uk</p>	<p>MSA Number: 100018588</p>

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

3.1.1 Site Description

3.1.1.1 The site is located on the southern side of Grove Farm Road and within a rural area distant from any settlement boundary. The dwelling presents as a cottage with rooms in the mansard roof served by dormer windows. The dwelling has a "T" shaped footprint and of an accretive design with disparate single storey additions to the western end. Directly adjacent to the dwelling on the western side is a single storey outbuilding which includes a workshop and open fronted garage space. To the rear of the outbuilding is a swimming pool which has a retracting roof structure across the entire pool area. To the west of the outbuilding are stables which have their rear elevation directly bounding the highway with a ménage, barn and courtyard. The equine facilities are within the ownership of the applicant.

3.1.2 Proposal

3.1.2.1 Planning permission is sought to remodel the existing property through the following proposed works:

- The demolition of an existing single storey side projection that is located between the dwelling and the outbuilding.
- The erection of a two storey link between the existing dwelling and the outbuilding that would measure 4.2 metres wide at the front, 3.2 metres wide at the rear. The extension would feature a pitched roof with an eaves height of 2.5 metres and a ridge height of 5.2 metres with extensive glazing and rooflights to the front and rear elevations.
- The existing outbuilding would be extended to the front with an extension that would measure 3.8 metres deep and 4.9 metres wide with a mansard roof that would measure 6.5 metres tall.
- The part of the outbuilding closest to the existing dwelling would be extended upwards to a height of 6.5 metres. A dormer window would be provided in the rear elevation that would extend above the half-hip feature that is proposed at the rear elevation which would enable access to a terrace area above the rear extension.
- The retractable structure the existing swimming pool would be removed.
- The outbuilding would be extended a maximum of 13 metres to the rear with a new swimming pool being enclosed with the extension and various associated facilities provided within the extension.
- A single storey extension is also proposed to the rear of the host dwelling that would measure 6.6 metres wide and 3.9 metres deep and feature a flat roof built to a height of 2.6 metres.

3.1.2.2 In terms of materials, the new link would have glazed elevations with slate roof tiles to match the existing sloping roof to the front of the main dwelling. Red clay tiles are proposed to the roof of the remodelled outbuilding with weatherboard elevations and brick plinth. The proposed single storey rear elevation projection and pool house would have rendered and glazed elevations.

3.1.2.3 This application follows the refusal of application HOUSE/MAL/18/00365 which proposed a similar development. The overall dimensions of the extension remain largely the same, but alterations have been made to the elevations of the extensions and the design of certain components of the extension, particularly the windows and the glazed link. The glazed link is shown to be positioned slight further to the rear.

3.1.2.4 The previous application was refused for the following reason:

The proposed development, by virtue of the scale, bulk, height and design of the proposed extensions, would result in a disproportionately large and sprawling dwelling that would dominate the site and the streetscene and detract from the character and intrinsic beauty of the rural locality. The proposed development is therefore unacceptable and contrary to policies S8, D1 and H4 of the Maldon District Local Development Plan and the guidance set out within the National Planning Policy Framework.

3.2 Conclusion

3.2.1 Whilst the alterations to the proposals are noted, it is considered that the extension would continue to have the same visual impacts as the previous proposal. The extension is therefore considered to be of a scale, bulk, height and design that would result in a disproportionately large and sprawling dwelling that would dominate the site and detract from the character and intrinsic beauty of the rural locality. The previous grounds of objection have not been overcome and it is therefore considered that the proposal remains contrary to the content of the development plan and the National Planning Policy Framework (NPPF).

4. MAIN RELEVANT POLICIES

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

4.1 National Planning Policy Framework 2018 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
- 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:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Car Parking Standards
- Essex Design Guide
- Maldon District Design Guide.

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The Council is required to determine planning applications in accordance with its approved Local Development Plan (LDP) unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) and Section 70(2) of the Town and Country Planning Act 1990 (TCPA1990)).
- 5.1.2 The principle of altering and extending the dwelling to provide facilities in association with residential accommodation is considered acceptable, in compliance with policies D1 and H4 of the LDP. Other material planning considerations are discussed below.

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 creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

"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, taking into account any local design standards or style guides in plans or supplementary planning documents".

- 5.2.3 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 It is recognized that the existing property has an irregular footprint and has benefitted over time from additions and extensions and the works would utilize this existing layout. The main section of the works relate to the conjoining of the dwelling to the outbuilding with both disparate units benefitting from works within that process by way of first floor accommodation to the outbuilding, a single storey projection to the rear elevation of the main dwelling and the re-sitting of the pool and its covering with a bespoke flat roof building adjoining the outbuilding.

5.2.5 It is recognized that the property has rooms within the roof space for the benefit of bedrooms. However, from a visual perspective the dwelling presents as a modest cottage with steeply sloping roofs and gable end dormer windows. The plot is wide and benefits from a detached outbuilding to the western side of the dwelling and with a separate pool house to the rear. However, from the public realm, the pool house is not visible. To the western side of the residential accommodation and its incidental outbuildings, the equine facility, albeit with the stables set very close to the highway, is perceived as a separate unit, distinct from the residential accommodation.

5.2.6 The dwelling is within a rural area with no directly adjacent neighbouring dwellings and the dwelling is set to the south of a 90° bend on the highway with views of the site available from the wider rural area.

5.2.7 The current maximum ridge height is approximately 7m, with the secondary ridge set parallel to the highway dropping to a height of 6.4m. The more modest height of the detached outbuilding at 3.4m is viewed as a distinct and separate building due to the visual gap between the two buildings and weatherboard elevations which are redolent of a barn style structure.

5.2.8 The conjoining of the dwelling to the outbuilding is considered to result in the consolidation of the urban form in this location with a series of dissimilar ridge heights. Albeit both buildings currently benefit from a mixed roofscape, the proposed roof plan highlights the additional roof slopes and jumbled design of the scheme.

5.2.9 Notwithstanding the current narrow divide between the two structures on the site, this space provides an important visual gap between the two structure offering glimpses of views to the open countryside beyond and provides a visual separation between the main dwelling and its subservient outbuilding. The cumulative visual impact of a two storey link between the buildings would result in an ungainly and wide structure at approximately 35m wide, highly visible within the streetscene. This would be further exacerbated by the proximity of the northern rear elevation of the stables to the highway which, together with the conjoined dwelling and outbuilding would provide little in the way of visual relief from the wide expanse of development on the site.

- 5.2.10 The works to the main dwelling and the barn are substantial and the mixed architectural features which would adjoin these buildings in terms of the glazed walling at ground floor level, glazed roof slope sections, pitched roof dormer to the front and rear elevations of the remodelled outbuilding and mix of elevational and roofing materials would result in a confused and unduly fussy architectural design solution. The flat roof proposals for the pool house and single storey rear elevation projection add further architectural styles and elevational materials to the scheme. Albeit these elements would not be viewed from the public realm, their link to the original simple farm cottage on site results in a visually chaotic scheme.
- 5.2.11 The scale, bulk and mass of the proposed works are considered disproportionate and excessive. The use of a variety of architectural details and fenestration details results in the dwelling having a contrived and discordant appearance and results in the building having conflicting proportions that detract from the limited architectural merit this proposal presents.
- 5.2.12 There are disordered visual cues to all elevations and this dissonance in conjunction with the mixed ridge heights, overall scale and width of the building, together with the disordered and incongruent fenestration is considered to result in a conspicuous and demonstrably discordant dwelling within the rural area to the detriment of local character contrary to approved policies D1 and H4 of the LDP and the guidance and provision of the Framework.

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 Maldon District Design Guide (2017).
- 5.3.2 There are no properties to the north, east, south or west of the site which would be impacted upon by the proposed development.
- 5.3.3 The proposal is considered to accord with the criterion of approved policies D1, H4, the adopted Supplementary Planning Document (SPD) and the guidance and provision as contained within the NPPF.

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 No new access is proposed and the property would retain the existing detached garage and off-street parking facility which can accommodate in excess of four vehicles.
- 5.4.4 Policies D1 and T2 of the LDP seek to ensure that appropriate off-street parking is provided in conjunction with new development and ensure that safe and secure vehicle parking is provided in accordance with the Council's adopted parking standards. The adopted Maldon District Vehicle Parking Standards SPD sets out that a five bedroom dwelling should provide space to park three vehicles. Therefore, the proposed development would provide parking in line with the Council's requirements.
- 5.4.5 The scheme is therefore considered to accord with approved 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 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 application site would provide private amenity space measuring in excess of 500sqm² and this provision would exceed the criteria set out in the Essex Design Guide of 100m² of amenity space.

6. ANY RELEVANT SITE HISTORY

- **FUL/MAL/02/01260** - Replace existing double garage, shed and oil storage compound with new building comprising double garage, garden room, store, changing and plant room. Approved - 20 January 2003.
- **FUL/MAL/98/00416** - Continued occupancy of extension without compliance with agricultural occupancy condition. Approved - 14 July 1998.
- **FUL/MAL/94/00713** - Single storey extension to kitchen and utility room and provision of dormer window. Approved - 23 November 1994.
- **FUL/MAL/1800365** - Demolition of single storey side extension and detached pool housing. Erection of link extension, with rear single storey extension. Addition of first floor above Games room. New pool housing and changing facilities to the rear. Minor internal rearrangements. Refused – 29 May 2018.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Tolleshunt D'Arcy Parish Council	No comment received at the time of writing.	The public consultation period is on-going and has not been completed at the time of writing this report. Any comments received will be made available to Councillors through the Members' Update.

7.2 Representations received from Interested Parties (*summarised*)

- 7.2.1 The public consultation period is on-going and has not been completed at the time of writing this report. Any comments received will be made available to Councillors through the Members' Update.
- 7.2.2 One letter has been received **in support** of the application with no specific reason being given.

8. REASON FOR REFUSAL

- 1 The proposed development, by virtue of the scale, bulk, height and design of the proposed extensions, would result in a disproportionately large and sprawling dwelling that would dominate the site and the streetscene and detract from the character and intrinsic beauty of the rural locality. The proposed development is therefore unacceptable and contrary to policies S8, D1 and H4 of the Maldon District Local Development Plan and the guidance set out within the National Planning Policy Framework.