



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

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
8 OCTOBER 2018**

Application Number	OUT/MAL/18/00971
Location	Land North of Rosemary, Mangapp Chase, Burnham-on-Crouch
Proposal	Outline planning application for the erection of two dwellings.
Applicant	Mr & Mrs J Jolly
Agent	Mr G Clark - Clark Partnership
Target Decision Date	16.10.2018
Case Officer	Anna Tastsoglou, TEL: 01621 875741
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Member Call In <ul style="list-style-type: none">• In the public interest

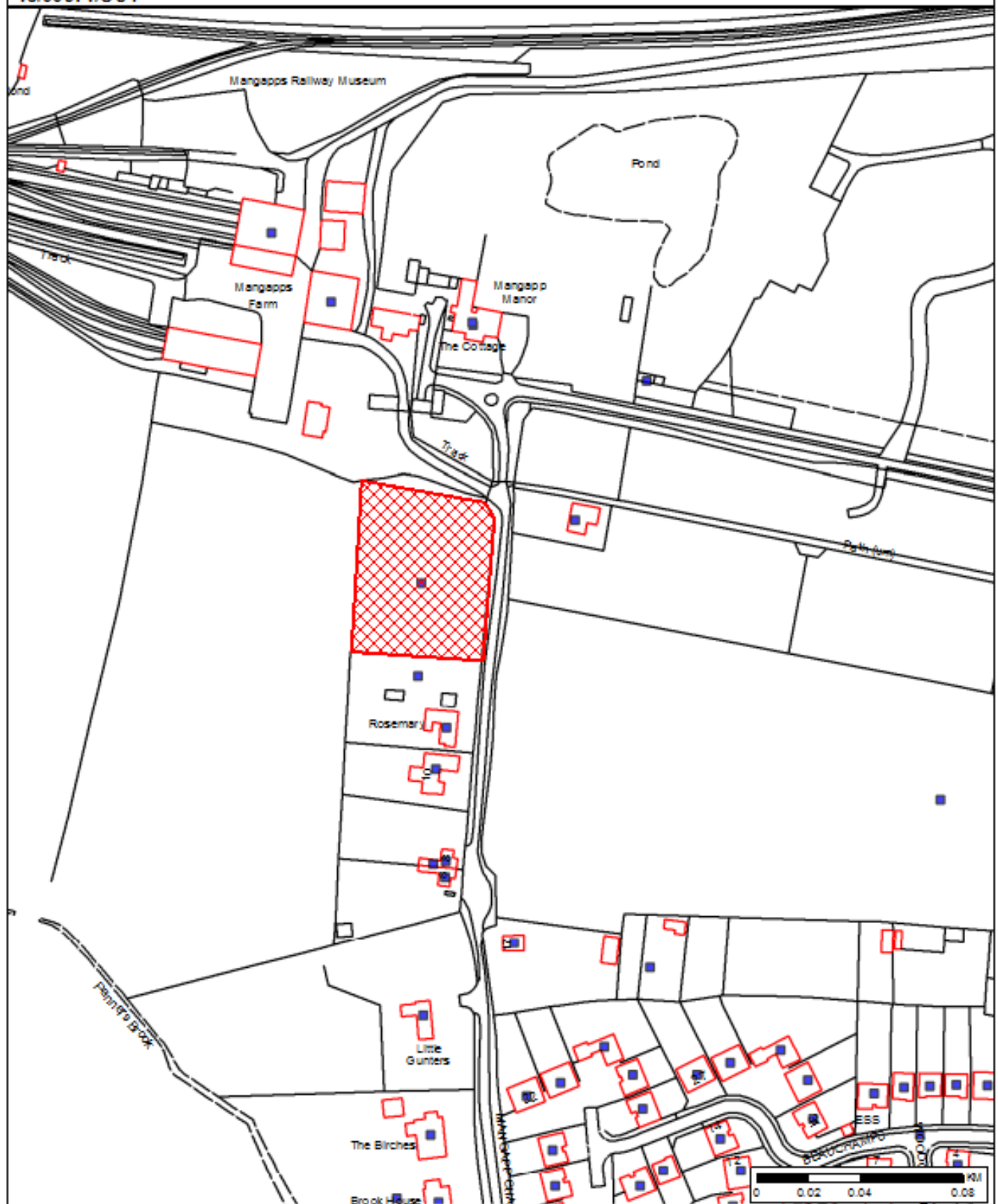
1. RECOMMENDATION

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

2. SITE MAP

Please see overleaf.

Land North of Rosemary, Mangapps Chase, Burnham-on-Crouch
18/00971/OUT



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Maldon District Council 10/01/2014

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Scale: 1:2,024

Organisation: Maldon District Council

Department: Department

Comments: South East Committee

Date: 24/09/2018

MSA Number: 100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located the west of Mangapp Chase, south of a private track leading to Mangapp Farm. The site lies outside the settlement boundary of Burnham-on-Crouch and is an open grass land bounded by dense hedgerows to the east and a line of trees to the north. A public footpath runs along the south and east boundaries of the site. The western boundary of the application site is not defined, as it appears to be part of a larger L-shaped agricultural field, which extends beyond the dwellings along Mangapp Chase.
- 3.1.2 Immediately adjacent to the south of the application site, there is a handful of dwellings along Mangapp Chase backing onto the rural countryside. To the north, the site neighbours Mangapp Farm and Mangapp Manor. To the east of the site is the former Stable and a currently green field, which benefits from outline planning permission to erect up to 80 dwellings.

3.2 Conclusion

- 3.2.1 Having taken all material planning considerations into account, an objection is raised to the principle of the proposed development, which by reason of its location outside the defined settlement boundary, layout, scale and height would represent an incongruous and dense form of development, out of keeping with the open and rural grain and character of the area, to the detriment of the character of the open countryside and the locality more widely. Furthermore, the design of the dwelling on Plot 2 is considered to lack architectural merit and will therefore harm the visual amenity of the site and surrounding area. The development due to its proximity to noise generating sources and lack of the submission of a noise survey to demonstrate that the potential impact on the residential amenity and living conditions of future occupiers can be overcome, would be unacceptable and contrary to the aims of the local plan. The proposal is therefore contrary to the guidance contained within the National Planning Policy Framework, (NPPF) Policies S1, D1 and H4 of the Maldon District Local Development Plan (MDLDP) and Policies HO.1 and HO.8 of the Burnham-on-Crouch Neighbourhood Plan.

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:

- 7-14 Achieving sustainable development
- 38 Decision-making
- 62-72 Delivering a sufficient supply of homes
- 102-104 Promoting sustainable transport
- 117-118 Making effective use of land
- 124-131 Achieving well-designed places
- 170-182 Conserving and enhancing the natural environment

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

- S1 Sustainable Development
- S2 Strategic Growth
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change & Environmental Impact of New Development
- H4 Effective Use of Land
- T1 Sustainable Transport
- T2 Accessibility
- N2 Natural Environment and Biodiversity

4.3 Burnham-on-Crouch Neighbourhood Development Plan (7 September 2017)

- HO.1 New Residential Development
- HO.8 Housing Design Principles

4.4 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance
- Maldon District Design Guide (MDDG) SPD
- Vehicle Parking Standards SPD

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 Policies S1, S2 and S8 of the approved MDLDP seek to support sustainable developments within the defined settlement boundaries. This is to ensure that the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. It is clearly stated that outside of the defined settlement boundaries, Garden Suburbs and Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon.
- 5.1.2 Policy HO.1 of the Burnham Neighbourhood Plan states that “Proposals will be supported for residential development provided that it complies with the requirements set out in other policies of this Plan and the Development Plan”.
- 5.1.3 The abovementioned policies are in compliance with the NPPF which in order to promote sustainable development in rural areas, suggests that housing should be located where it will enhance or maintain the rural communities, such as small settlements. It is also stated that local authorities should avoid new isolated residential developments in the countryside, unless special circumstances indicate otherwise.

- 5.1.4 The site is situated outside the defined settlement boundary of Burnham-on-Crouch, within the countryside and it is therefore contrary to Policies S1, S2 and S8 of the Local Development Plan (LDP).
- 5.1.5 Policies T1 and D2 seek to encourage sustainable development within settlement boundaries, increase use of sustainable modes of transport (walking, cycling, public transport) and reduced reliance on the car to access essential services and facilities. LDP Policy T2 relates more directly to accessibility, by requiring all new development proposals to 'provide safe and direct walking and cycling routes to nearby services, facilities and public transport where appropriate'. In addition, paragraph 35 of the NPPF sets out that 'developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities'.
- 5.1.6 The development would be located outside the defined settlement boundaries and technically the site would be away from sustainable modes of transport, local amenities and services. However, it is noted that the nearest bus stop to the application is approximately 0.3 miles away, on Southminster Road, which provides frequent bus services and extensive links with employment opportunity areas and the Burnham-on-Crouch train station. Furthermore, the site is located in close proximity to the northern settlement boundary of Burnham-on-Crouch and a public footpath runs along the south and west boundaries. Therefore, on balance, no objection is raised in terms of the accessibility of the site to safe pedestrian and cycle routes, to public transportation or local services and facilities.
- 5.1.7 This application follows a previous refusal, one of the reasons being that the development is not acceptable in principle due to its location outside of the defined settlement boundary as well as its harmful impact on the open rural character of the surrounding area.
- 5.1.8 Other material consideration relating to the impact of the development on the character of the area, living conditions of the future neighbouring occupiers and any highways issues are assessed below.

5.2 Housing Need and Supply

- 5.2.1 The Council has an up-to-date development plan which will generally deliver the housing required. As part of its Five Year Housing Land Supply Statement (August 2016), the Council has published information on its potential housing supply (5 year supply of housing plus an additional 5% buffer as required by the NPPF). The statement provided evidence that the Council is able to demonstrate a 6.04 year housing land supply against its adopted targets and therefore, meets the requirements of the NPPF in terms of housing delivery. Thus the authority is able to meet its housing needs targets without recourse to allowing development which would otherwise be unacceptable. Policy S2 of the LDP identifies that the infrastructure of Burnham-on-Crouch is limited and therefore development above the identified limit of 450 dwellings will not be supported. In this instance it is considered that three additional dwellings would not impose a burden on existing infrastructure to an extent that would justify the refusal of the application.

- 5.2.2 Policy H2 of the LDP identifies the need for smaller dwellings, primarily one or two bedroom dwellings. The proposal of two, three bedroom bungalows would not contribute towards this required type of housing and therefore, does not weigh in favour of the application.

5.3 Design and Impact on the Character of the Area

- 5.3.1 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.

- 5.3.2 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”.

- 5.3.3 This principle has been reflected in the approved 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.

- 5.3.4 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the Maldon District Design Guide (MDDG) (2017).

- 5.3.5 It should also be noted that policies S2 and S8 of the MDLDP seek to avoid new development outside defined development boundaries, and the MDLDP Policy D1 requires new development to be of a good standard of design and to contribute to and enhance local distinctiveness.

- 5.3.6 Although outline in nature, matters of access, layout, scale and appearance are to be considered under this application. The application site is located outside the development boundaries of Burnham-on-Crouch within a rural context. The site is an

open grassed field, which currently contributes to and maintains the rural character of the area.

- 5.3.7 Development around the application site, mainly to the south and north, is dispersed and sporadic. Immediately adjacent to the south of the application site there is a small number of detached dwellings, while to the north the site abuts Mangapp Manor and Mangapps Railway. Wide gaps are maintained between the dwellings to the south of the application site, while to the north the buildings are spread within large plots, leaving large areas open and undeveloped.
- 5.3.8 It is considered that this scattered form of development along Mangapp Chase and further to the northwest distinguishes the countryside from the settlement boundary, acting as a town fringe, creating a gradual transition into the countryside. Therefore, the site currently forms an important part of the rural character of the area and its retention as an open grass field would maintain the physical and visual gap between the built up area and the countryside.
- 5.3.9 Although it is accepted that a large scale residential development, for the erection of up to 80 dwellings, was recently approved on the land to the southeast of the application site, between Mangapp Chase and Southminster Road, it is considered that the character of the area to the west of Mangapp Chase is materially different from that to the southeast, adjacent to the development boundary of Burnham-on-Crouch, as it creates a physical and visual division between the built up area and the countryside.
- 5.3.10 The main impact would be upon the character and appearance of the site and surrounding area which would derive from the spread of built form. Any residential development will inherently attract external domestic paraphernalia, vehicle parking and the urbanisation of the site for residential use. The development of these rural spaces increases the built form and developmental creep into the rural landscape. The built form is more reflective of an urban environment, rather than the looser grain of development prevalent in rural areas.
- 5.3.11 It is noted that a public footpath runs along the east and south boundaries of the application site which links the urban area with the countryside. If developed, the site would materially harm the long views to and from the open countryside. A Landscape and Visual Scoping Note has been submitted with the application which stated that the visual effects of the development would be limited and of localised nature. The residential development to the southeast of the application site, recently allowed on appeal (OUT/MAL/14/00845) is taken into consideration on the assessment of the impact of the development on the landscape character of the area. It should be noted that this development was only allowed as outline and there are still reserve matters to be granted permission. This development has not commenced and thus, although consideration is given to the granted permission, it cannot be treated as a developed site for the purposes of this application. Furthermore, it must be noted that these 80 dwellings were approved at a time where the Local Planning Authority (LPA) did not have a 5 year housing supply, which is no longer the case. Although the submitted report concludes that the landscape and visual effects of the development would be limited, for all the reasons stated above, concerns are raised in terms of the impact on the character and appearance of the area.

- 5.3.12 Scale, layout, access and appearance are matters for consideration of the current application. No objection is raised to the proposed access to the sites which will be taken from Mangapp Chase. In terms of the orientation and position of the dwellings, the proposed dwellings would be set back from the front boundary line and would maintain a sufficient gap between them.
- 5.3.13 The scale of the proposal should be assessed as part of this application and it is noted that two dwellings are proposed to be erected. It is noted that the application now relates to two bungalows as opposed to two larger dwellings and a bungalow in the previous application. However the proposed dwellings still measure 6.1 metres and 7.1 metres in height and therefore their scale would be considered unacceptable and would contradict with the open and rural locality, further resulting in the spread of built form into the surrounding rural area.
- 5.3.14 It is noted that the garage has been moved from the previous application and is proposed to be located to the side of the dwelling on Plot 2. However it would still be considered to be at odds with the wider area, where detached garages are not a common feature. Furthermore, its height of 4.7 metres would be considered unduly prominent, exacerbated by its location along the side boundary of the plot which would be visible from Mangapp Chase and the northern track.
- 5.3.15 The dwelling on Plot 1 is considered to be of a standard bungalow design and would have appropriate architectural merit. Considering the design individually, it is considered that the dwelling is acceptable as the external features and materials are of a typical residential style. Although no objection is raised to the design of this dwelling per se, the introduction of a new dwelling in this location is not considered acceptable.
- 5.3.16 The design of the dwelling on Plot 2, as a result of the chosen palette of materials and the style and design of the proposed dwelling, is considered to result in a contrived form of development that does not integrate into the character and appearance of the surrounding area. Furthermore, the scale and design of the roof is disproportionately large and dominates the appearance of the dwelling, failing to reference the architectural character of the surrounding area.
- 5.3.17 For the reasons stated above, it is considered that the development would be out of keeping with the existing grain and character of the area and it would result in an unacceptable form of development, which would intrude into the countryside, to the detriment of the appearance and character of the locality.

5.4 Impact on Residential Amenity

- 5.4.1 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).
- 5.4.2 The proposed development would result in increased levels of activity, due to the erection of two dwellings on land which is currently an open grassed area. However, on balance, it is not considered that the proposed residential development would have a materially harmful impact on the residential amenity of the neighbouring occupiers,

in terms of noise and disturbance, given the nature of the use, which is compatible with the use of the existing residential area.

- 5.4.3 Sufficient distance would be maintained between the development and the southern boundary with Rosemary (11 metres) and thus, the southernmost dwelling would not result in any unacceptable impact in terms of overshadowing or domination. The development would not have any greater impact on the amenity of any other neighbouring occupier, given the separation distance of the site to other neighbouring properties to the north, east and south.
- 5.4.4 There are a number of windows on all elevations of both dwellings. However due to the distance between the proposed dwellings, and other neighbouring dwellings, they are not considered to give rise to overlooking to an extent that would justify the refusal of the application. Furthermore, due to both dwellings being single storey, and the separation distance between neighbouring sites, they are not considered to give rise to overshadowing to an extent that would justify the refusal of the application.
- 5.4.5 In terms of the interrelationship of the houses proposed, by reason of their orientation and separation distance of 15.4 metres, it is not considered that they would result in a detrimental impact in terms of being overbearing or resulting in loss of light.

Noise

- 5.4.6 The proposed development would be located in close proximity to sources of noise and disturbance, a wedding venue and a railway museum with operating railway station and a number of complaints have been previously received by Council's Environmental Health Team. These include complaints about loud and potentially alarming short term blasts from horns, engine noise, speech from public address systems from the railway station and museum and loud music of varying genres including heavy reverberant bass from the wedding venue.
- 5.4.7 Similar concerns were previously raised, when the development of up to 80 dwellings at the neighbouring site to the southwest was assessed. A detailed noise survey was submitted with that application and the Inspector considered that subject to the imposition of a condition ensuring mitigation measures on a plot-by-plot basis, the impacts on the occupiers would be acceptable. However, in this instance, no acoustic survey has been submitted with the application and also the site is located in closer proximity to the noise generating sources. The adjacent residential development was a major application with multiple properties and of a non-comparable scale to this application and has more scope within the site for noise attenuation measures to be installed. It is noted that the wedding venue use is likely to cease, but at this time, this remains the lawful use of the site. Therefore, in the absence of a noise survey, it has not been demonstrated that it would be possible or reasonable to impose a similar condition as that imposed on the neighbouring site, which would be able to overcome the concerns.
- 5.4.8 The impact of noise on the future occupants of the proposed dwellings was cited as a reason for refusal within the previous application. No new information has been provided with this application to suggest that the noise levels from adjacent sites would not detrimentally impact upon the residents.

- 5.4.9 In light of the above, it is considered that it has not been satisfactorily demonstrated that the development would achieve sustainable living conditions and would not be subjected to noise pollution and therefore the proposal is contrary to the NPPF, NPPG and policies of the LDP.

5.5 Access, Parking and Highway Safety

- 5.5.1 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.
- 5.5.2 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.
- 5.5.3 Separate accesses are proposed for each dwelling, which would be accessed from Mangapp Chase. Subject to provision of sufficient width accesses no objection is raised to vehicle access taken from Mangapp Chase.
- 5.5.4 In terms of parking provision, each dwelling has three bedrooms and therefore two off-street parking spaces would be required. From the submitted plans, it appears that at least three off-street parking spaces would be provided for each dwelling and therefore no objection is raised in terms of parking provision.
- 5.5.5 The Essex County Council Highways Authority (ECC) has been consulted, but no response has been received. However it is noted that they had no objections in the previous application (OUT/MAL/17/00866) and therefore any comments will be included within the Members' Update

5.6 Private Amenity Space and Landscaping

- 5.6.1 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 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 25 m² for flats.
- 5.6.2 The proposed development would provide sufficient amenity areas for both proposed dwellings, in excess of the minimum requirements as set out above. Therefore, the development would be able to meet the outdoor amenity area needs of the future occupiers. The site is located in close proximity to sources of noise and disturbance from a wedding venue and a railway museum, with operating railway, and concerns are raised in relation to the usability of the proposed amenity areas and the impact that these would have to the enjoyment of their garden. However, the impact on the residential amenity of the future occupiers in relation to noise has been further assessed above.

- 5.6.3 The provision of landscaping would be required in order to soften the appearance of the development. Although some soft landscaping has been shown on the indicative plans submitted, this element of the proposal would be dealt with as part of the submission of a reserved matters application.

5.7 Ecology

- 5.7.1 The NPPF (the Framework) states that if significant harm to priority habitats and species resulting from a development cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.
- 5.7.2 Policy N2 of the LDP which states that “All development should seek to deliver net biodiversity and geodiversity gain where possible. Any development which could have an adverse effect on sites with designated features, priority habitats and / or protected or priority species, either individually or cumulatively, will require an assessment as required by the relevant legislation or national planning guidance.”
- 5.7.3 No ecology survey has been carried out to assess and determine whether any protected species are present at the site or may be affected by this development. The application site is currently surrounded by vacant agricultural land. A former stable block is also located to the east of the site. Although it is unlikely that there are protected species on site, due to its use and existing vegetation along the boundaries; it is considered that an ecology survey should be carried out, this matter could be dealt with by way of a condition requiring a survey and mitigation scheme, should the application be approved.

5.8 Sustainability

- 5.8.1 Paragraph 7 of the Framework outlines that there are three dimensions to sustainable development; economic, social and environmental. To fully assess the sustainability of the scheme, it would be appropriate to consider the proposal against the three dimensions.
- 5.8.2 In relation to the economic role, the development of three new dwellings would provide employment during construction. Future residents would also be likely to make use of the existing services in the area. Although some would be temporary, there would be economic benefits for the local area derived from the scheme; however, limited.
- 5.8.3 With regards to the social role, the development would not contribute towards the required type of housing in the District, which is for smaller one and two bedroom dwellings, as set out in policy H2 of the LDP. Furthermore, the development would potentially result in detrimental impact on the amenity of the future occupiers, given the proximity of the site to noise sources.
- 5.8.4 In relation to the environmental role, although it is acknowledged that the development would be located in an accessible location in terms of facilities and public transportation, the impact of the development on the character and appearance of the site and surrounding area is considered to be unacceptable.

- 5.8.5 It is therefore considered that the benefits arising from the erection of three dwellings would not be such that would outweigh the social and environmental impacts of the development.

6. ANY RELEVANT SITE HISTORY

6.1 Relevant site history:

- **OUT/MAL/17/00866** – Outline planning application for the erection of three dwellings. – Refused

6.2 Relevant planning history in relation to neighbouring sites:

- **OUT/MAL/14/00845** - Land West Of Cemetery Chapel, Southminster Road, Burnham-On-Crouch - Outline planning permission for development of up to 80 residential dwellings with associated site access, highways, open space, landscaping, land reserved for provision of local shop and associated works. – Appeal allowed on 18th January 2017
- **OUT/MAL/15/00127** – Land Adjacent To Rosemary, Mangapp Chase, Burnham-On-Crouch. - Outline application for a new chalet dwelling (access and layout) all other matters reserved. – Refused
- **OUT/MAL/17/00723** - Former Stables, Mangapp Chase, Burnham-On-Crouch. – Erection of 2 dwellings (following demolition of existing stable). – Refused

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham-on-Crouch Town Council	Recommend refusal as the development is located outside of the settlement boundary and would represent an intensive and urban form of development that would harm the surrounding area.	Comments noted. See section 5.3

7.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council Highways Authority (ECC)	No response.	N/A
Essex and Suffolk Water	No objection subject to compliance with requirements, and subject to the condition that a	Comments noted.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	water connection is made to the network for the new dwellings for revenue purposes.	

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No noise survey has been provided, which was requested for the previous application. Concerns are raised in relation to the impact on the residential amenity of future occupiers caused by noise arising from the adjacent wedding venue (Mangapp Manor) and the railway.	Comments noted. See section 5.4

7.4 Representations received from Interested Parties

7.4.1 No representations have been received.

8. REASONS FOR REFUSAL

1. The application site lies within a rural location outside of the defined settlement boundary of Burnham-on-Crouch where policies of restraint apply. The Council can demonstrate a five year housing land supply to accord with the requirements of the National Planning Policy Framework. The site has not been identified by the Council for development to meet future needs for the District and does not fall within either a Garden Suburb or Strategic Allocation for growth identified within the Maldon District Local Development Plan to meet the objectively assessed needs for housing in the District. Therefore, the development is unacceptable in principle. Moreover, the proposed development would substantially alter the open character and intrinsic beauty of the countryside. Due to its layout, scale, height and associated domestic paraphernalia would result in an incongruous and overscaled form of development, which would unacceptably intrude to the open countryside, to the detriment of the character and appearance of the application site and the locality more widely. The development would therefore be unacceptable and contrary to the National Planning Policy Framework and policies S1, S8, D1 and H4 of the Maldon District Local Development Plan (2017), Policies HO.1 and HO.8 of the Burnham-on-Crouch Development Plan and guidance contained within the Maldon District Design Guide (2017).

2. The proposed development would be within close proximity of two noise sources, the Mangapps Railway Museum and the Mangapps Manor wedding venue, that would impact upon the future occupiers of the proposed dwellings. In the absence of a noise assessment the impact of the two noises sources upon the future occupiers of the dwellings cannot be fully assessed. As such it is highly likely that future occupiers of the proposed residential properties would be subject to excessive noise levels which would be detrimental to the residential amenities of future residents. Furthermore, the development may impact upon the existing business operations of Mangapps Railway Museum and the Mangapps Manor wedding venue if complaints arise from occupiers of the new dwellings. The proposal is therefore contrary to policies the National Planning Policy Framework, policies D1 and D2 of the Maldon District Local Development Plan and guidance contained within the Maldon District Design Guide (2017).
3. The proposed dwelling located on Plot 2, by reason of its style, design and bulk, in particular the roof dominant style is considered to be of limited architectural merit and would detract from the character and appearance of the area and is therefore contrary to the guidance within the National Planning Policy Framework, policies D1 of the Maldon District Local Development Plan and guidance contained within the Maldon District Design Guide (2017).