

Appendix 2 - Approved new dwellings and relevant refused dwellings in Althorne from the beginning of 2013 to present.

Approved replacement dwellings:

FUL/MAL/14/01287: Appleby Old Heath Road Althorne - Proposal for a replacement detached house with cart lodge & part conversion of existing outbuilding for a home office & gym.

FUL/MAL/15/00460: Peyton Cottage Summerhill Althorne - Demolition of existing house and replace with new build part two and single storey house.

- The principle of replacement dwellings are established and are assessed under different policies to this proposal.

Refused applications for proposed new dwelling/s:

FUL/MAL/17/01010: – Land Adjacent Fiddlers Rest The Endway Althorne, Demolition of existing sheds with road side frontage and development of a new, separate dwelling within the existing garden curtilage.

- Refused due to being within an unsustainable location and the impact on the intrinsic beauty and character of the rural area – 05.12.2017

FUL/MAL/17/00468: Redbraes Summerhill Althorne - Demolition of existing bungalow and construction of a new residential dwelling.

- Refused due to being within an unsustainable location and the impact on the intrinsic beauty and character of the rural area - 22.06.2017

Please note this application was not assessed as a replacement dwelling due to the abandonment of the residential use.

FUL/MAL/17/00940: Land At Former Maldon Fencing Co Burnham Road Althorne - Residential development comprising 8No. bungalows.

- Refused due to being within an unsustainable location and the impact on the intrinsic beauty and character of the rural area - 11.10.2017

FUL/MAL/17/00136: Land Adjacent Crouch Hall Fambridge Road Althorne - Provision of lifetime's home bungalow.

- Refused due to being within an unsustainable location and the impact on the intrinsic beauty and character of the rural area and coastal zone. - 11.04.2017

OUT/MAL/15/00734: Winterdale Manor Burnham Road Althorne - The conversion of Winterdale Manor and redevelopment of the site to provide up to 9 x dwellings.

- This application was refused for four reasons; one of them being due to ‘the development would have an urbanising effect on the rural character of the area and would result in an unwelcome visual intrusion into the open and undeveloped countryside.’ - 21.10.2015

OUT/MAL/14/00081: Crouch View Fambridge Road Althorne - Application for outline planning permission to demolish existing dwelling and construct 2 No. dwellings with detached garages.

- Refused due to being within an unsustainability location and the impact on the character and visual appearance of the area. - 20.03.2014

FUL/MAL/13/00829: Land East Of 1 Red Brick Cottages The Endway Althorne - Erection of detached two bedroom bungalow with driveway and parking.

- This application was refused for three reasons two of them are relevant to this application; one being the detrimental impact to the landscape character of the rural countryside and the other being the unsustainability of the location. - 20.01.2014

FUL/MAL/13/00028: Land Rear Of 2 River View Terrace Fambridge Road Althorne - Two detached dwelling units including garaging to Plot 1.

- Refused due to being within an unsustainability location and the harmful impact on the rural character and appearance of the area. - 21.03.2013

Refused application and dismissed at appeal for proposed new dwelling/s:

FUL/MAL/16/00190: High View Fambridge Road Althorne - Demolition of existing property & outbuildings and erection of a replacement dwelling.

- This application is a replacement dwelling refused on design and is not comparable to the application site. - 11.04.2016 – Appeal dismissed - 02.09.2016

OUT/MAL/16/01182: Land Adjacent The Old Forge And Thornley Cottage Burnham Road - Construction of 2 bedroom detached residential bungalow (Resubmission).

- Refused due to being within an unsustainable location and the impact on the intrinsic beauty and character of the rural area - 18.01.2017 – Appeal dismissed and reason for refusal was upheld by the Inspector. - 31.05.2017

OUT/MAL/16/00171: Mansion House Farm Burnham Road Althorne - Demolition of all buildings on site (save for C19th former dairy building which is a non-designated heritage asset on the site frontage) and residential redevelopment for 48 dwellings, new access and associated works to include on site open space, sustainable urban drainage and associated strategic landscaping.

- This application was refused for three reasons one of which is relevant to this application; the relevant reason for refusal states that it would be an ‘intrusive form of unsustainable development, remote from day to day services and facilities, out of character with this rural location and the rural setting of the village. - 18.05.2016 - Appeal dismissed and the relevant reason for refusal was upheld by the Inspector. - 08.05.2017

OUT/MAL/15/00559: Land Rear Of The Thicket Summerhill Althorne - Outline application for proposed new 2 bedroom home with the matter of access for determination.

- This application was refused for four reasons; two of them are relevant to this application. The relevant reasons for refusal relate the unsustainability of the area and the visual intrusion into the open and undeveloped countryside. - 08.07.2015 – Appeal dismissed and relevant reasons for refusal were upheld by the Inspector. - 26.05.2016

FUL/MAL/14/00810: Stitches Farm Lower Chase Althorne - Replacement of existing flat above garage with a two bedroom bungalow including repositioning on site.

- Refused due to the unwelcome visual intrusion into the open and undeveloped countryside. - 11.11.2014 – Appeal dismissed and the reason for refusal were upheld by the Inspector - 20.08.2015

OUT/MAL/14/00047: Land Adjacent Althorne House Station Road Althorne - Construction of three dwellings, all matters reserved at Land North of Althorne Station Road.

- Refused due to being within an unsustainable location and the harmful impact on the rural countryside - 27.05.2014 – Appeal dismissed and the reasons for refusal were upheld by the Inspector - 18.02.2015

OUT/MAL/14/00046: Land Adjacent Cliffords Farm Burnham Road Althorne - Construction of four dwellings, all matters reserved at Land at Burnham Road, Althorne.

- Refused due to being within an unsustainable location and the harmful impact on the rural countryside - 27.05.2014 – Appeal dismissed and the reasons for refusal were upheld by the Inspector - 29.12.2014

OUT/MAL/13/00999: Land Adjacent 1 River View Terrace Fambridge Road Althorne - Erection of dwelling.

- This application was refused for two reasons; one is relevant to this application. The relevant reason for refusal was due to being within an unsustainable location and the harmful impact on the rural landscape. - 19.12.2013 – Appeal dismissed and the reasons for refusal were upheld by the Inspector - 05.06.2014

FUL/MAL/13/00974: 6 River View Terrace Farnbridge Road Althorne - Demolition of extension for provision of 2no. semi-detached dwellings.

- Refused due to being within an unsustainable location and the harmful impact on the rural landscape. - 20.01.2014 – Appeal dismissed and reason for refusal was upheld by the inspector. - 20.01.2014

OUT/MAL/13/00357: Catherine Cottage Summerhill Althorne - New dwelling house.

- Refused due to being within an unsustainable location and the harmful impact on the rural landscape. - 12.06.2013 – Appeal dismissed and reason for refusal was upheld by the inspector. - 29.01.2014

Approved Agricultural workers dwelling:

FUL/MAL/16/00055: Land North West Of Stitches Farm Lower Chase Althorne - Re-siting of an Agricultural Workers Dwelling approved at FUL/MAL/14/01008.

- Agricultural workers dwellings fall within one of the categories listed within policy S8 as an exception to development within the countryside and are assessed under different policies to this proposal.

Approved Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse:

COUPA/MAL/16/00991: Maythorne Mushrooms The Endway Althorne - Prior approval for proposed change of use of agricultural building to three dwellinghouses (C3), and for associated operational development.

COUPA/MAL/16/00195: Cow Shed Dairy Farm Dairy Farm Road - Prior approval of proposed change of use of agricultural building to a dwellinghouse (C3), and for associated operational development.

- These applications are not planning applications assessed against the Local Development Plan. They are assessed against a set of criteria within the legislation that does not take into account the sustainability of the area. As such would these approvals are given minimal weight in determining this current scheme.

Officer notes

It is clear from the above approved and refused applications, that no dwellings comparable to this proposal, outside of the settlement boundaries of Althorne have been approved planning permission, since the previous refusal and dismissed appeal on the application site (ref: FUL/MAL/12/00016). It should also be noted that the Councils position is strengthened by the ability to demonstrate a five year housing land supply as many of the earlier appeal decision, including the one determined at the application site were dismissed at a time when the Council could not identify a five-year supply of deliverable housing land.