



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

**to
CENTRAL AREA PLANNING COMMITTEE
17 OCTOBER 2018**

Application Number	HOUSE/MAL/18/00967
Location	9 Warwick Drive, Maldon
Proposal	Single storey side and rear extension
Applicant	Mr Mick Savill
Agent	Mr Fraser Tugby
Target Decision Date	22.10.2018
Case Officer	Louise Staplehurst
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Member Call In – Councillor Shrimpton Reason: Public interest and request of Maldon Town Council

1. RECOMMENDATION

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

2. SITE MAP

Please see overleaf.

9 Warwick Drive, Maldon
18/00967/HOUSE



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Maldon District Council 100018588 2014



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Scale: 1:1,166

Organisation: Maldon District Council

Department: Department

Comments: Central Planning Committee

Date: 03/10/2018

MSA Number: 100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located north of Warwick Drive, within the settlement boundary of Maldon. The site is occupied by a two storey semi-detached dwelling. The surrounding area is residential in nature with properties of a similar design.
- 3.1.2 Planning permission is sought for a single storey rear and side extension. The extension projects out 1.5 metres to the side of the dwelling, it measures 8.8 metres deep, 7.1 metres wide at the rear and projects 3.5 metres from the rear elevation. There will be two roof lights on the rear roof slope.
- 3.1.3 The detached outbuilding in the rear garden is being removed to allow the extension to be built.
- 3.1.4 In terms of materials, the walls will be brickwork, the roof will be tiled and the windows and doors will be UPVC, all to match the existing. The side window will be obscure glazed and non-openable below 1.7 metres high.

3.2 Conclusion

- 3.2.1 It is consequently considered that the proposal will not cause detrimental harm to the visual amenity of the site or surrounding area. Furthermore, the proposal is not considered to detrimentally impact on the residential amenity of neighbouring occupiers, parking provision or private amenity space. The proposal is therefore in accordance with policies D1 and H4 of the Maldon District Local Development Plan (MDLDP) and guidance contained within 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:

- 11 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 approved by the Secretary of State:

- D1 Design Quality and Built Environment
- T2 Accessibility
- S1 Sustainable Development
- H4 Effective Use of Land

4.3 Relevant Planning Guidance / Documents:

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

5. MAIN CONSIDERATION

5.1 Principle of Development

- 5.1.1 The principle of altering and extending the dwelling to provide facilities in association with residential accommodation is considered acceptable, in compliance with Policy D1 of the Local Development Plan (LDP). Other material planning considerations are discussed below.

5.2 Design and impact on the character and appearance 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 should be sought 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 local design standards, 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 There is similar support for high quality design and the appropriate layout, scale and detailing of development found within the MDDG (2017).
- 5.2.5 The extension is of a typical style and design for a residential dwelling and is of appropriate architectural merit. It expands the whole width of the dwelling at the rear and projects a further 1.5 metres to the side. It is a relatively large addition however the glazing, window and roof lights help to break up the expanse of brick. Furthermore, the roof style is appropriate in this instance and therefore the view of the extension from the rear is suitably in keeping with the overall character of the existing dwelling.
- 5.2.6 The side extension is visible from the streetscene. It has a 1.5 metre projection from the side elevation and is set back 1 metre from the principal elevation. Due to this, and its single storey nature, it is not considered to be unduly prominent and is considered to be subservient to the host dwelling. The proposal is therefore considered to be in keeping with the existing dwelling to an acceptable degree.
- 5.2.7 The extension will expand 8.8 metres along the side and to the rear of the dwelling. Although this is considered to be a relatively large expanse, it is single storey and will be partially shielded by the neighbouring dwelling to the west and will therefore have a limited impact on the wider streetscene.
- 5.2.8 In terms of materials, these will match the existing dwelling and therefore there is no objection to these.
- 5.2.9 Overall, the proposed extension, by reason of its scale and bulk, is considered to be an acceptable addition and therefore the proposal is contrary to policies D1 and H4 of the LDP.

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 neighbouring dwelling to the east, No.11 Warwick Drive abuts the boundary with the application site. The proposed extension projects 3.5 metres along this shared boundary. There are no windows on the elevation facing this neighbour and therefore it will not result in overlooking. Furthermore, due to its single storey nature, it is not considered to cause overshadowing to an extent that would justify the refusal of the application. After undertaking a site visit, it is noted that No.11 Warwick Drive also has a single storey rear projection that abuts the shared boundary and therefore this further minimises any impact the proposed extension may have.

- 5.3.3 The proposed extension is located 1.3 metres from the shared boundary with the neighbour to the west, No.7 Warwick Drive. Due to a separation distance of 3.5 metres between the neighbouring dwelling and the extension, and the extension being single storey, it is not considered to cause overshadowing to an extent that would justify the refusal of the application. There will be one window on the side elevation facing the neighbour which will be obscure glazed and non-opening below 1.7 metres and therefore the proposal will not result in a loss of privacy to an extent that would justify the refusal of the application.
- 5.3.4 The proposed extension will have glazing and windows on the rear elevation. However the extension will be located 24.4 metres from the rear north boundary and therefore it will not impact on the residential amenity of the neighbour to the north.
- 5.3.5 The proposal is adding one window on the principal elevation of the extension. However this is not considered to be materially different to the existing windows on the principal elevation and therefore the proposal will not detrimentally impact on the residential amenity of the neighbours to the south, across Warwick Drive.
- 5.3.6 All other dwellings are located at a distance where the extension would not impact on their residential amenity.
- 5.3.7 It is consequently considered that the proposed development will not cause overlooking or have a harmful impact of the amenities of neighbouring residents and would therefore be in accordance with this aspect of policy D1 of the LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy T2 of the LDP aims to create and maintain an accessible environment, requiring development to have sufficient parking facilities with regard to the Council's adopted parking standards. Similarly, policy D1 of the 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 and cycle routes.
- 5.4.2 The existing detached garage is being removed so the proposed extension can be built and the side extension is removing one space to the side of the dwelling. The extension is not adding any bedrooms and therefore the dwelling will remain as a two bedroom property, where the standards require a maximum of two parking spaces. There will be provision for one car parking space to the front of the dwelling, which is considered reasonable for a dwelling of this size in this location.
- 5.4.3 Therefore, there is no objection to the proposal in terms of car parking as it complies with this aspect of policy D1 of the LDP.

5.5 Amenity Space

- 5.5.1 The Essex Design Guide advises a suitable garden size for dwellings with three or more bedrooms is 100 square metres.

- 5.5.2 The extension will result in a minor loss of garden however it will still measure 194 square metres and is therefore in accordance with policy D1 of the LDP.

6. ANY RELEVANT SITE HISTORY

- 6.1 There is no relevant site history for this application.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	Recommends approval. The side window should be obscured glass to prevent overlooking.	The proposed plans state the side window will be obscure glazed. See Section 5.3.

7.2 Representations received from Interested Parties

- 7.2.1 No letters of representation have been received for this application.

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) of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in complete accordance with the following documents: 18418/SP, 18418/01, 18418/02.
REASON To ensure that the development is carried out in accordance with the details as approved, in accordance with NPPF and policy D1 of the MDLDP.
- 3 The materials used in the construction of the extension hereby approved shall be as set out within the application form/plans hereby approved.
REASON To protect the amenity of the surrounding area, in accordance with policy D1 of the MDLDP.