



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
7 JANUARY 2019**

Application Number	FUL/MAL/18/01403
Location	Plainswood House, 25 Plains Road, Great Totham
Proposal	Construction of detached garages, gymnasium and garden room
Applicant	Mr. Thomas Gregan
Agent	Mr. Anthony Cussen - Cussen Construction Consultants
Target Decision Date	08/01/2019
Case Officer	Emma Worby
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Member Call In – Councillor J Keyes (public interest)

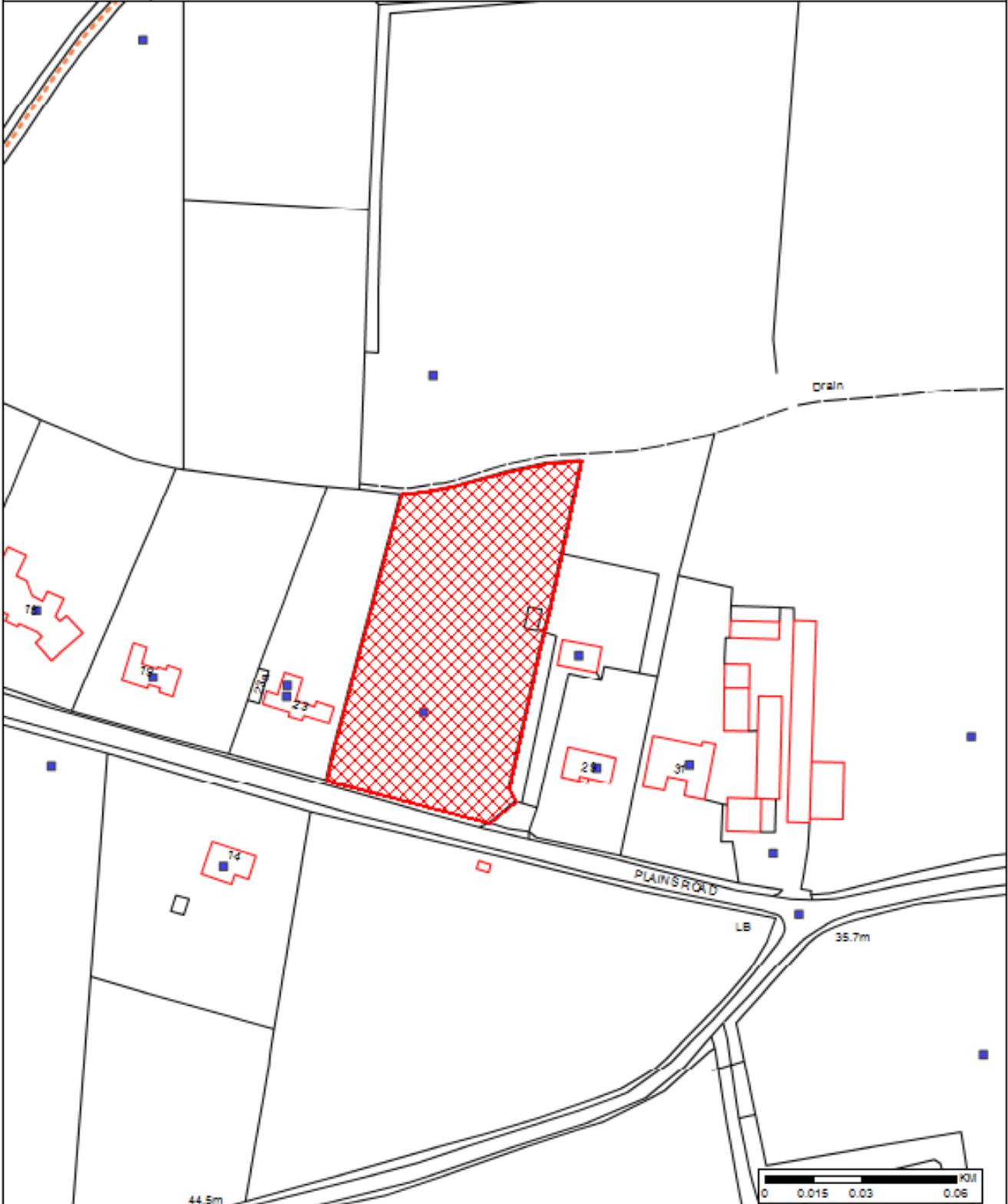
1. RECOMMENDATION

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

2. SITE MAP

Please see overleaf.

18/01403/FUL
25 Plains Road, Great Totham



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	
	Date:	12/12/2018
	MSA Number:	100018588
www.maldon.gov.uk		

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the northern side of Plains Road and outside of any defined settlement boundaries. The site is occupied by a recently constructed two storey detached dwellinghouse which is surrounded by ample amenity space. A driveway is located between the front elevation of the property and a large timber entrance gate and brick wall is set slightly back from Plains Road. The surrounding area is rural in nature with several large dwellings located along this section of the road.
- 3.1.2 Planning permission is sought for a single storey outbuilding to the west of the main dwelling to accommodate two garages, a gymnasium and a garden room. The entire building would have a footprint of 232m². The outbuilding would be constructed of facing brickwork and natural slate roof tiles to match the existing dwelling. The ground level on the site, where the outbuilding would be located, decreases to the north.
- 3.1.3 The most southerly part of the outbuilding would comprise a three bay garage with three garage doors located on the southern elevation. This would have a width of 11.1 metres, a depth of 6.6 metres, an eaves height of 2.6 metres and a ridge height of 6.1 metres. There would be an open canopy projection located on the southern elevation which would have a width of 4.3 metres, a depth of 1.5 metres, an eaves height of 2.3 metres and a maximum height of 4.8 metres. Adjoined to the north of this garage would be a further two-bay garage with two garage doors located on the eastern elevation. This would have a width of 8 metres, a depth of 6.5 metres, an eaves height of 2.4 metres and a ridge height of 6.1 metres.
- 3.1.4 Adjoining the north elevation of the second garage would be a further section of the outbuilding to accommodate the gymnasium. This would have a patio doors and window on the eastern elevation. This part of the building would have a width of 8.1 metres, a depth of 5.5 metres, an eaves height of 2.5 metres and a ridge height of 6 metres. Due to the reduction in the ground level, this part of the building would be 0.8 metres lower than the adjoining garage to the south. Adjoining the northern elevation of the gymnasium would be the final section of the outbuilding to accommodate a garden room. This would have a door on the southern elevation and bi-fold doors on the northern and eastern elevations. The garden room would have a width of 8.9 metres, a depth of 6.1 metres, an eaves height of 2.9 metres and a ridge height of 6.1 metres.
- 3.1.5 The proposal includes a gate and wall between the main dwelling and the proposed outbuilding with a maximum height of 2 metres and an area of hardstanding to the south of the outbuilding to provide vehicle access to the front garages. Details of the material to be used for the hardstanding have not been provided.
- 3.1.6 It is noted that the block plan shows the depth of the total building at 28.047 metres, whereas the depth of the building on the floorplans and elevation plans is 28.647 metres. In this instance, the larger of the two measurements has been considered within this assessment.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development, as a result of its location and scale, is not considered to be incidental to the main dwelling and would represent the excessive development of the residential site. The scale of the building is disproportionate to the host dwelling and would represent a sprawling mass to the detriment of the character and appearance of the site and its rural setting. Therefore, it is considered that the proposal would fail to meet the requirements of policies S1, S8, D1 and H4 of the Local Development Plan (LDP) and guidance contained within the 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 application
- 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
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

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

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The principle of providing facilities in association with residential accommodation is considered acceptable in line with policies S1 and H4 of the approved LDP.

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 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the MDDG (2017).

5.2.5 The application site lies outside of any defined development boundary. According to policies S1 and S8 of the LDP, the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. The policies stipulate that outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided the development is for proposals that are in compliance with policies within the LDP, neighbourhood plans and other local planning guidance.

- 5.2.6 The proposed development would be located to the western side of the main dwelling and would be approximately 33.5 metres from the boundary with Plains Road. Although set back somewhat from the road, due to its position to the side of the main dwelling, the proposed development would be visible within the public realm. Therefore, it would have some impact on the streetscene and the character of the area.
- 5.2.7 From the road it is likely that only the front part of the development, the three-bay garage, would be visible. However, with a width of 11.1 metres and a height of 6.1 metres, this would still be a significant structure on its own. Although its design and proposed materials would match that of the recently constructed dwellinghouse, it is considered that the size of the proposed outbuilding would be an overly large addition to the site. The outbuilding is divided into four separate sections, two garages, a gymnasium and a garden room. However, these would be adjoined to create a single outbuilding which has a depth of 28.5 metres which has a similar footprint to that of the main dwelling. The plans provided show that the existing dwelling has an approximate footprint of 234m² and the proposed outbuilding would have a footprint of 232m². Therefore, this is considered to be a disproportionate addition to the main dwelling and not a subservient or incidental outbuilding.
- 5.2.8 The building would be located in the space between the main dwelling and the western boundary of the site. This would increase the built form on the application site which is located outside of any defined boundaries and therefore can be considered countryside. Although the location of the proposed development is within the residential curtilage of the main dwelling, it is still considered that the proposed development would erode the spacious nature of the site and result in an excessive amount of built form in this rural location.
- 5.2.9 The cumulative effect of the proposed hardstanding from the existing driveway to the front of the building, covering an area of approximately 255m², and the proposed gates/wall are considered to contribute to the sprawl of built form on the site and would further add to the loss of the open and spacious nature of the site.
- 5.2.10 Overall the proposed development, due to its location, size and bulk, is considered to be an unacceptable addition to the site and would detract from the appearance and be materially harmful to the existing dwelling and the locality contrary to policies D1, S8 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 site is bordered by two neighbouring properties, No.23 Plains Road to the west and No.29 Plains Road to the east. It is noted that the location plan submitted indicates that No.29 Plains Road is under the same ownership as the application site.
- 5.3.3 The proposed outbuilding would be 2 metres from the boundary with No.23 Plains Road at the southernmost point of the development and 1.7 metres from the boundary at the northernmost point. The dwelling at No.23 is set forward of the proposed

building and the main dwelling on the application site by approximately 7.5 metres and is approximately 2.8 metres from the shared boundary. Although the elevation of the proposed outbuilding facing this property would be 28.5 metres in length, due to its single storey nature and the distance from the neighbouring dwelling, it is not considered to have an overbearing effect on this neighbouring property.

- 5.3.4 There are no windows on the western elevation of the proposed development which would face this neighbouring dwelling to the west. However, there are glazed bi-fold doors on the rear (north) elevation which could face the rear of the private amenity space at No.23. However, as the building is single storey in nature, it is not considered that the proposed development would result in a loss of privacy for this neighbouring property.
- 5.3.5 The proposed outbuilding would be 44 metres from the boundary with No.29 Plains Road. Furthermore, the large main dwelling is located between the proposed development and this boundary. Therefore, it is not considered that the proposed development would have an impact on this neighbouring property.
- 5.3.6 Therefore, it is not considered that the development would represent an uneighbourly form of development or give rise to overlooking or overshadowing, in accordance with the stipulations of D1 of the LDP.

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 minimum 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 The proposed development does not result in any additional bedrooms on the site and would increase the car parking provision within the garages by providing an additional five car parking spaces. Therefore, there are no objections with regard to car parking. The main access to the site would remain the same and no additional accesses would be created as part of the proposed development.

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 proposed development would result in the loss of some of the private amenity space on the application site. The private amenity space for Plainswood House is considerably in excess of the requirement within the Maldon Design Guide SPD. Therefore there are no objections with regard to this.

6. ANY RELEVANT SITE HISTORY

- **FUL/MAL/13/00072** - Demolition of existing barn and erection of a bungalow single dwelling unit. Change of land use from B1 to C3 - Approved
- **FUL/MAL/13/00620** – Erection of two no.4 bedroom homes and change of land use to C3 – Refused
- **FUL/MAL/14/00055** - Erection of two no.4 bedroom homes and change of land use to C3 – Refused
- **FUL/MAL/14/00887** - Demolition of existing barn and erection of a new single dwelling, including new access onto Plains Road and change of use of land to residential (class C3) (amendment to and repositioning of dwelling approved under reference 13/00072/FUL onto adjacent paddock – Approved
- **FUL/MAL/16/00226** - Vary condition 2 of approved application FUL/MAL/14/00887 (Revised drawings to include increased ceiling height at ground floor level. Introduction of two rearward facing Juliet balconies. Change of external finishes from render to facing brickwork. Relocate the footprint of the dwelling further back on the site). Vary drawings – Approved

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Great Totham Parish Council	No response	N/A

8. REASONS FOR REFUSAL

Reason for Refusal:

- 1 The proposed development, by reason of its positioning, scale and bulk, would represent the excessive development of the site. The additional scale of the proposed built form and the domestication of this part of the application site would detract from the character and appearance of the site and reduce the positive contribution that it makes to the rural landscape and the intrinsic beauty of the countryside. The proposal would therefore be contrary to policies S1, S8, D1 and H4 of the Maldon District LDP and the NPPF.