



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

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to  
**SOUTH EASTERN AREA PLANNING COMMITTEE  
21 MAY 2019**

<b>Application Number</b>	<b>HOUSE/MAL/19/00396</b>
<b>Location</b>	Lunendales Cottage, Foxhall Road, Steeple
<b>Proposal</b>	Erection of a part single, part two storey side/front extension, erection of a first floor front extension, canopy and alterations to elevations of the existing dwelling
<b>Applicant</b>	Mr & Mrs Cowell
<b>Agent</b>	Mr Robert Parish
<b>Target Decision Date</b>	24.05.2019
<b>Case Officer</b>	Annie Keen
<b>Parish</b>	<b>SOUTHMINSTER</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In : Councillor A S Fluker Reason: Public interest/size, scale and bulk, impact on location

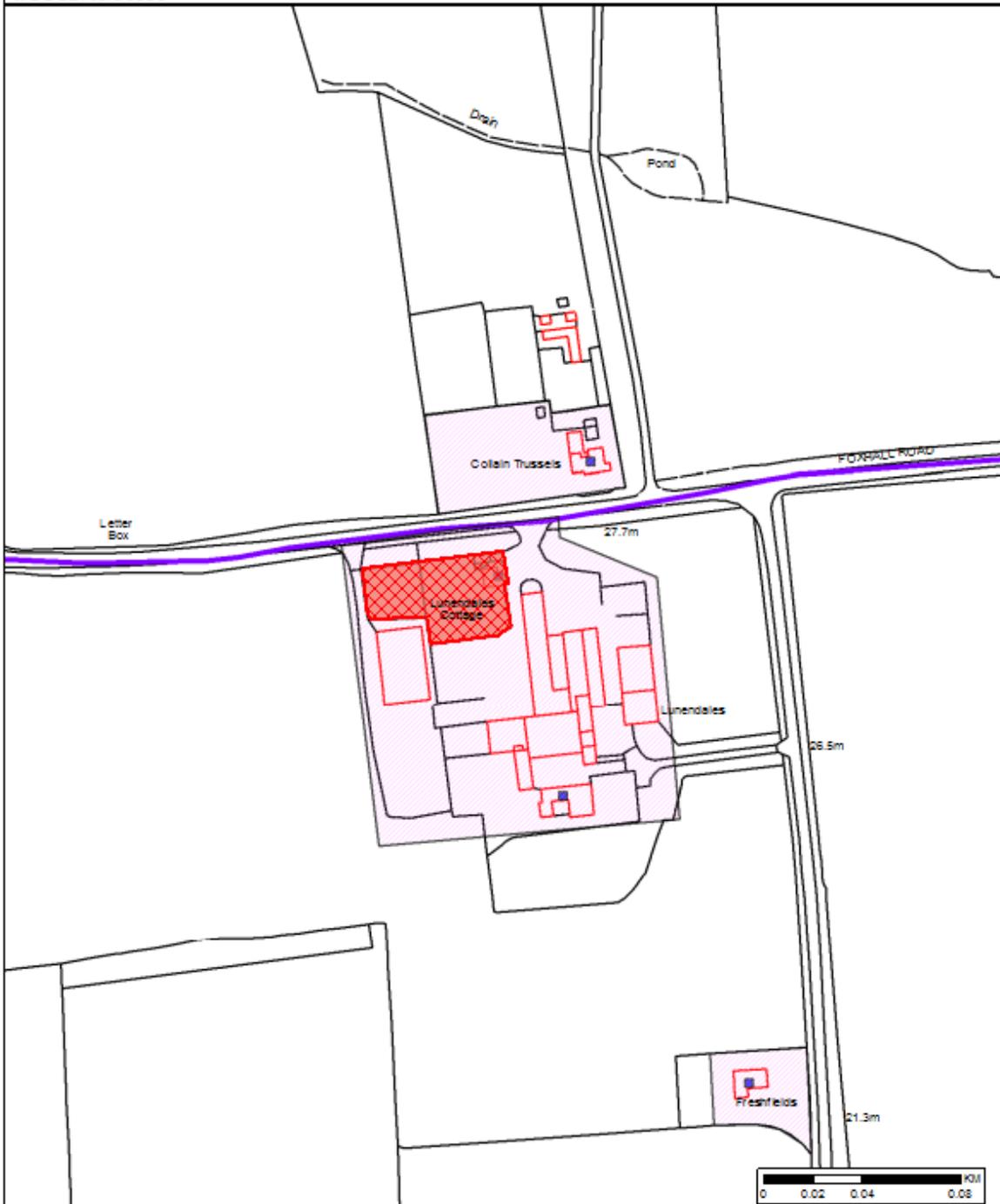
1. **RECOMMENDATION**

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

2. **SITE MAP**

Please see overleaf.

**Lunendales Cottage, Steeple CM0 7LB**  
**HOUSE/19/00396**



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	South East Committee
	Date:	29/04/2019
	MSA Number:	100018588

### **3. SUMMARY**

#### **3.1 Proposal / brief overview, including any relevant background information**

- 3.1.1 The application site is situated to the south of Foxhall Road within the parish of Steeple. The site consists of a two storey red brick detached dwelling with a single storey front projection finished in cream cladding. There is a red brick boundary wall to the east. The dwelling is situated adjacent to Lunendales Farm and is accessed via the farm entrance. Foxhall Road is sparsely populated with a mixture of single storey and two storey dwellings which are mainly situated to the south.
- 3.1.2 The site lies outside of the development boundary of Steeple.
- 3.1.3 Planning permission is sought for the construction of a part single storey, part two storey front and side extension with a first floor extension to the front of the dwelling, a canopy over the door to the north and alteration to host dwelling.
- 3.1.4 The main part of the side extension would project 4.8 metres from the side of the existing dwelling and measures 8.3 metres deep, thereby projecting 1 metre forward of the single storey part of the existing dwelling and 4.3 metres to the rear. This part of the extension would measure 5.2 metres tall to the eaves and have a maximum height of 6.3 metres. To the rear of the extension would be a further 4.3 metre side projection that would be two storeys in height, with a partially flat roof that would match the height of the proposed extension. To the side of this would be a sun lounge that would measure 2.4 metres by 4 metres and 3.5 metres tall. A single storey canopy to the side of the main extension would measure 1 metres deep and 1.7 metres wide, with a height of 3.2 metres.
- 3.1.5 To the front, a first floor extension would be erected above an existing ground floor projection with a height of 6.4 metres, a width of 6.6 metres and a depth of 6 metres. To the front of the resultant front projection would be a porch that would measure 0.9 metres deep and 1.7 metres wide with a pitched roof built to a maximum height of 3.2 metres.
- 3.1.6 The materials proposed in the construction of the development would be facing brick, roofing tiles and fibre cement boxed cladding with white uPVC windows and doors.

#### **3.2 Conclusion**

- 3.2.1 It is considered that the proposed development, by reason of design, scale and bulk would represent a dominant addition to the site and would cause harm to the appearance and character of the area, therefore causing a detrimental visual impact on the streetscene and the appearance of the host dwelling. Furthermore, there is a shortfall of car parking available on-site contrary to the standards set out in the Maldon District Vehicle Parking Standards Supplementary Planning Document (SPD). It is therefore considered that the proposed development would result in demonstrable harm to the locality and is consequently not in accordance with the Maldon District Vehicle Parking Standards SPD and policies D1, S1, S8, T2 and H4 of the Local Development Plan (LDP).

#### **4. MAIN RELEVANT POLICIES**

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

##### **4.1 National Planning Policy Framework 2019 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 2014 – 2029 approved by the Secretary of State:**

- D1 Design Quality and Built environment
- T2 Accessibility
- S1 Sustainable Development
- S8 Settlement Boundaries and the Countryside
- H4 Effective Use of Land

##### **4.3 Relevant Planning Guidance / Documents:**

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

#### **5. MAIN CONSIDERATIONS**

##### **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 LDP. Other material planning considerations are discussed below.

##### **5.2 Design and Impact on the Character of the Area**

- 5.2.1 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”.*

- 5.2.2 *“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 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 mainly situated to the west of the host dwelling and would add a study, kitchen, family room and sun lounge to the ground floor and two bedrooms, a bathroom and an en-suite to the first floor.
- 5.2.7 The proposed two storey side extension would be situated on the western elevation of the existing dwelling and would measure a total of 13.3 metres in depth and 6.2 metres in width at the widest point. The scale of the proposed extension would result in a large, dominant addition to the host dwelling, providing an unbalanced appearance. Due to the size and scale of the extension, the proposed development would result in the host dwelling being dwarfed by the proposed two storey extension. Furthermore, the proposed roof design would represent a contrived form of development due to the various gable and hip roofed projections. Due to the open nature of the site clear views of the dwelling can be seen from the public realm, it is therefore considered the proposed development would result in demonstrable harm to the appearance of the host dwelling and the streetscene.
- 5.2.8 If considered alone the proposed extension to the side of the proposed western extension would be a subservient addition to the host dwelling due to its single storey nature. The design of the proposed extension has the appearance of a conservatory with windows to the south and east elevations and doors to the west of the

development. It is considered the proposed single storey extension would not impact upon the appearance of the host dwelling or the streetscene and therefore the design of the proposed development would be acceptable.

- 5.2.9 The proposed first floor extension to the front of the dwelling would have windows to the north and eastern elevations and an additional window to the ground floor. Whilst the proposed ridge height of the extension is slightly lower than that of the host dwelling and the proposed eaves height is the same as the host dwelling, due to the scale and prominence of the extension the proposed extension would not represent a subservient addition to the host dwelling. Whilst, the proposed first floor extension and alterations to the existing ground floor projection would result in the extension being of similar appearance to the rear elevation, it is considered that the proposed development, when considered cumulatively with all other aspects of the proposal, would detrimentally impact upon the appearance of the host dwelling and the streetscene.
- 5.2.10 The canopy over the door of the front elevation would add a small porch, replicating the entrance to the rear elevation. The canopy would therefore be in keeping with the host dwelling and would not detrimentally impact upon the streetscene and is therefore not objectionable if considered alone.
- 5.2.11 The proposed fenestration would follow the design cues of the host dwelling and therefore would not detrimentally impact upon the appearance of the host dwelling. Furthermore, the proposed windows and doors would be of uPVC and therefore would match that of the host dwelling.
- 5.2.12 The proposed materials to be used in the external finish of the development would be facing brick to match the host dwelling and fibre boxed cladding. Whilst it is noted cladding exists at present on the northern elevation of the host dwelling, a search of the Council's records shows permission has not been previously sought for the use of this material, however it is considered the proposed fibre cladding does not harm the appearance of the host dwelling and therefore would be considered acceptable.
- 5.2.13 It is considered, the development by reason of its scale, design and appearance would result in demonstrable harm to the character and appearance of the existing dwelling and the locality in accordance with policies S8, 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 Maldon District Design Guide (2017).
- 5.3.2 The dwelling to the north east, Collain Trussels, would be situated 43.3 metres from the proposed development. Due to the position of the extension to the west and the separation distance between the extensions to the front of the host dwelling from the neighbouring dwelling, the proposed development would not result in overlooking or overshadowing of the neighbouring occupiers of Collain Trussels.

## **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 proposed development would increase the number of bedrooms on site from three to five. The vehicle parking standards require a 5 bedroomed dwelling to have a minimum of 3 parking spaces. The plans show there is only a small area of hardstanding to the front of the site which would enable one car to be parked to the front of the dwelling, due to this there is a shortfall of two car parking spaces. Whilst there is sufficient space within the site for additional car parking this has not been shown on the plans and therefore cannot be taken into consideration. It is therefore considered that the development is contrary to the Maldon District Vehicle Parking Standards SPD and policy D1 and T2 of the LDP.

## **5.5 Private Amenity Space and Landscaping**

- 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 existing garden on the site is in excess of the standard contained within the Essex Design Guide of 100m<sup>2</sup>. Whilst the development would result in some loss of amenity space, the remaining amenity space would still be in excess of the standards set out within the Essex Design Guide and therefore would be in compliance with policy D1 of the LDP.

## **6. ANY RELEVANT SITE HISTORY**

- No relevant planning history

## **7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

### **7.1 Representations received from Parish / Town Councils**

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
Southminster Parish Council	Recommend the granting of planning permission	Comment noted

### **7.2 Representations received from Interested Parties**

- 7.2.1 No representations were received for this application.

**8. REASONS FOR REFUSAL**

- 1 The proposed extensions by virtue of their design, scale, bulk and positioning, would represent dominant and disproportionate additions to the site, which would be visually intrusive additions to the streetscene and cumulatively represent an overly dominant feature within the site. Therefore the proposed development would result in demonstrable harm to both the dwelling and the locality, contrary to the NPPF and policies S1, S8, D1 and H4 of the Maldon District LDP and the MDDG.
  
- 2 The proposed development would result in an unacceptable level on site car parking provision for a 5 bedroomed dwelling and therefore the proposal is contrary to policies D1 and T2 of the Maldon District LDP and the guidance contained within the NPPF.