



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

**to
CENTRAL AREA PLANNING COMMITTEE
24 JULY 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	HOUSE/MAL/19/00688
Location	94 Dorset Road, Maldon
Proposal	Part garage conversion, single storey rear extension, first floor side and 2 storey rear extension, material alterations, front canopy/roof alterations and extend existing hardstanding.
Applicant	Mr & Mrs M. Wallis
Agent	Miss Andrea Savill – Athena Architectural Services
Target Decision Date	12.08.2019
Case Officer	Louise Staplehurst
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Member Call In By Councillor Heard Reason: In the public interest

3.1 Proposal / brief overview, including any relevant background information

- 3.1.11 It must be noted that no amendments have been made to this application since the previous application refused by the Council. However, a supporting statement has been submitted, which was not submitted with the previous application. It is noted that this statement was received after the re-submission of the application.

5.2 Design and Impact on the Character of the Area

- 5.2.8 The proposed development is identical in nature to one refused planning permission by the Council on the 13.6.2019. Whilst it is noted that the previous decision was made at Officer level, the decision is that of the Council and should be attributed substantial weight when determining this application. Furthermore, the fact that an application is determined at Officer level or at Planning Committee should not be a material consideration of any demonstrable weight.
- 5.2.9 Although no alterations have been made to the development since the previously refused application, a supporting statement has been submitted with this application. The main points raised within this statement have been discussed below.
- 5.2.10 The first main point raised within the supporting statement is that the neighbour to the south west No.92 Dorset Road has a first floor side and two storey rear extension, built in the 1980s, which is of a similar appearance to the proposed

extension under this application. Whilst the Agent considers this to form a fundamental part of the visual context of the area, the Council considers that due to the time since that application being approved, policies have since changed and therefore the neighbouring extension cannot be given significant weight in this assessment.

- 5.2.11 The supporting statement states that the applicant sought pre-application advice in the form of the Duty Planning service. Whilst the Duty service can offer informal advice, it does not offer site specific advice or the opportunity to review plans and would therefore not bind the Council to a particular decision.
- 5.2.12 The statement discusses the previous Officer report and considers the reason for refusal referencing the extension being 'at odds' with the streetscene and the report stating the two storey element 'would not be out of keeping with the area' to be contradictory. For clarification, the reason for refusal discusses the view from the streetscene being unacceptable due to the terracing effect, whereas other sections of the report discuss the view of the extension from the rear and that this could be found acceptable when viewed in isolation.
- 5.2.13 The statement questions why a terracing effect would harm the streetscene as there are terrace properties on the opposite side of the street, however these are considered to have a completely different character and appearance to the properties along the southern side of Dorset Road, where the application site lies.
- 5.2.14 The supporting statement provides photos of other houses along Dorset Road, which have had first floor side extensions. All of these examples are where only one dwelling has had a first floor side extension, which is the same as what exists at present between the application site and No.92 Dorset Road, rather than the proposed situation.
- 5.2.15 The statement also provides one example of where there are two semi-detached pairs which have both had first floor side extensions, however these are located on Granger Avenue which is not within close proximity to the application site. Furthermore, the only site history for these dwellings is from the 1980s and therefore due to the time passed and that policies have changed, these extensions are given little weight in this assessment.
- 5.2.16 The statement says that there would still be a visual gap of 300mm between the dwelling on the application site and No.92 Dorset Road, however this is not considered to be significant enough to be visible from the wider area and to mitigate the terracing effect.
- 5.2.17 Whilst the supporting information is noted, it is not considered that there are any new material considerations (e.g. a new policy having been adopted or a recent appeal decision) since the determination of the last application for the Council to come to a different decision.

7.1 Representations received from Parish / Town Council

Name of Parish / Town Council	Comment	Officer Response
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Maldon Town Council	Recommends approval	Comments noted
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