



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

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
7 OCTOBER 2019**

Application Number	HOUSE/MAL/19/00862
Location	Ravenscot, Burnham Road, Althorne
Proposal	Single storey extension used as an annexe and link extension (amendment to previous approval ref: HOUSE/MAL/16/01057)
Applicant	Mr & Mrs Bowles
Agent	Ms Nicola Wombwell – Nwg Design
Target Decision Date	24.10.2019
Case Officer	Louise Staplehurst
Parish	ALTHORNE
Reason for Referral to the Committee / Council	Member of Staff

1. RECOMMENDATION

APPROVE subject to the conditions as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

19/00862/HOUSE
Raven scot, Burnham Road, Althorne



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 Maldon District Council 100018588 2014



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Scale:	1:1,206
Organisation:	Maldon District Council
Department:	Department
Comments:	South East Area Committee
Date:	11/09/2019
MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the north eastern side of Burnham Road, within the settlement boundary of Althorne. The dwelling on the site is located towards the eastern boundary of the site, with the amenity space located to the north of the dwelling and the parking area located to the west of the surrounding area
- 3.1.2 The annex extension will have a gable roof, projecting from the rear elevation of the dwelling and the link will be of a cross-gabled design, projecting from the east side of the annex and the rear elevation of the dwelling.
- 3.1.3 The annex extension will measure 9.2 metres deep, 4.5 metres wide, 2.5 metres high to the eaves and 3.9 metres high overall. There will be a bedroom, sitting room and bathroom within this extension.
- 3.1.4 The link extension will project out 1.7 metres from the eastern side of the rear elevation and will measure 3.3 metres wide, before stepping in 0.5 metres and extending a further 2 metres to join onto the annex extension. This extension will be used as a link between the annex extension, the main dwelling and the rear garden.
- 3.1.5 In terms of materials, the walls will use white painted weatherboard cladding, the roof will use slate tiles and the windows and doors will be white painted timber.
- 3.1.6 It is noted that a previous application on the site, under the terms of HOUSE/MAL/16/01057, granted permission for an extension to be used as an annex and is extant. A supporting statement has been submitted with the application stating that the annex would be used by an older relative of the family who resides in the main dwelling. The statement confirms that the works approved under application HOUSE/MAL/16/01057 have begun and the foundations and the framework are in place.
- 3.1.7 The current application proposes to amend the previously approved development . The fenestration will be altered on the western elevation and link extension will be built to the rear of the dwelling, on the eastern side of the annex extension. The annex extension itself is not being altered in terms of its scale and dimensions, however the previously proposed flue has been removed from the scheme.

3.2 Conclusion

- 3.2.1 Overall, it is considered that the proposed development would be suitably in keeping with the host dwelling and would not harm the character and appearance of the site or the surrounding area. The proposal would cause detrimental harm in relation to the amenity of neighbouring occupiers, car parking or private amenity space. The proposal is therefore in accordance with policies D1 and H4 of the Maldon District Local Development Plan (MDLDP) and the 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 2019 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 102-111 Promoting sustainable transport
- 117-118 Making effective use of land
- 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 Countryside
- D1 Design Quality and Built Environment
- H4 Effective Use of Land
- T1 Sustainable Transport
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

- Maldon District Vehicle Parking Standards SPD
- Maldon District Design Guide (MDDG)
- Planning Policy Guidance (PPG)
- Specialist Needs Housing SPD

5. MAIN CONSIDERATIONS

5.1 Principle of Development

5.1.1 The principle of extending an existing dwellinghouse and providing facilities in association with residential accommodation is considered acceptable and in line with policies S1 and H4 of the approved LDP, subject to the assessment below.

5.1.2 The proposal relates to the provision of annex accommodation in the form of an extension; it will provide a sitting room, a bedroom and a bathroom. There will also be a further link extension built on the eastern side of the rear elevation.

5.1.3 It is a conventional expectation that annex accommodation will be ancillary to the host dwelling and good practice for the accommodation to have a functional link, shared services, amenities and facilities and for there to be a level of dependence on the occupants of the host dwelling by the occupants of the annex.

5.1.4 In addition to the above, the Specialist Needs Housing SPD, which was adopted in September 2018, states that proposals for annex accommodation will not only be required to meet the criteria in policy H4 but also the criteria within the SPD which is as follows:

- 1) Be subservient / subordinate to the main dwelling;
- 2) Have a functional link with the main dwelling (i.e. the occupants' dependant relative(s) or be employed at the main dwelling);
- 3) Be in the same ownership as the main dwelling;
- 4) Be within the curtilage of the main dwelling and share its vehicular access;
- 5) Be designed in such a manner to enable the annex to be used at a later date as an integral part of the main dwelling;
- 6) Have no separate boundary or sub-division of garden areas between the annex and the main dwelling; and
- 7) Have adequate parking and amenity facilities to meet the needs of those living in the annex and the main dwelling.

5.1.5 Criteria 1 will be assessed in section 5.3 of the report. In regards to criteria 2, the supporting statement submitted with the application confirms that an older relative of the occupiers of the dwelling would inhabit the annex and therefore criteria 2 is satisfied. The annex would be within the same ownership as the main dwelling and therefore this accords with criteria 3. The annex would be located within the residential curtilage of the dwelling and would share its vehicle access, in accordance with criteria 4. The annex has been designed in the form of an extension to the main dwelling and therefore it has the potential to be used as part of the main dwelling in the future, complying with criteria 5. The proposal would comply with criteria 6 as the annex would adjoin the main dwelling and there would be no separate boundary. The provision of parking and amenity space will be discussed in the report.

5.1.6 Consideration is also given to the extant permission, under the terms of HOUSE/MAL/16/01057, which approved permission for an annex extension and therefore it would be unreasonable to object to the principle of the proposal on these grounds.

5.1.7 Having regard to the above, it is considered that the principle of development is considered acceptable and in line with the policies contained within the LDP, subject to the assessment below.

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 It is important to note that the permission granted under the terms of application HOUSE/MAL/16/01057 is extant and has been started. The annex has almost finished being built, with the main external structure being in place and therefore there is no fundamental objection to this part of the proposal. The differences between the approved design and the proposed design of the annex extension itself are the positioning of a window and door on the west elevation. These alterations are not considered to have a harmful impact on the character and appearance of the site, host dwelling or surrounding area.

5.2.6 The main addition to this application is the link extension to the rear of the dwelling and the east side of the annex extension. This will not be visible from the streetscene and will therefore not have an impact on the public views of the dwelling. It will be a modest addition to the dwelling due to its size and single storey nature and would not dominate views of the rear elevation from within the site. The extension will have a gable roof design which would be in keeping with the host dwelling, particularly by having the same roof style and pitch which would align with the two storey part of the host dwelling.

5.2.7 The proposed annex extension would be located on the western side of the rear elevation of the dwelling. Due to the positioning of the dwelling on the site and the planting and boundary treatments within the site, the proposed extension would not be visible from the streetscene. The link extension will be located on the eastern side of the annex extension, on the rear elevation of the dwelling and would also not be

visible from the public realm. The proposal is therefore not considered to have a harmful impact on the character and appearance of the surrounding area.

- 5.2.8 The materials used in the development will match those used in the host dwelling and therefore there are no objection to these.
- 5.2.9 Overall, the proposal is considered to be acceptable and in line with 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, Hartfield, will be located 6.8 metres from the proposed link extension and 12 metres from the proposed annex extension. There will not be any windows on the side elevation of the link extension but there will be two windows on the east elevation of the annex extension. However, due to the separation distance and the single storey nature of the proposal, it is not considered that it would result in a significant loss of privacy to this neighbour. Furthermore, due to the separation distance and the overall height of the proposal, it is not considered to result in a loss of light to the neighbour to an extent that would justify the refusal of the application.
- 5.3.3 The proposal will be located a minimum distance of 26 metres from the neighbour to the north, Grandee. Due to this significant distance and the single storey nature of the proposal, it is not considered to detrimentally harm the residential amenity of this neighbour.
- 5.3.4 All other neighbours are located at a distance where the proposal would not harm their residential amenity.
- 5.3.5 Overall, the proposal is not considered to result in detrimental harm to the residential amenity of neighbouring occupiers, in accordance with policy 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 proposals, inter alia, to provide 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 recognises that car usage will not be reduced by arbitrarily restricting off street parking spaces. Therefore, whilst the Council maintains an emphasis of

promoting sustainable modes of transport and widening the choice, it is recognised that the Maldon District is predominantly rural in nature and there is a higher than average car ownership. Therefore, the minimum parking standards seek to reduce the negative impact unplanned on-street parking can have on the townscape and safety, and take into account the availability of public transport and residents' reliance on the car for accessing, employment, everyday services and leisure. The key objectives of the standards is to help create functional developments, whilst maximising opportunities for use of sustainable modes of transport. This will enable people to sustainably and easily carry out their daily travel requirements without an unacceptable detrimental impact on the local road network, or the visual appearance of the development, from excessive and inconsiderate on street parking.

5.4.3 The existing site provides sufficient parking for at least three vehicles, for the existing dwelling and the additional bedroom proposed in the annex. Therefore, there is no objection to the level of car parking provided.

5.4.4 There are no alterations proposed to the access of the site.

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 MDDG 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 25 m² for flats.

5.5.2 The proposal would result in some loss of amenity space. However, there is sufficient private amenity space situated to the rear of the existing dwelling which is in excess of the required standards. Therefore, there is no objection in this regard.

5.6 Other Matters

5.6.1 It is noted that condition 4 of the previously approved application required an internal access to be retained between the annex extension and the main dwelling. That application proposed an access between the sitting room of the annex and the sitting room of the host dwelling. Whilst this has been removed from this application, an access will be retained between the annex, the link extension and the main dwelling and therefore an acceptable link will remain between the annex and the main dwelling. It is therefore not considered necessary or reasonable to refuse the application on the basis that the door into the sitting room of the main dwelling has been removed. A condition will however be included to ensure that the annex remains a part of the dwelling known as Ravenscot and is not used as a separate residential unit.

5.6.2 It is noted that the development has begun and therefore the condition relating to the timing of the commencement of the development will not be included as it is not necessary.

6. ANY RELEVANT SITE HISTORY

- **FUL/MAL/93/00071** – Formation of vehicular access – Approved
- **FUL/MAL/05/01243** – Single storey extension – Approved

- **FUL/MAL/08/00844** – Two storey side extension – Approved
- **HOUSE/MAL/16/01057** - Proposed single storey extension and demolition of existing single storey garden summer house – Approved

7. CONSULTATIONS AND REPRESENTATIONS

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Althorne Parish Council	No response at the time of writing the report	N/A

7.2 Representations received from Interested Parties

7.2.1 No letters of representation have been received at the time of writing the report.

8. PROPOSED CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with the following plans: P001 A, P002, P003 Rev D
REASON: To ensure that the development is carried out in accordance with the details as approved.
- 2 The external surfaces of the development hereby approved shall be as set out within the application form/plans hereby approved.
REASON: To ensure that the development is carried out as approved and is in keeping with site and surrounding area, in accordance with policy D1 of the Maldon District Local Development Plan.
- 3 The development hereby permitted shall be occupied only as an extension for purposes ancillary and incidental to and in conjunction with the use of the existing property, known as Ravenscot, as a single dwellinghouse and not as a separate or independent unit of residential accommodation.
REASON: To protect the amenity of neighbouring occupiers, in accordance with policy D1 of the Maldon District Local Development Plan.