



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

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to  
**CENTRAL AREA PLANNING COMMITTEE  
2 JUNE 2021**

<b>Application Number</b>	<b>21/00238/HOUSE</b>
<b>Location</b>	4 Shakespeare Drive, Maldon, CM9 6DR
<b>Proposal</b>	Proposed single storey rear extension, alterations to roof of existing rear projections and addition of rooflights
<b>Applicant</b>	Mr Dave Sturdy
<b>Agent</b>	Mr Mark Morgan - Petro Designs Ltd
<b>Target Decision Date</b>	03.05.2021
<b>Case Officer</b>	Jade Elles
<b>Parish</b>	<b>MALDON SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In

**1. RECOMMENDATION**

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

**2. SITE MAP**

Please see below.

**4 Shakespeare Drive, Maldon**  
21/00238/HOUSE



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Scale:	1:625
Organisation:	Maldon District Council
Department:	Department
Comments:	Central Committee Area
Date:	15/04/2021
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 south eastern side of Shakespeare Drive within the settlement boundary of Maldon. The building on site is a two-storey semi-detached dwelling finished in part cladding and part brick. On the east side of the dwelling is an attached annexe with a separate entrance built up to the boundary with No. 6 Shakespeare Drive. The surrounding area is residential with dwellings of similar designs.
- 3.1.2 Planning permission is sought for a single storey rear extension with the existing flat roof being raised to match the new extension. An existing window that gives natural light into the kitchen of the annexe is proposed to be removed, but a rooflight will be installed in replacement of the window to provide light. Two other rooflights will be installed on the proposed extension.
- 3.1.3 The proposed rear extension would measure 5.7 metres in width and 3.3 metres in depth with an eaves height of 2.8 metres and a maximum height of 3 metres to the top of the roof lantern. The roof of the existing annexe will be raised by 0.1 metres and an additional rooflight added which will result in an overall height of 3 metres to the top of the roof lantern. It has a stepped rear wall which will align with the rear wall of the existing extension to the neighbouring property to its west.
- 3.1.4 The extension will be constructed of brick with a flat roof. The windows and Velux rooflights will be constructed of UPVC and the bi-fold doors will be made of aluminium.

#### **3.2 Conclusion**

- 3.2.1 It is considered that the proposed development, by reason of its location and design would not harm the character or appearance of the dwelling or the locality and due to its relationship with the adjoining properties, would not result in any undue harm by way of overlooking or loss of amenity. In addition, the proposed development does not detrimentally impact on the provision of amenity space and car parking provision. It is therefore considered that the proposed development is in accordance with the relevant policies contained within 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:**

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54 – 57 Planning conditions and obligations
- 117 – 123 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:**

- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D3 Conservation and Heritage Assets
- D5 Flood Risk and Coastal Management
- H4 Effective Use of Land
- T2 Accessibility

**4.3 Relevant Planning Guidance / Documents:**

- National Planning Policy Framework (NPPF)
- Maldon District Design Guide (MDDG) SPD (2017)
- Maldon District Vehicle Parking Standards SPD

**5. MAIN CONSIDERATIONS**

**5.1 Principle of Development**

- 5.1.1 The principle of extending and altering the existing dwellinghouse and 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. Similar support for high quality design and the appropriate layout, scale and detailing of development is required by Policy D1 and H4 of the LDP and is found within the MDDG (2017).
- 5.2.3 A successful development needs to integrate well with the existing streetscene. Visual cues such as rhythm, proportions and alignments taken from adjacent buildings should be used to inform the design of the development.
- 5.2.4 The design of the development would have a flat roof, bi-fold doors within the rear elevation and a full height window to the set back element of the rear elevation. It is noted that the single storey rear extension of itself would be a relatively minor addition to the dwelling. The annexe is an existing structure which extends beyond the proposed development, but the proposed extension would not be dissimilar to the extension existing at No:2 and is of a more acceptable domestic scale. The height of the annexe would be raised from its existing height at 2.7 metres to 2.8 metres. There would be a noticeable increase in built form along the boundary to number 6. However, given that built form currently exists along the boundary, it is considered the development, including the minor increase in height to the annexe, would not detrimentally impact upon the appearance of the host dwelling nor the character of the area materially beyond the existing built form. Furthermore, due to the development being to the rear of the dwelling, views of the extension would be shielded from the public realm. It is therefore considered the proposed rear extension would not result in detrimental harm to the appearance of the host dwelling

or the streetscene and would therefore be in accordance 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 application site is bordered by 3 dwellings, Nos 2 and 6 Shakespeare Drive and No.31 Wordsworth Avenue.
- 5.3.3 The development would be located 2.7 metres from the boundary shared with the neighbouring dwelling to the east, No.6 Shakespeare Drive and 5.3 metres from that neighbouring dwelling. The development, including the raised height of the annexe is sufficiently set back from the main house at No 6 so as to not have an impact on that property by way of overbearingness or shadowing. Furthermore, the garden to No 6 is long and wide. The minor increase in height to the annexe would not materially impact on the amenity of that neighbouring property in terms of loss of light or overbearingness. It is noted the main part of the extension would not be seen from No, 6. as such, due to the single storey nature of the extension including the increased height to the annexe, it is considered the development would not result in overshadowing of the neighbouring dwelling at No.6.
- 5.3.4 The development would be situated on the boundary shared with the adjoining dwelling to the west, No.2 Shakespeare Drive. The proposed development would project 3.3 metres from the rear of the dwelling. As noted above, the neighbouring dwelling also has an extension and the proposed extension will be in line with that existing extension to No.2. Due to its similar depth and single storey nature the development would not result in any impacts of overbearingness. There are no issues of overlooking as the development is single story and views are to its own rear garden.
- 5.3.5 The development would be situated 14 metres from the boundary to the south shared with No.31 Wordsworth Avenue. Due to the separation distance the proposed development would not result in any impacts on that neighbouring building.
- 5.3.6 Therefore, it is not considered that the development would represent an unneighbourly form of development or give rise to overlooking or overshadowing, in accordance with the stipulations of Policy D1 of the LDP.

### **5.4 Access, Parking and Highway Safety**

- 5.4.1 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.
- 5.4.2 The extension would not impact upon car parking provisions at the site due to the development being located to the rear of the host dwelling and no additional bedrooms are proposed therefore, the development is in accordance with the Maldon District Parking Standards SPD and policy D1 of the LDP.

### **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 100m<sup>2</sup> of private amenity space for dwellings with three bedrooms or more.

- 5.5.2 Whilst the proposed development would reduce the size of the garden it would not result in the level of private amenity space being below the minimum standard recommended in the SPD. Therefore, the proposal is in compliance with Policy D1 of the LDP.

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

Application Number	Description	Decision
<b>MAL/380/80</b>	Alteration and extension	Approved

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

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

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	No response	

## 8. **PROPOSED CONDITIONS**

- 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) The Town & Country Planning Act 1990 (as amended).
- The development hereby permitted shall be carried out and retained in accordance with the following approved plans and documents: 1135 01, 1135 02B.  
**REASON** To ensure that the development is carried out in accordance with the details as approved.
- The materials used in the construction of the development hereby approved shall be as set out within the application form.  
**REASON** In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.
- Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted) Order 2015 (or any Order amending, revoking or re-enacting that Order) no window or other form of opening shall be constructed in the eastern side elevation of the development hereby permitted without planning permission having been obtained from the local planning authority.  
**REASON** To protect the amenity of the neighbouring occupiers and also the future occupiers of the dwellinghouse known as No.6 Shakespeare Drive, in accordance with policies D1 and H4 of the Maldon District Local Development Plan.