



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**CENTRAL AREA PLANNING COMMITTEE
1 JULY 2021**

Application Number	21/00326/HOUSE
Location	38 Plume Avenue, Maldon, Essex CM9 6LD
Proposal	Ground floor extension to the front, side and rear and first floor extension to the front and the side.
Applicant	Mr Mark Copsey
Agent	Jennifer Mahbubani - John Finch Partnership
Target Decision Date	EOT 02.07.2021
Case Officer	Annie Keen
Parish	MALDON
Reason for Referral to the Committee / Council	Member Call In – Councillor F.G.F Shaughnessy Reason – D1 and H4

1. RECOMMENDATION

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

2. SITE MAP

Please see below.

38 Plume Avenue, Maldon
21/00326/HOUSE



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	<p>Organisation: Maldon District Council</p>	<p>Department: Department</p>
	<p>Comments: Central Area Committee</p>	<p>Date: 10/06/2021</p>
	<p>MSA Number: 100018588</p>	

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located to the south of Plume Avenue within the settlement boundary of Maldon. The site is occupied by a two-storey detached dwelling finished in red brick, white cladding and hanging tiles. To the west of the dwelling is a flat roofed garage which is attached to the western elevation and a porch canopy to the front elevation. The surrounding area is residential in nature with dwellings of similar design but varying appearance.
- 3.1.2 Planning permission is sought for a two-storey side extension to the western elevation with a cross gable style roof and a two-storey front extension with a gable style roof. The front extension would include a bay window at ground floor. Permission is also sought for a single storey front extension to the garage with a pitched roof that would link to a pitched porch canopy and a single storey rear extension with a pitch roof to the existing garage. Additionally, permission is sought for a single storey rear extension to the existing side projection and alterations to the existing flat roof of the side extension to form a pitched roof.
- 3.1.3 The first floor element of the two-storey side extension would project from the western elevation of the existing dwelling by 3.7 metres with a depth of 9.4 metres and an eaves height of 4.7 metres. The ridge would measure 6 metres in height. The ground floor would measure 12.5 metres in depth and include a single storey front extension to the garage and a single storey rear extension. The single storey front addition would have an eaves height of 2.3 metres and a pitched roof height of 3.2 metres whilst the single storey rear addition would have an eaves height of 2.3 metres and a pitched roof height of 3.4 metres.
- 3.1.4 The two-storey front extension would measure 5.8 metres in width and a maximum of 2.5 metres in depth including the ground floor bay window and would have an eaves height of 4.7 metres and a ridge height of 6.5 metres.
- 3.1.5 The single storey side extension would measure 3.9 metres in depth and 4.1 metres in width and would project from the south eastern elevation of the existing side projection. The development would result in the existing flat roof being replaced with a pitched roof which would extend across the existing side projection and the proposed extension. The roof would measure 4.1 metres in width and 7.8 metres in depth with an eaves height of 2.4 metres and a ridge height of 3.7 metres.
- 3.1.6 The front canopy would measure 1.9 metres in width and a maximum of 3.5 metres in depth with an eaves height of 2.3 metres and 3.1 metres.
- 3.1.7 Revised plans have been received which altered the roof design and lowered the roof height of the side extension by 0.4 metres and altered the parking provision to allow two vehicles to be parked to the front of the site.

3.2 Conclusion

- 3.2.1 It is considered, that the two-storey side extension, single storey front and rear extensions, single storey side extension with alterations to the roof of the existing side projection and the canopy to the front elevation, by reason of their scale, position and design would not harm the appearance or character of the host dwelling or the locality. Additionally, due to their relationship with the neighbouring properties the development would not cause any unacceptable harm by way of dominance, overlooking or overshadowing. Furthermore, the development would not

detrimentally impact on the provision of car parking or private amenity space and it is therefore considered the development is in accordance with policies D1 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:

- 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:

- S1 Sustainable Development
- S8 Settlement Boundaries and the 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 Design Guide SPD (MDDG)
- Planning Practice Guidance (PPG)
- Maldon District Vehicle Parking Standards SPD (VPS)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

5.1.1 The principle of extending an 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 National Planning Policy Framework (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 development comprises of a two-storey side extension on the western elevation with a cross gable and a single storey front and rear extension to the existing garage, which would extend and widen the existing garage and include a utility room at ground floor and a bedroom and bathroom at first floor. The two-storey front extension to the main dwelling would increase the depth of the existing living room, hallway and two bedrooms at first floor. The side extension would extend the existing dining room and alter the roof style of the existing projection.
- 5.2.5 The proposed two-storey side extension would be a large addition to the dwelling, with a significant amount of built form being added to the western side elevation of the host dwelling. However, the amendment to the proposal to lower and alter the roof style has reduced the visual bulk of the development and helps to reduce the overall scale of the extension, softening its appearance within the streetscene. As a result, the development does not appear cramped within the plot. Furthermore, the proposed front extension would follow the design cues of the host dwelling and therefore would not appear out of keeping within the streetscene or detrimentally harm the character and appearance of the dwelling. It is noted that there are other extensions of similar scale and design within the immediate locality, the most recent being at 4 Plume Avenue (21/00158/HOUSE) which was approved under delegated authority on the 12 April 2021 and therefore the development would not look at odds with the surrounding streetscene. It is therefore considered this element of the development is acceptable.
- 5.2.6 The proposed single storey front to the garage would join with the proposed canopy over the front door, creating interest to the front elevation, along with the proposed bay window. Whilst the development would be highly visible, it is considered to be a subservient addition to the dwelling and would be of similar appearance to the front projections at neighbouring dwellings No's. 32, 36 and 42 Plume Avenue. It is therefore considered the single storey front extension and bay window would not detrimentally impact upon the character and appearance of the streetscene. Additionally, the single storey rear extension would not be highly visible from the streetscene due to shielding by neighbouring dwellings and therefore is considered acceptable.
- 5.2.7 The single storey rear extension would project from the rear of the existing single storey side projection. The existing side project features a flat roof which would be replaced with a pitched roof. The design of the proposed development would be in keeping with the character of the host dwelling and the streetscene and whilst the alterations to the roof would be highly visible, it is considered the side extension and roof alterations would not detrimentally impact upon the streetscene.
- 5.2.8 The proposal would result in the ground floor being finished in brick and the first floor of the dwelling being finished in render, removing the existing hanging tiles from the apex. Brick is a common feature within the streetscene and render currently features on the front elevation of the dwelling and within the streetscene, as a result no objections are raised to the proposed materials. Furthermore, no objections are raised to the use of pantiles or uPVC windows.
- 5.2.9 Overall it is considered that the proposed development would not detrimentally impact on the character and appearance of the host dwelling or the streetscene and is therefore in accordance with policies D1 and H4 of the Maldon District Local Development Plan (MDLDP) and the guidance contained within the NPPF.

5.3 Impact on Residential Amenity

- 5.3.1 The basis of policy D1 in 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.
- 5.3.2 The application site is bordered by 5 neighbouring properties, No. 40 Plume Avenue to the east, No.s 8, 9 and 10 Wallace Binder Close to the south and no. 36 Plume Avenue to the west.
- 5.3.3 The proposed two storey side extension would be situated 1.1 metres from the shared boundary and neighbouring dwelling to the west, No.36 Plume Avenue. Whilst the two-storey side extension would be in close proximity to the neighbouring dwelling, it is not considered the proposal would have any material bearing on the outlook of the rear window of the neighbouring dwelling and due to its position would not cause any harm by way dominance or overshadowing. It is noted that the proposed two storey extension would not have any windows at first floor level within the western facing flank elevation and the window in the rear elevation of the extension would serve a bathroom, therefore would not result in overlooking of the neighbouring occupiers. Furthermore, the single storey front extension would not result in overlooking the neighbouring occupiers and whilst the southern elevation of the single storey rear extension would include a window and a door, the window nearest to the boundary would serve a toilet. Whilst it is not stated the toilet and bathroom windows would be obscure glazed if the application was to be approved a condition could be imposed to ensure this.
- 5.3.4 The single storey side extension would be situated 1.6 metres from the boundary to the east shared with No.40 Plume Avenue and 6.3 metres from that same dwelling. Whilst the proposed two storey front extension would be situated 3.9 metres from the boundary and 8.9 metres from that same dwelling. Due to the position of the dwellings and the separation distance, it is considered the proposed development would not detrimentally impact upon the neighbouring occupiers by way of overlooking, overshadowing or being unduly overbearing.
- 5.3.5 The proposed developments will be situated in excess of 9.6 metres from the boundary to the south. Due to this degree of separation it is not considered that the developments would give rise to overshadowing, overlooking or dominance to these neighbouring properties and would not represent an unneighbourly form of development.

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 existing dwelling has three bedrooms and the proposal would result in an additional bedroom at first floor and therefore the property would have four bedrooms. A dwelling with four bedrooms or more is required to provide parking provisions for three cars to comply with the adopted standards. The submitted block plan shows there would be two spaces to the front of the dwelling and the extended garage would be large enough to allow for an additional parking space and therefore, the development is in accordance with the VPS SPD and policies D1 and T2 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 advises a suitable garden size for each type of dwellinghouse, namely 100m² of private amenity space for dwellings with three or more bedrooms.
- 5.5.2 The proposed development would result in a minimal loss of private amenity space and the garden size would still be in excess of the required 100m² therefore, the proposal is in compliance with Policy D1 of the LDP.

6. ANY RELEVANT SITE HISTORY

There is no relevant planning history for this site.

Application Number	Description	Decision
MAL/239/85	Canopy	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	The Town Council recommends approval of this application.	Comment noted

7.2 Representations received from Interested Parties

- 7.2.1 2 letters were received **in support** of the application and the reasons for support are summarised as set out in the table below:

Supporting Comment	Officer Response
<ul style="list-style-type: none">• Would not impact on neighbouring property.• In keeping with neighbouring dwellings.• Would unify the view of the houses on that side of the road.	Comments noted

- 7.2.2 1 letter was received **commenting** on the application and summarised as set out in the table below:

Comment	Officer Response
<ul style="list-style-type: none">• No objections to the proposed development.	Comment noted

8. PROPOSED CONDITIONS

- 1 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).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 3543:01 Rev B, 3543:02 Rev B, 3543:03, 3543:04 Rev B, 3543:05
REASON: To ensure that the development is carried out in accordance with the details as approved.
- 3 The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.
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.
- 4 Prior to the first occupation of the two storey side extension hereby permitted, the window(s) in the southern elevation shall be glazed with opaque glass and of a non-openable design with the exception of a top hung fanlight (which shall be at least 1.7 metres above internal floor level) and shall be retained as such thereafter.
REASON: To protect neighbouring amenity in accordance with policies D1 and H4 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.