



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
6 OCTOBER 2021**

Application Number	21/00808/HOUSE
Location	31 Latchingdon Road, Cold Norton, CM3 6JG
Proposal	Single storey rear extension
Applicant	Mr & Mrs Cadey
Agent	Mr Barry Powell
Target Decision Date	08.10.2021
Case Officer	Sophie Mardon
Parish	COLD NORTON
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 below.

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the northern side of Latchingdon Road within the settlement boundary of Cold Norton. The site is occupied by a chalet style, semi-detached dwellinghouse with a flat roof dormer set within the rear roof slope and a single storey rear projection. The surrounding area is residential in nature with the application site forming a cluster of chalet style dwellings to the north of Latchingdon Road. The remainder of Latchingdon Road comprises of dwellings with varying design and scale.
- 3.1.2 Planning permission is sought for a single storey flat roof extension to the rear of the host dwelling with a roof lantern over. The rear extension would project 4 metres from the rear elevation of the host dwelling, with a width of 6.6 metres, an overall height of 4.2 metres to the top of the roof lantern and an eaves height of 3 metres. There would be a set of bifold doors along the rear elevation of the extension proposed.
- 3.1.3 In terms of materials, the walls of the extension would be constructed of render with white PVCU doors to match the existing dwelling materials. The flat roof would be constructed of grey/black felt or a single ply rubber material.

3.2 Conclusion

- 3.2.1 It is considered that the development, by reason of its location, scale and design, would not harm the appearance or character of the host dwelling and the locality. In addition, the development does not detrimentally impact on the amenities of adjoining and nearby residences, the provision of amenity space or car parking provision 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 2021 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 11-14 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 55-58 Planning conditions and obligations
- 119-123 Making effective use of land
- 126-136 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
- T2 Accessibility

4.3 Relevant Planning Guidance / Documents:

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

5. MAIN CONSIDERATIONS

5.1 Principle of Development

5.1.1 The Council is required to determine planning applications in accordance with its LDP unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) and Section 70(2) of the Town and Country Planning Act 1990 (TCPA1990)).

5.1.2 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 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 proposed rear extension is considered to be relatively modest in form with its depth of 4m and a flat roof height of 3.2m. The lantern would raise the maximum height of the roof but this is a discrete element of the roof and is set well back from the rear end of the extension, and set in from its sides. Facing materials would match the existing building. It should also be noted that the extension is only 0.6 metres deeper than that previously approved under the terms of application reference 18/00473/HOUSE, which is considered to be a minor increase in built form. All other elements of the extension remain the same as that previously approved, which is a material consideration for the current application. The proposal also needs to be considered in context of other built forms nearby. The adjoining property at No. 29 Latchingdon Road was granted planning permission in October 2020 for a single storey rear extension which is larger in terms of its depth (0.4 metres deeper) and matches the height to the flat roof of the extension proposed. A site visit of the property has confirmed that the works have commenced. In addition, the property at No. 33 to the east of the application site also has rear extensions which extend into the rear garden with parapet roof forms. The immediate locality is therefore comprised of a variety of form and design of rear extensions, and outbuildings. The extension would not, therefore, appear incongruous with this pattern of development and as such the proposal would not result in any undue harm to the character and appearance of the rear of properties in the area.

5.2.5 The materials used in the construction of the walls of extension would be render with PVCU doors to match the host dwelling. There will be some use of either blue/ black felt or single ply rubber for the flat roof element of the proposal. These materials are commonly found in this type of development and, as the development will be to the rear of the dwelling, would not be visible within the streetscene in any event. Therefore, no objections are raised with regards to the materials proposed.

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 neighbouring properties; to the west is No. 29 Latchingdon Road, to the east is No. 33 Latchingdon Road and to the north is the dwelling known as Four Seasons.

5.3.3 The proposed rear extension would sit 0.1 metres from the boundary and 0.5 metres from the dwelling to the east. Although the extension would be in close proximity to this neighbouring occupier, the development proposed would be set back 1.4 metres from the rear elevation of the neighbouring projection and therefore is not considered to have an overbearing impact on this neighbouring occupier. Furthermore, due to the single storey nature of the development with rear ward facing openings, it is not considered that the rear extension would give rise to any overlooking or overshadowing to this occupier and would not represent an unneighbourly form of development.

5.3.4 The proposed rear extension would sit 2.4 metres from the boundary and 3.8 metres from the dwelling to the east. Due to the single storey nature of the development, and considering that the development proposed would be set back 2.2 metres from the rear elevation of this neighbouring occupier, it is not considered that the development would give rise to dominance, loss of light or overshadowing to this neighbouring occupier and would not represent an unneighbourly form of development.

5.3.5 The proposed rear extension would sit 18 metres from the boundary and in excess of 30 metres from the dwelling to the north. Due to this significant degree of separation and considering the single storey nature of the development, it is not considered that the development would give rise to any overshadowing, overlooking or dominance to this neighbouring occupier 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 proposed rear extension would not create any additional bedrooms at the application site and would have no impact upon existing car parking provisions or requirements on site. Therefore, no objection is raised in relation to traffic and transport issues.

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.
- 5.5.2 Whilst the proposed development would reduce the size of the garden, the private amenity space would remain excess of 100m². Therefore, the proposal is in compliance with policy D1 of the LDP.

6. ANY RELEVANT SITE HISTORY

- **18/00473/HOUSE** – Single storey rear extension. Loft extension including rear dormer. Approved – 11.06.2018

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Cold Norton Parish Council	No response at the time of writing the report	Noted.

7.2 Representations received from Interested Parties

- 7.2.1 No representations were received for the application.

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: 666/1A and 666/2A.
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.