



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
19 MAY 2022**

Application Number	22/00368/HOUSE
Location	The Moorings, Seaview Parade, St Lawrence, Essex
Proposal	Single storey rear extensions, two storey rear extension and first floor additions to the front and rear.
Applicant	Mr Ross Patience
Agent	Mr Michael Lewis – Bailey Lewis
Target Decision Date	3 May 2022 (Agreed EOT Until 22 May 2022)
Case Officer	Hayley Sadler
Parish	ST LAWRENCE
Reason for Referral to the Committee / Council	Member Call In Councillor Mrs P A Channer has called in the application for the following policy reasons: Local Development Plan (LDP) policy D1 (Design Quality and Built Environment) and H4 (Effective use of Land)

1. RECOMMENDATION

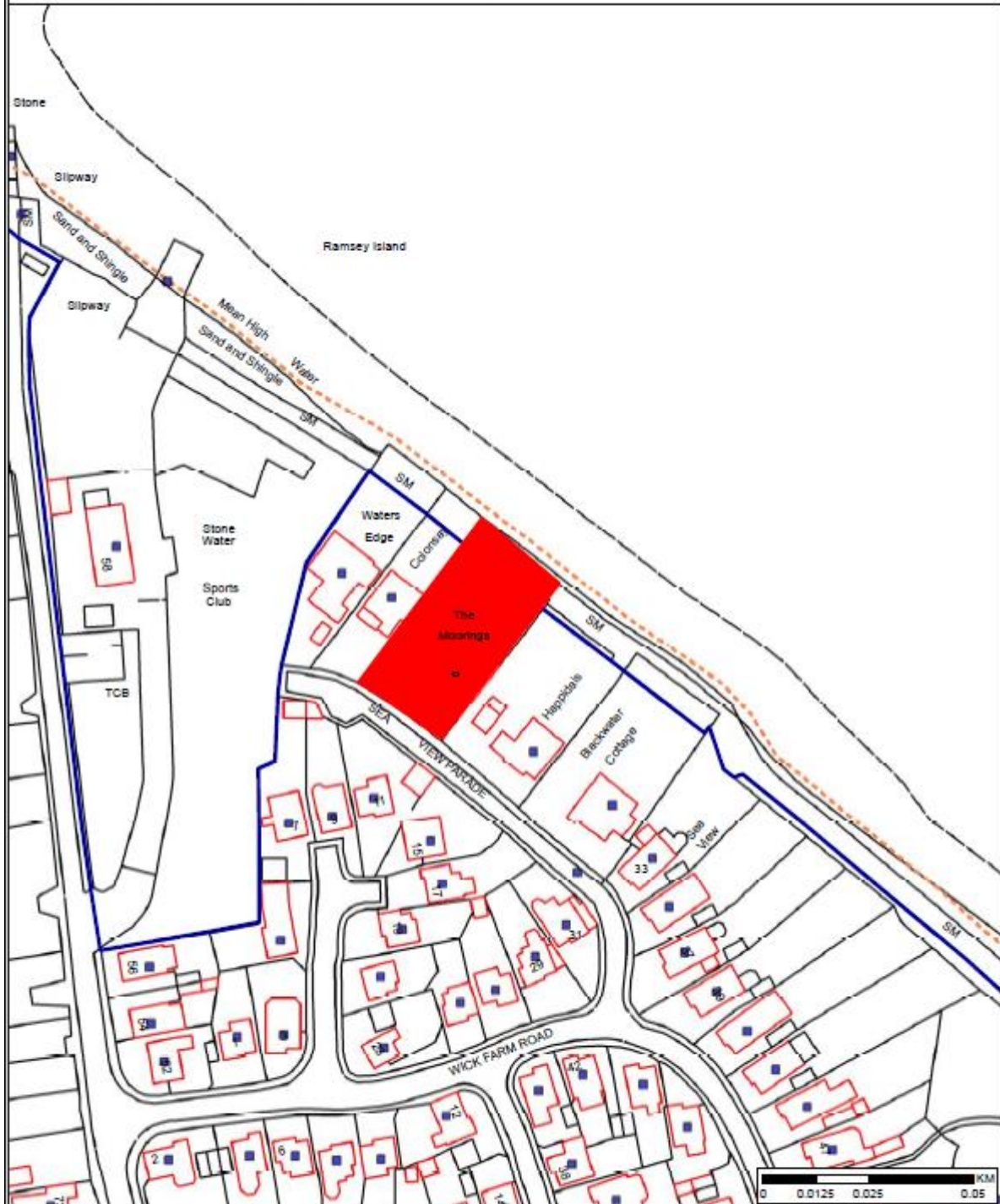
REFUSE for the reasons as detailed in Section 8 of this report.

2. SITE MAP

Please see below.

The Moorings - Seaview Parade - St Lawrence

22/00368/FUL



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Maldon District Council 100018588 2014



MALDON DISTRICT COUNCIL

www.maldon.gov.uk

Scale: 1:1,250

Organisation: Maldon District Council

Department: Planning Services

Comments: SE Area Committee

Date: 22/04/2022

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 Seaview Parade within the settlement boundary of St Lawrence. The site is occupied by a detached bungalow. The surrounding area is residential with dwellings of varying design.
- 3.1.2 The site is within an area subject to an Article 4 Direction which restricts certain forms of development, but the Article 4 has no impact on the development proposed.
- 3.1.3 Planning permission is sought for single storey rear extensions, two storey rear extension and first floor addition to the front.
- 3.1.4 The proposed single storey rear extension would measure 4.5 metres in width, 2.9 metres in depth and 2.9 metres in height to the top of the flat roof. The extension would result in a study area being created.
- 3.1.5 The proposed single storey, two storey and first floor rear additions would measure a maximum of 9.8 metres in width, 3.6 metres in depth with a maximum eaves height of 5.3 metres and an overall ridge height of 5.9 metres. At ground floor level the addition would create a sitting room area and at first floor level would create a bedroom area that was previously at ground floor level and which would become a snug room.
- 3.1.6 To accommodate the staircase for access to the first floor a first floor extension would be installed to the front elevation. This would measure 3 metres in height at first floor level.
- 3.1.7 The proposed materials to be used in the construction would be facing brick and render detail walls to match the existing. Salvaged existing plain roof tiles and white UPVC windows to match the existing are also proposed along with a large, white, glazed aluminium screen to match the existing dwellinghouse.
- 3.1.8 This application is a resubmission of 21/01105/HOUSE which was refused for the following reason:

'The proposed development due to its location, size, height and design, would be an unsympathetic and incongruous addition to the existing dwelling which would harm the character and appearance of the host dwelling and the surrounding area, contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.'

- 3.1.9 The alterations made to the proposed development has resulted in the reduction of the ridge height by 0.6 metres. The height of the first floor extension to the front elevation has been reduced by 0.2 metres at first floor level.

3.2 Conclusion

- 3.2.1 It is considered that the proposed first floor additions, by reason of their location, size, height and design would be an incongruous and dominant addition which would harm the character and appearance of the dwelling and surrounding area. The amendments to the scheme are not considered to be of such an extent as to reduce the scale of the development or improve the design to such a degree as to have overcome the reason for refusal stated above. It is therefore considered that the

proposed development is not 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 2021 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
- 119 – 123 Making effective use of land
- 126 – 136 Achieving well-designed places

4.2 Maldon District Local Development Plan (LDP) 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

4.3 Relevant Planning Guidance / Documents:

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

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The principle of extending 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 proposed single storey extensions would not be visible within the streetscene of Seaview Parade as they would be located to the rear of the property. They would be modest in size, single storey in height with a flat roof and would be shielded from view by the existing dwelling and the garage located to the side of the property. As a result, this element of the proposal would not cause harm to the character or appearance of the host dwelling or its surroundings.
- 5.2.5 However, the proposed first floor additions would be highly visible within the streetscene of Seaview Parade as they would result in the ridge level of the bungalow increasing by 0.6 metres, and due to the sheer scale and width in addition to its design.
- 5.2.6 The existing dwelling is a modest, single storey bungalow. The proposed first floor extensions, to both front and rear, would result in a considerable increase to the overall ridge height and bulk of the dwelling and would also not be visually subservient to the host dwelling. Furthermore, the additions, particularly due to the varying eaves and ridge heights of the resulting dwelling, would result in the overall design of the extended dwelling lacking cohesion. Of particular concern, the rendered finish of the existing ground floor would extend into the roof through the proposed first floor front extension and provide a stark and incongruous relationship with the tiled finish of the existing roof. Therefore, it is considered that the proposed first floor extensions, due to their design, size, height, and position would be an unsympathetic and incongruous addition to the host dwelling which would detrimentally impact upon the character and appearance of the host dwelling and the wider surrounding area.
- 5.2.7 The proposed materials are to match the existing dwelling. There are no objections to the proposed materials, except for the design and finish of the front first floor front extension as stated above. Furthermore, there are considered to be no new material considerations, since the determination of the last application, that weigh in favour of the development.

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 two neighbouring properties, Happidais to the east and Colonsay to the west. To the north of the application site is the River Blackwater.
- 5.3.3 The single storey rear extensions would sit 6.5 metres from the shared boundary to the neighbouring property to the east, Happidais and 3 metres from the neighbouring property to the west, Colonsay. The proposed extensions would not be visible from the neighbouring property to the east as they would be shielded from view by the host dwelling. It is noted that the neighbouring dwelling to the west, Colonsay sits further from Seaview Parade than the host dwelling and, given the single storey nature of the proposed extensions and as there are no windows proposed to the elevations facing this neighbouring property, it is considered that this element of the proposed works would not result in an unneighbourly form of development.
- 5.3.4 The proposed two storey and first floor rear additions would sit 6.5 metres from the neighbouring property to the east, Happidais and 7.5 metres from the neighbouring property to the west, Colonsay. These additions would be highly visible from both

these neighbouring properties as they will increase the height and bulk of the dwelling. However, there are no windows or rooflights proposed to the side elevations of the additions and they would be set-off the shared boundaries with these neighbouring properties sufficiently to avoid harm being caused through dominance or loss of light. It is noted that there are ground floor windows to the east elevation of the neighbouring property to the west, Colonsay. However, the separation distance between the proposed additions and both of these neighbouring properties would ensure that the extensions were not be an unneighbourly form of development.

5.3.5 The proposed 'dormer' to the front elevation to accommodate the new access to the first floor would project from the front elevation but would not project further than the existing garage. It would be visible from both neighbouring properties but there are no windows or rooflights proposed to the side elevations and it would be a sufficient distance from the site's boundaries so as not to cause harm through dominance or loss of outlook.

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 proposed development would not result in any additional bedrooms at the property and would not reduce the area currently used for off-street parking to the front of the property. Therefore, no objection is raised to the development on parking grounds, in accordance with the Maldon District (VPS) and policy D1 of the LDP in this respect.

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 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

- **03/00194/FUL** - Remove existing hedge, to be replaced by brick piers and wooden panels to a height of 1.83m, Approved – 3 April 2003
- **21/01105/HOUSE** - Single storey rear extensions, two storey rear extension and first floor additions to the front and rear, Refused – 7 January 2022

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
St Lawrence Parish Council	Support the application	Noted

7.2 Representations received from Interested Parties

7.2.1 No letters of representation for the application have been received.

8. PROPOSED REASON FOR REFUSAL

1 The proposed development, by reason of its siting, scale, bulk, form and design would result in visual harm to the character and appearance of the conservation area and is therefore contrary to policies D1, and H4 of the Maldon District Local Development Plan and the guidance contained within the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.