



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
25 JUNE 2025**

Application Number	25/00223/HOUSE
Location	4 Tideways Row, Riverside Road, Burnham-on-Crouch, CM0 8TG
Proposal	Installation of 4 solar panels on the western roof slope and 9 solar panels on the eastern roof slope.
Applicant	Ellen & Paul Pearse
Agent	N/A
Target Decision Date	30 June 2025
Case Officer	Hayley Sadler
Parish	BURNHAM SOUTH
Reason for Referral to the Committee / Council	Councillor / Member of Staff

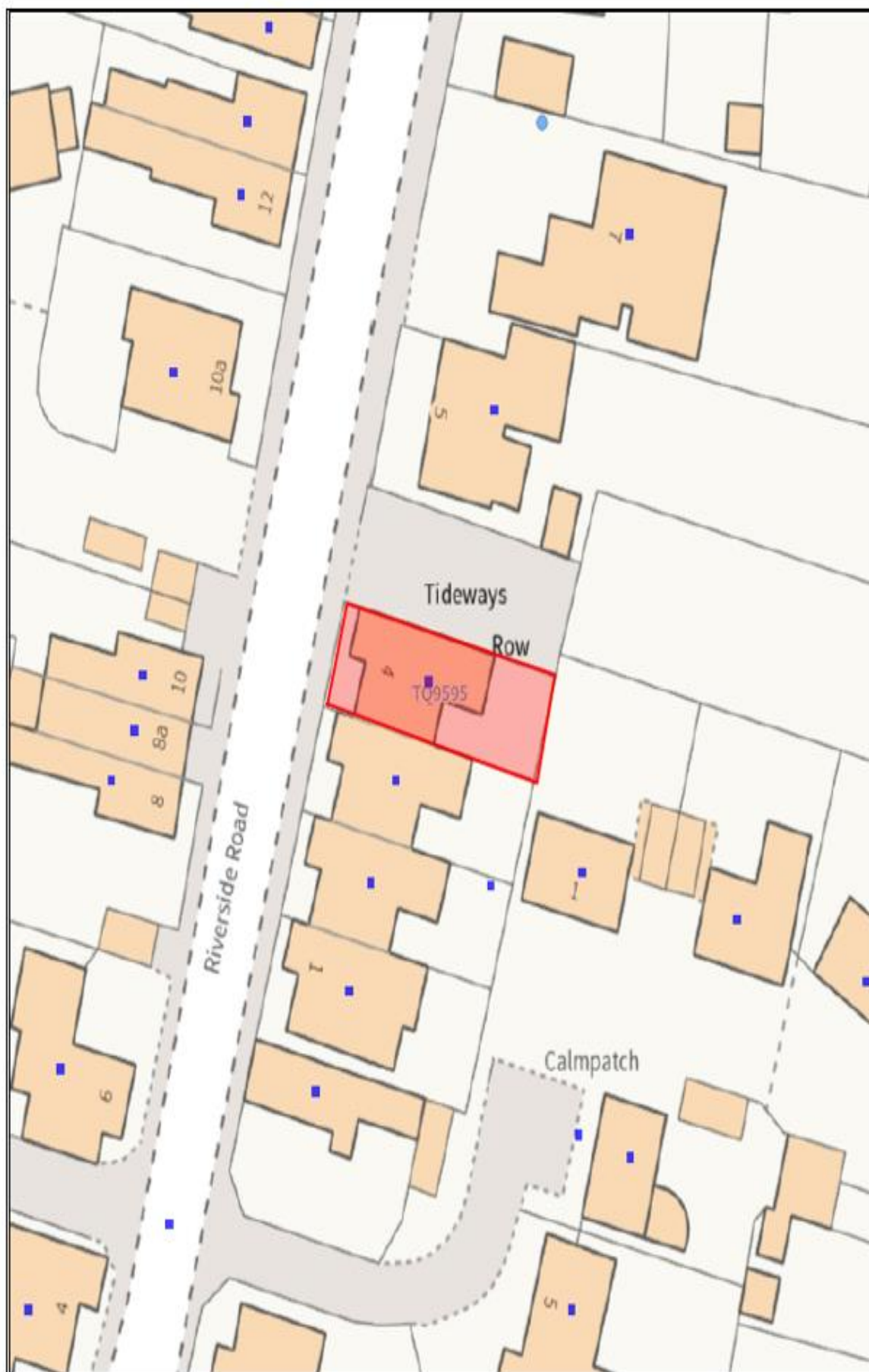
1. RECOMMENDATION

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

2. SITE MAP

Please see below.

25/00223/HOUSE – 4 Tideways Row – Riverside Road – Burnham on Crouch – CM0 8TG



3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the eastern side of Riverside Road within the settlement boundary of Burnham-on-Crouch and within the Burnham-on-Crouch Conservation Area. The site is occupied by an end of terrace two storey dwelling with rooms in the roof. The surrounding area is residential with dwellings of varying design. The site also lies within Flood Zone 2 and 3.
- 3.1.2 Planning permission is sought for the installation of 13 solar panels. Four on the front roof slope (west) elevation and nine on the rear roof slope (east) elevation.
- 3.1.3 On the front roof slope, one row of four panels is proposed, measuring 4.5 metres in length. The proposed solar panels on the rear roof slope would comprise three rows, the highest row would be 5.3 metres in length comprising three panels, the middle row (between the rooflights) would measure 1.6 metres in length and comprise a single panel, and the lower row would measure 5.7 metres in length and comprise five panels.

3.2 Conclusion

- 3.2.1 The proposed development, by reason of its size, siting and appearance would not harm the appearance or character of the locality or the conservation area. 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 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-14 Presumption in favour of sustainable development
- 39 Decision-making
- 48-51 Determining applications
- 56-59 Planning conditions and obligations
- 124-130 Making effective use of land
- 131-141 Achieving well-designed places
- 161-186 Meeting the challenge of climate change, flooding and coastal change
- 202-221 Conserving and enhancing the historic environment

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

- D3 Conservation and Heritage Assets
- D5 Flood Risk and Coastal Management
- H4 Effective Use of Land

4.3 Relevant Planning Guidance / Documents:

- Burnham-on-Crouch Neighbourhood Development Plan
- National Planning Policy Framework (NPPF)
- Maldon District Design Guide Supplementary Planning Document (SPD)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The principle of extending or altering the existing dwellinghouse and of providing facilities in association with residential accommodation is considered acceptable in line with policies D1 and H4 of the approved Local Development Plan (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 Maldon District Design Guide (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 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to desirability of preserving or enhancing the character or appearance of the conservation area. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Council must have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Similarly, policy D3 of the approved Maldon District LDP states that development proposals that affect heritage assets must preserve or enhance its special character, appearance, setting and any features and fabric of architectural or historic interest. Where a proposed development would cause less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 5.2.5 The application site falls within the Burnham-on-Crouch Conservation Area. The area is characterised as a planned medieval riverside market town, with significant rebuilding and expansion in the 18th and 19th centuries. The oldest buildings are concentrated on High Street, which was the location of the Market Place. From the 19th century further roads were developed leading north off High Street, including Riverside Road. The buildings which line Riverside Road all date from the time of the

introduction of the road around 1910 and later. The houses along this road are predominantly of brick but their character is quite varied, including early 20th-century 2-storey terraced cottages, mid-20th-century bungalows, and late 20th-century neo-vernacular detached houses.

- 5.2.6 Tideways is an early-21st century terrace of two-storey houses on the east side of Riverside Road, with red brick walls and pitched roofs finished with natural slate. Each house has a gabled two-storey projection to the front and a single-storey projection to the rear. No. 4 is at the north end of the terrace. The traditional design and materials of this terrace respects the special character of the conservation area.
- 5.2.7 The solar panels are proposed to both the front and rear roof slopes, as a result those proposed to the front of the application site would be visible from within the streetscene of Riverside Road. The solar panels to the front roof slope would be visible within the streetscene of Riverside Road, although the views would be limited due to their proposed position and angle of the roof slope, the solar panels to the rear would not be visible within Riverside Road but would be visible to the neighbouring properties to the rear with Calm Patch. As such it is not considered they would impact on the character and appearance of the area.
- 5.2.8 The Council's Principal Conservation and Heritage Officer has advised that whilst solar panels to the front roof slopes of housing in a conservation area are usually discouraged in this instance the street facing panels, would not appear prominent due to the height and pitch of the roof and the degree to which the front projections and the dormer windows interrupt views of the main roof slope. In addition, the solar panels would be black in colour and would, to an extent, blend with the dark colour of the slate roof tiles. As a result, the proposed solar panels would not result in harm to the special character and appearance of the conservation area and no objection is raised to the development and no conditions have been recommended.
- 5.2.9 Due to the size, siting and appearance of the panels, it is considered that the proposed development would not detrimentally impact upon the character and appearance of the host dwelling or the wider surrounding area or conservation area.

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 Maldon District Design Guide (2017).
- 5.3.2 The application site is bordered by two neighbouring properties, No.3 Tideways to the south and No.1 Calm Patch to the east.
- 5.3.3 Due to the nature of the proposed development and the siting of the panels, there would be no impact upon any neighbouring properties.

5.4 Flood Risk

- 5.4.1 The site is located within Flood Zones 2 or 3 and an Environment Agency Flood Risk Matrix has been submitted with the application. However, the development proposed would extend the property and so would not have any impact on the risk of flooding.

6. ANY RELEVANT SITE HISTORY

- **MAL/201/81 and LB/MAL/18/81** – Erection of 3No. private dwelling houses with gardens – Approved – 5 May 1981

- **MAL/812/86 and LB/MAL/81/86** – Demolition of existing boat storage sheds and erection of 3No. two storey houses with garages and vehicle hardstanding and gardens – Refused – 5 November 1986
- **MAL/53/88 and CA/MAL/3/88** – Demolition of existing boat storage sheds and erection of 3No. two storey houses with garages, vehicle hardstanding and garden – Refused – 18 May 1988
- **04/01310/FUL** - Construction of 4 no. 2 bedroom cottages with parking court – Approved – 1 February 2005
- **04/01311/CON** - Demolition of existing boat storage sheds and workshop to allow construction of 4 no. 2 bedroom cottages and parking court – Approved – 1 February 2005
- **05/00508/FUL** - Demolition of existing boat storage sheds and workshop and construction of 4 no. 2 bedroom cottages with parking court. – Approved – 7 July 2005
- **05/01199/FUL** - Construction of 4 three bedroomed cottages with parking court (amendments to planning permission FUL/MAL/05/00808). – Approved – 17 January 2006

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham on Crouch Town Council	Support the application as it is a promotion of carbon zero, ethos	Noted

7.2 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Principal Conservation and Heritage Officer	No objection and no recommended conditions	Noted

7.3 Representations received from Interested Parties

7.3.1 No letters of representation have been received.

7.4 Site Notice / Newspaper Advert

7.4.1 The application was advertised by way of two site notices posted on 22 April 2025 (with expiry date for comments set at 14 May 2025). One site notice was affixed at eye level to a telegraph pole located to the west of the application on the opposite side of the road, the second notice was affixed at eye level to a telegraph pole located to the south of the application site, fronting No.1 Tideways. Both were in a prominent position within the street scene.

7.4.2 Notice was also given by way of newspaper advertisement posted in the Maldon and Burnham Standard, published on the 24 April 2025 (with expiry date for comments set at 15 May 2025).

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 approved plans as shown on the decision notice.
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 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

Application plans:

- Location Plan
- EB01
- EB02
- EB03
- EB04