

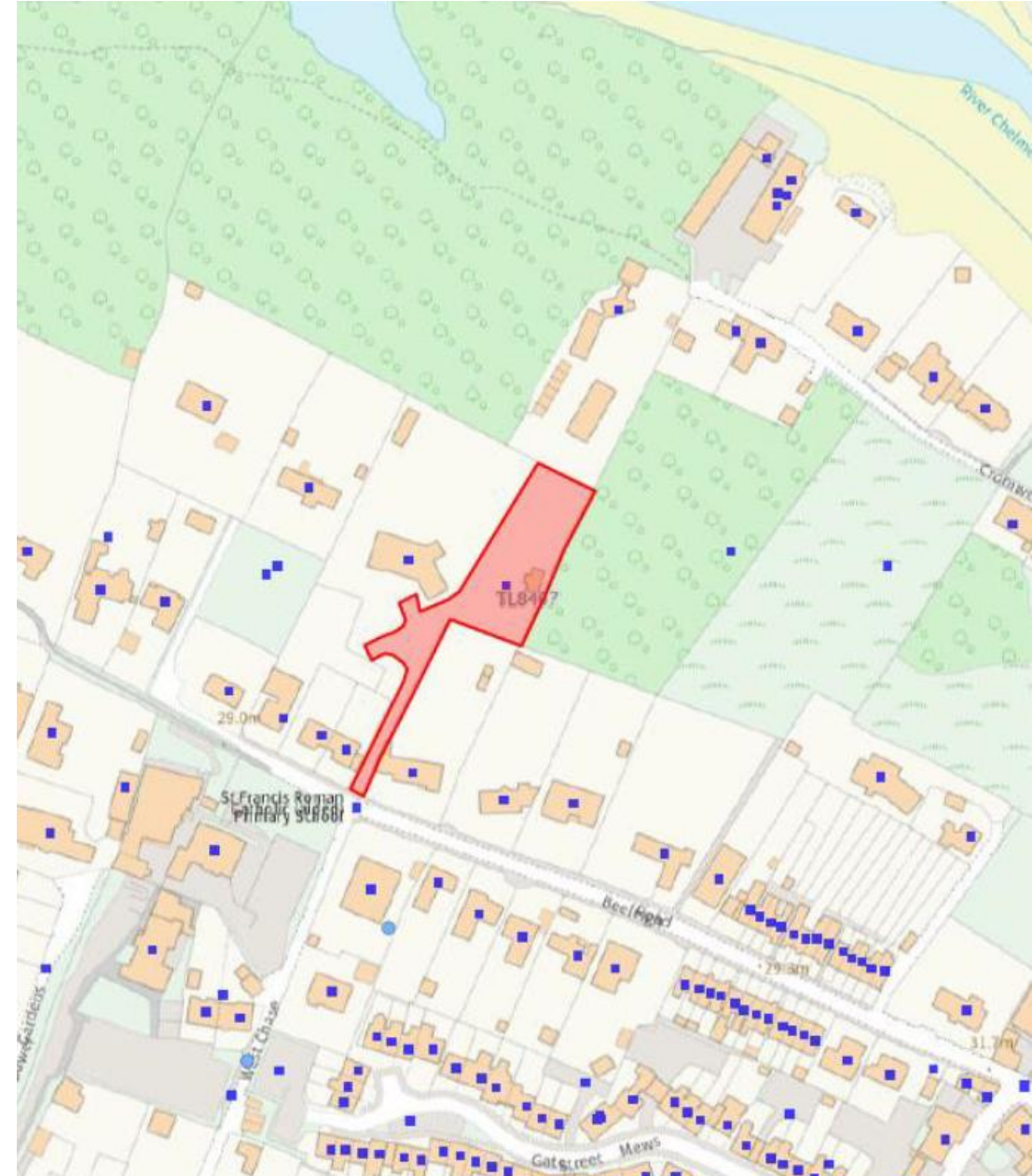
23 September 2026

Central Area Planning Committee



Land at Walnut Tree Cottage 44 Beeleigh Road Maldon

- Agenda Item No. 6
- 26/00372/FUL
- Demolition of outbuilding and erection of a self-build single storey dwelling with outbuilding and associated landscaping.



Site Location



The map shows a residential area with several buildings and roads. A large area is outlined in red, indicating the proposed development site. A smaller area within this site is outlined in blue. The map includes labels for 'St Francis Roman Catholic (aided) Primary School' and 'Beldigh Road'. A north arrow is located in the top right corner.

Proposed Site Plan

Existing dwelling approved in 2017 under reference 17/01386/FUL and will remain

No.44 retains 4 No. car parking spaces as approved (2 on drive and 2 within garage).

Areas of extended shared drive shown grey line hatched, included for enlarging access drive to Size 3 turning head for fire tender access.

Foul Water to drain to existing foul sewer to North of site.

Surface Water to drain to existing open ditch to North of site, or soakaway.

Shed/store outbuilding (bicycle storage).

Existing ditch/planted boundary to the East retained.

Dashed purple denotes previously approved scheme reference 12/00403/FUL.

All areas of new dwelling within 45m of fire tender for access (dashed pink arc).

New dwelling - 'No.42'.

Existing trees to boundary to be maintained (trimmed to allow construction).



Architectural site plan for a residential property. The plan shows a main house with a lounge, dining, kitchen, utility, and three bedrooms. A shed/store is attached to the side. A driveway with two car spaces and a path are also shown. The plan includes various annotations such as 'existing ditch/planted boundary retained', 'new retaining wall', 'new 1.2m high post and rail fencing with hedging', and 'existing 2m high close boarded timber fence retained'. Dimensions and levels are provided throughout the drawing.

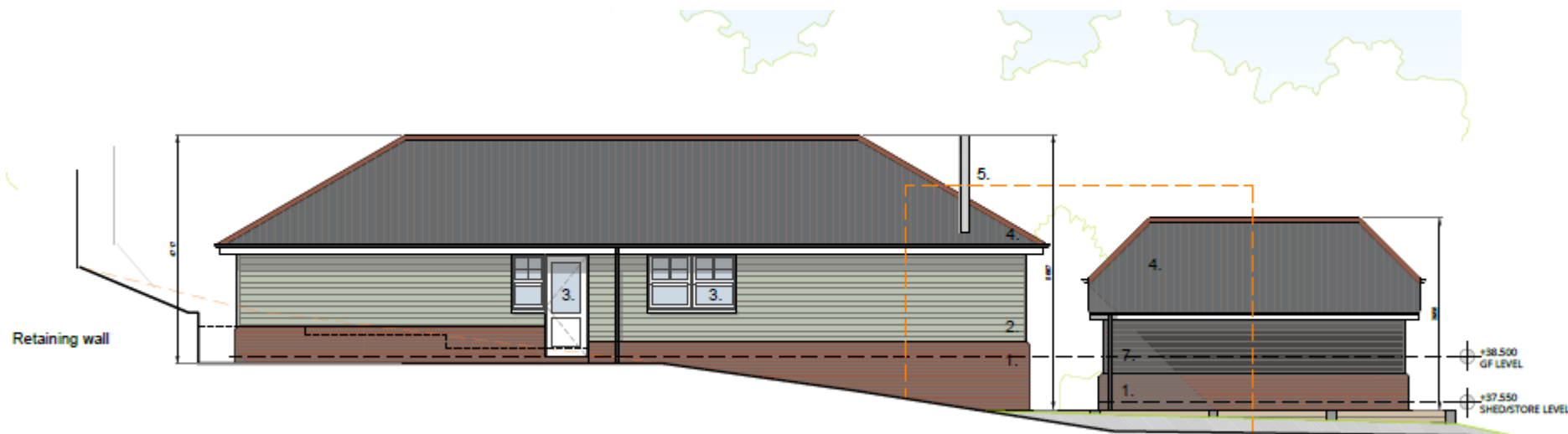
Proposed Elevations



PROPOSED SIDE (NORTH) ELEVATION

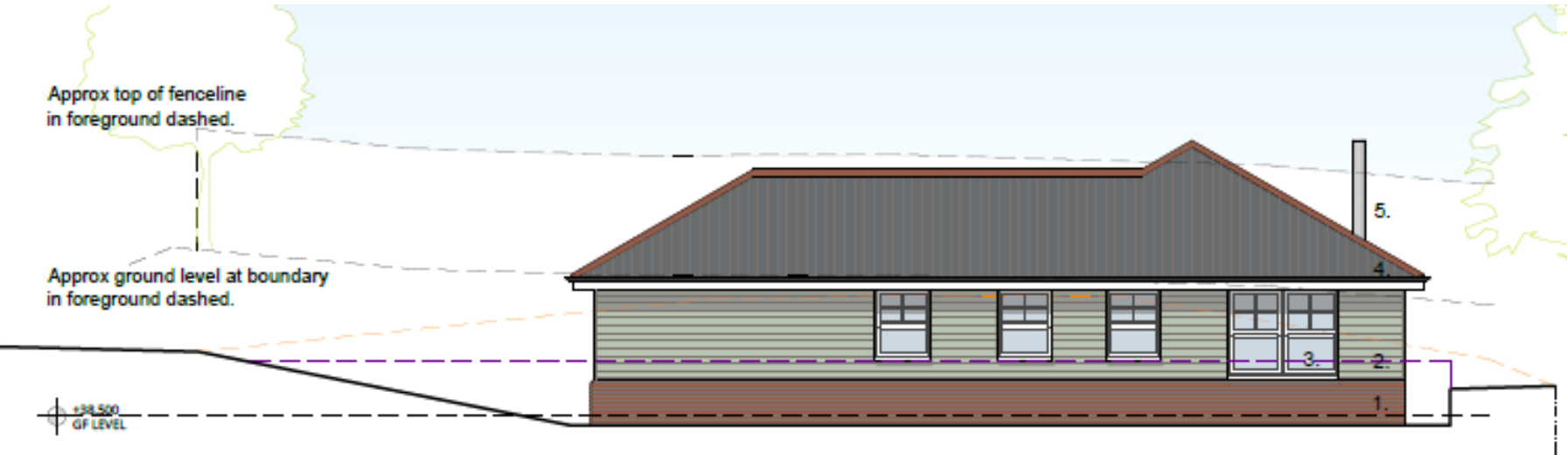
MATERIALS KEY:

1. Red multi brickwork
2. Green textured fibre cement weatherboard cladding
3. White woodgrain effect uPVC sash windows/doors
4. Grey textured slate roof tiles
5. Black/metal flue
6. White columns/balustrading
7. Black textured fibre cement weatherboard cladding
8. Oak doors



PROPOSED REAR (EAST) ELEVATION

Proposed Elevations

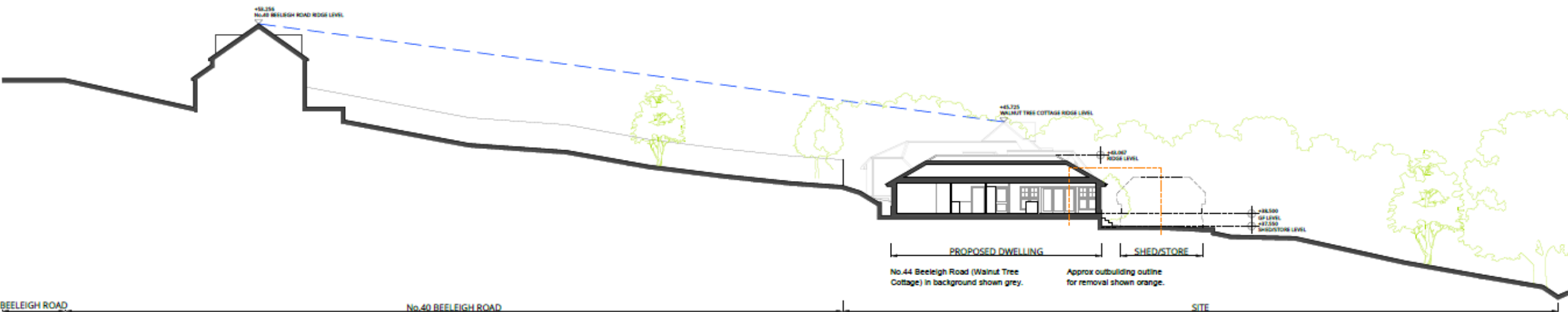


PROPOSED SIDE (SOUTH) ELEVATION

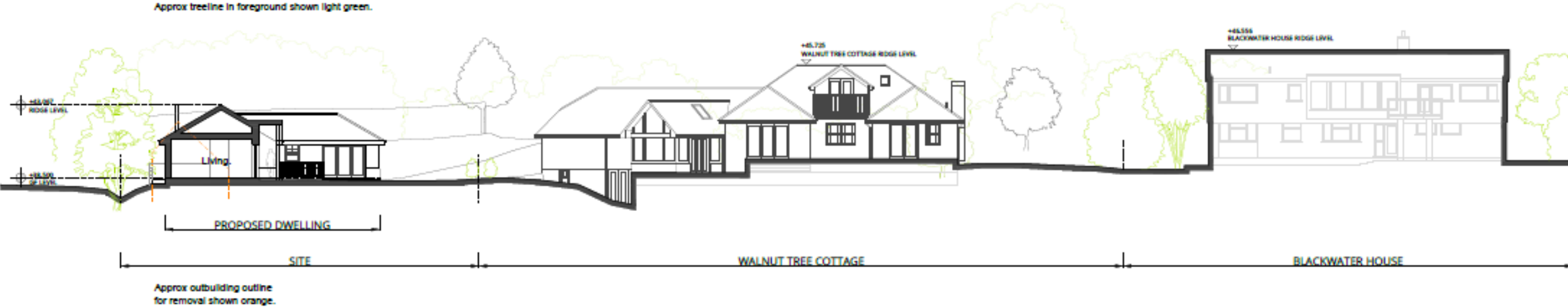


PROPOSED FRONT (WEST) ELEVATION

Proposed Long South to North Section AA



Proposed Short West to East Section BB



Proposed Shed/Store Elevations



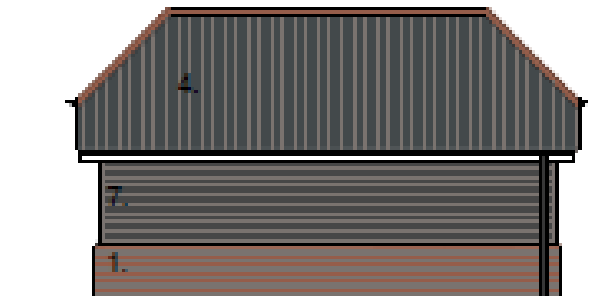
NORTH ELEVATION



WEST ELEVATION

MATERIALS KEY:

1. Red multi brickwork
2. Black textured fibre cement weatherboard cladding
3. White woodgrain effect uPVC sash windows/doors
4. Grey textured slate roof tiles
5. Oak doors



EAST ELEVATION



SOUTH ELEVATION

View south of the site from the public footpath North of the River Chelmer

29 Cromwell
Lane

Site

40 Beeleigh
Road

44 Beeleigh
Road

Blackwater
House

St Francis
Primary School

Riverscourt



Existing outbuilding to be demolished

View looking out towards the driveway

View towards the site

Existing dwelling approved in 2017 under reference 17/01386/FUL and will remain





Existing and connected driveway



Summary and Officer Recommendation

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- The application site is located outside the settlement boundary contrary to policy S8 of the LDP, however the site lies within a sustainable location with access to local community, convenient shopping facilities within Maldon at a reasonable distance, a short walk to regular bus services and a primary school immediately opposite the site entrance.
- The site would be seen from afar, such as from the north of River Chelmer, however as shown in the previous slide, it would not be seen anymore than the property to the west of the site and the applicant has proposed the dwelling is sunken in places to minimise the views.
- The design and scale of the dwelling would be similar to the existing dwelling to the west of the site and would not result in any harm to the character and appearance of the conservation area

The Officer recommendation is to Approve Planning Permission