



**REPORT of
CHIEF EXECUTIVE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
9 JANUARY 2017**

Application Number	HOUSE/MAL/16/01148
Location	Grove Wood Mope Lane Wickham Bishops Essex
Proposal	Demolition of dilapidated corrugated piggeries to be replaced with new timber framed woodcutting vehicle store.
Applicant	Mrs Carol Mills
Agent	Mr James Hunter - Jenner Jones
Target Decision Date	28 December 2016 Extension of Time: 13.01.2017
Case Officer	Emily Hall, TEL: 01621 875744
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Parish Trigger

1. RECOMMENDATION

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

2. SITE MAP

Please see overleaf.

Grove Wood - Mope Lane - Wickham Bishops
HOUSE/MAL/16/01148



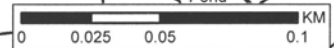
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 Maldon District Council 100018588 2014



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Scale:	1:2,500
Organisation:	Maldon District Council
Department:	Planning Services
Comments:	NW Committee
Date:	22/12/2016
MSA Number:	100018588



3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

3.1.1 The application site is located outside of a defined settlement boundary to the northwest of Wickham Bishops. The site accommodates a large detached dwelling set in a generous plot; in terms of landscaping the site comprises of both a formal domestic garden and an extensive area of established woodland. The site is bound to the east by Mope Lane.

3.1.2 Planning permission is sought to demolish two existing dilapidated pig sties and erect a domestic outbuilding to accommodate the equipment required for the maintenance of the woodland within the site. The outbuilding would measure 17 metres wide and 6.5 metres deep with a small projection measuring 1.5 metres deep and 3.6 metres wide on the northeast elevation. The outbuilding would have a ride height of 6.9 metres. Finish materials would be timber cladding.

3.2 Conclusion

3.2.1 The application site is partially occupied by established woodland and is also on sloping topography which means that a level of specialist machinery and equipment is needed for the on-going management and maintenance of the woodland. The building proposed would securely store this equipment and a list of the equipment which is intended to be stored within the building has been provided to the Council; these site specific circumstances weigh in favour of the proposal.

3.2.2 The building would be set back from Mope Lane, would be partially screened from view by the existing woodland and would be located in the site of existing pig sties. In terms of its appearance the building is of an agricultural design and the lack of domestic features such as windows / doors ensures that it appears as a utilitarian outbuilding with a functional relationship with the host dwelling, Grove Wood. Furthermore, the use of timber cladding softens the appearance of the building and would help to assimilate the building with its surroundings. The site provides sufficient parking and amenity space and the development would not have a detrimental impact on the amenities of neighbouring occupiers.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- 59, 64

4.2 Maldon District Replacement Local Plan 2005 – Saved Policies:

- BE1 - Design of New Development and Landscaping
- T1 - Sustainable Transport and Location of New Development
- T8 - Vehicle Parking Standards

4.3 Maldon District Local Development Plan submitted to the Secretary of State for Examination-in-Public on 25 April 2014:

- D1 - Design Quality and Built Environment
- T1 - Sustainable Transport
- T2 - Accessibility

4.4 Relevant Planning Guidance / Documents:

- Car Parking Standards
- Essex Design Guide
- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

5.1.1 The Council is required to determine planning applications in accordance with its adopted Development Plan 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 providing facilities in association with residential accommodation is considered acceptable, in compliance with BE1 of the RLP and H4 of the emerging Local Development Plan (LDP). Other material planning considerations are discussed below.

5.2 Design and Impact on the Character of the Area

5.2.1 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. In order to comply with Policy BE1 of the RLP, the proposal must be compatible with, or improve the surrounding location through its scale, height and choice of external materials. Similarly, the basis of policy D1 of the emerging LDP ensures that development will not have a detrimental impact on its surrounding area and local context and will actively seek opportunities for enhancement in the built environment.

5.2.2 Planning permission is sought for the erection of an outbuilding within the garden associated with Grove Wood. The outbuilding would measure 17 metres wide and 6.5 metres deep with a small projection measuring 1.5 metres deep and 3.6 metres wide on the northeast elevation. The outbuilding would have a ride height of 6.9 metres. Finish materials would be timber cladding. It would be used to store equipment required for the management and maintenance of the established woodland within the site.

5.2.3 The building would be set back from Mope Lane at a distance of between 50 and 60 metres and would be partially screened from view by the existing woodland. In addition, the building would be located in the site of existing pig sties, which whilst of a significantly lower level of prominence in the landscape, mean that built form is not

a completely new feature in this location. Furthermore, the use of timber cladding softens the appearance of the building and would help to assimilate the building with its surroundings.

- 5.2.4 The proposed outbuilding is considered to be of a substantial scale. However, in terms of its appearance the building is of an agricultural design and the lack of domestic features such as windows / doors ensures that it appears as a utilitarian outbuilding with a functional relationship with the host dwelling, Grove Wood.

5.3 Impact on Residential Amenity

- 5.3.1 The proposed outbuilding is located at a distance of 100 metres from the nearest neighbouring dwelling. There are no openings proposed except doors on the flank and front elevations and the building is not considered to cause overlooking or loss of privacy to the detriment of the amenities of the neighbouring occupiers.
- 5.3.2 In addition, given the distance between the building and neighbouring dwellings the proposal is not considered to represent an unneighbourly form of development.
- 5.3.3 Therefore, the proposed development will not result in a demonstrable impact on the amenities of neighbouring occupiers, in accordance with the stipulations of BE6 of the RLP and D1 of the emerging LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 Planning permission is sought for the erection of an outbuilding within the grounds of a residential dwelling. Access to the site would remain the same as existing. Parking is provided to the front of the dwelling and would not be impacted by the proposed development. The proposed outbuilding would be used for the secure storage of equipment used in connection with the husbandry of the woodland present within the site. The proposed development would therefore increase parking provision within the site and there is no objection to the proposal in relation to car parking.

5.5 Private Amenity Space and Landscaping

- 5.5.1 Policy BE1 of the RLP requires that amenity space is provided that is appropriate to the type of development. The Essex Design Guide advises a suitable garden size for dwellings with three or more bedrooms is 100m².
- 5.5.2 The proposed development would be located within an area within the site which is currently occupied by dilapidated pig sties. The footprint of the outbuilding would be larger than the footprint of the pig sties. However, the site has a garden which is significantly in excess of the Essex Design Guide requirements and therefore there is no objection to the proposal in relation to amenity space provision.

5.6 Other considerations

- 5.6.1 Material planning considerations must relate to planning and must fairly and reasonably relate to the application. In this instance the site is occupied by established woodland and is on sloping topography which means that a level of specialist machinery and equipment is needed for the on-going management and

maintenance of the woodland. The building proposed would securely store this equipment and a list of the equipment which is intended to be stored within the building has been provided to the Council; these site specific circumstances weigh in favour of the proposal. Furthermore, the functional appearance of the building with no domestic features also weighs in favour of the proposal, as explained in the design section of this report.

6. ANY RELEVANT SITE HISTORY

- **HOUSE/MAL/16/01146** - Demolition of dilapidated garage to be replaced with new garage. Approved 28.12.16.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Wickham Bishops Parish Council	Object to the application: <ul style="list-style-type: none"> • Height of the building would be intrusive in the landscape. • Object to the scale, mass, height and visual impact of the building. 	Acknowledged.

7.2 Statutory Consultees and Other Organisations (summarised)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Essex County Council Highways	No objection.	Acknowledged.

7.3 Internal Consultees (summarised)

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No objection subject to conditions.	Acknowledged.

7.4 Representations received from Interested Parties (summarised)

7.4.1 No letters of representation have been received.

8. **PROPOSED CONDITIONS**

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) of The Town & Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in complete accordance with approved drawings: 16/9538/DWG/AJ/09, 16/9538/DWG/AJ/06, 16/9538/DWG/AJ/08 REV A, 16/9538/DWG/AJ/01, 16/9538/DWG/AJ/03, 16/9538/DWG/AJ/04 REV A, PROPOSED ELEVATIONS, PROPOSED FLOOR PLAN.
REASON: In order to ensure that the development is carried out in accordance with the approved details and in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan and emerging policy D1 of the Submitted Local Development Plan.
- 3 No development shall take place until written details and samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the materials and details as approved.
REASON: To ensure the external appearance of the development is appropriate to the locality in accordance with policy BE1 of the adopted Maldon District Replacement Local Plan.
- 4 The outbuilding hereby approved shall be used for the accommodation of equipment for the management and maintenance of the woodland within the site and for any purpose incidental to the enjoyment of the dwelling house as such but shall not at any time be converted or used as habitable space/living accommodation.
REASON: To ensure appropriate parking is provided and no loss of amenity will result to the locality in accordance with BE1 and T8 of the adopted Maldon District Replacement Local Plan and emerging policy D1 of the Submitted Local Development Plan.

INFORMATIVE

Hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.