



**REPORT of
INTERIM HEAD OF PLANNING SERVICES**

to
**CENTRAL AREA PLANNING COMMITTEE
22 FEBRUARY 2016**

Application Number	FUL/MAL/16/01401
Location	6 Wave Bridge Court Colchester Road Heybridge
Proposal	Replacement of rotting single glazed windows and doors with uPVC frames and composite door, all to FENSA standard with secure locking bolts. No change to external colour - brown. Shape/ style/ appearance to remain
Applicant	Mrs G Bomford
Agent	Mr Allan Taylor - Blue Door Solutions Ltd
Date Valid	21 December 2016
Target Decision Date	15 February 2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	HEYBRIDGE EAST
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 overleaf.

6 Wave Bridge Court, Colchester Road, Heybridge
FUL/MAL/16/01401



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 Maldon District Council 100018588 2014

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Scale:	1:750
Organisation:	Maldon District Council
Department:	Department
Comments:	C Committee 16/01401/FUL
Date:	09/02/2017
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 south side of Colchester Road, within the settlement boundary of Heybridge and the Chelmer and Blackwater Navigation Conservation Area. The application site is a ground floor flat. The block of flats is located opposite the Heybridge Centre, it is considered to be a relatively modern building in terms of appearance.
- 3.1.2 Planning permission is sought for the replacement of all of the existing windows and doors that serve 6 Wave Bridge Court. The existing windows and doors are single glazed and constructed of wood; it is proposed to replace the windows with double glazed uPVC windows. The style, size and colour would match the existing windows. The proposed doors would also be constructed of uPVC and would match the existing doors in terms of size and design.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development, by reason of its design would not harm the appearance or character of the existing building or the conservation area or have an overbearing impact on the amenity of the neighbouring residents. 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 policies BE1, BE13 and T8 of the RLP and D1 and D3 of the 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 2012 including paragraphs:

- 56
- 58
- 59

4.2 Maldon District Replacement Local Plan 2005 – Saved Policies:

- BE1 - Design of New Development and Landscaping.
- BE13 Development in Conservation Areas
- 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.
- D3 Conservation and Heritage

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 principle of altering a dwelling to provide facilities in association with residential accommodation is considered acceptable, in compliance with BE1 of the RLP and D1 of the LDP. Other material planning considerations are discussed below.

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, livable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design sought to create a high quality built environment for all types of development.
- 5.2.2 The application is located within the Maldon Conservation Area. A Conservation Area is “an area of special architectural or historic interest” with a character which is “desirable to preserve or enhance” (Planning (Listed Buildings & Conservation Areas) Act, 1990). This special character will come from a range of factors including the design of the buildings as well as the materials used.
- 5.2.3 Planning permission is sought to replace all of the windows that serve 6 Wave Bridge Court. The existing windows are single glazed wooden windows; it is proposed to replace these with double glazed uPVC windows. The style, size and colour would match the existing windows.
- 5.2.4 There are no objections to the proposed like for like design of windows and doors, no new openings would be created and the proposed windows including the colour, would match the appearance of the existing windows.
- 5.2.5 The use of uPVC is not normally considered acceptable within a conservation area. However, considering the architectural merit of the host building and its location, which is not considered to be in a particularly prominent position within the conservation area, in this instance the proposed use of uPVC is not considered to cause harm to existing building and would preserve the character and appearance of the conservation area. Furthermore the conservation officer has not raised an objection.
- 5.2.6 Therefore, it is considered that the proposal, by means of its design, including its materials, is considered acceptable in its setting and would not detract from the appearance of the conservation area or be materially harmful to the existing building.

5.3 Impact on Residential Amenity

- 5.3.1 Policies BE1 and BE6 of the RLP protect neighbouring occupiers from unacceptable development which results in a loss of amenity in relation to overlooking,

overpowering or undue reduction of light to the main windows of their property. Similarly, the basis of policy D1 of the submission LDP seeks to ensure that development will protect the amenity of its surrounding area.

- 5.3.2 The proposal relates to the replacement of existing windows, no new openings are proposed and there would be no increased overlooking as a result of the proposed development.
- 5.3.3 In addition there would be no change to the external dimensions of the building and therefore the development is not considered to be overbearing or unneighbourly.
- 5.3.4 Therefore, the proposed development will not result in a demonstrable impact on the amenities of neighbouring occupiers,

5.4 Access, Parking and Highway Safety

- 5.4.1 Adopted Policy T8 of the RLP seeks to ensure that appropriate off-street parking is provided in conjunction with new development. Likewise, Policy D1 of the LDP seeks to ensure that safe and secure vehicle parking is provided in accordance with the Council's adopted parking standards. The Parking Standards are expressed as maximum standards and Government guidance encourages the reduction in the reliance on the car and promoted methods of sustainable transport.
- 5.4.2 The proposal relates to the replacement of existing windows, the development will not change the number of bedrooms available within the site or impact the car parking or access arrangements. Therefore, there is no objection to parking provision within the site.

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. In addition, the Essex Design Guide advises a suitable garden size for dwellings with three or four bedrooms is 100 m2.
- 5.5.2 The proposal relates to the replacement of existing windows, the development will not change the number of bedrooms available within the site or impact the amenity space provision. Therefore, there is no objection to amenity space provision within the site.

6. ANY RELEVANT SITE HISTORY

None.

7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

7.1 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Conservation Officer	I raise no objection to this application. It will cause no harm to the special character or appearance of the Chelmer and Blackwater Navigation Conservation Area.	See section 5.2 of the report
Urban Design	The proposal does not impact on the content of the masterplan. I have no comments to make on the proposal.	Noted

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) of The Town & Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in complete accordance with the approved drawings specifically referenced on this decision notice.
REASON: In order to ensure that the development is carried out in accordance with the approved details.
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 protect the amenity and character of the area in accordance with policy BE1 and BE13 of the adopted Maldon District Replacement Local Plan and emerging policies D1 and D3 of the Submitted Local Development Plan.