



**REPORT of
CHIEF EXECUTIVE**

**to
SOUTH EASTERN AREA PLANNING COMMITTEE
14 AUGUST 2017**

Application Number	HOUSE/MAL/17/00510
Location	61 Nipsells Chase Mayland Essex CM3 6EH
Proposal	Single storey side extension
Applicant	Mrs Kerry Prout
Agent	Barry Powell
Target Decision Date	EOT 15.08.2017
Case Officer	Devan Lawson, TEL: 01621 875845
Parish	MAYLAND
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.

61 Nipsells Chase, Mayland
HOUSE/MAL/17/00510



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 Maldon District Council 100018588 2014



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Scale: 1:1,250

Organisation: Maldon District Council

Department: Department

Comments: SE Committee 17/00510

Date: 03/08/2017

MSA Number: 100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is a corner plot which lies adjacent to the northern side of Princes Avenue and the eastern side of Nipsells Chase, within the settlement boundary of Mayland. The site is occupied by a single storey, semi-detached dwelling, in an area which is residential in nature.
- 3.1.2 Planning permission is sought for the construction of a single storey side extension on the southern elevation of the property. The proposed extension will provide an extra bedroom and kitchen space, a study and two en-suites.
- 3.1.3 The proposed materials for the single storey side extension would match those of the existing dwelling. The walls will be constructed from facing brickwork and the windows and doors will be made of white PVCu. The roof will consist of interlocking tiles.
- 3.1.4 The proposed extension will measure 4.5 metres to the ridge and approximately 2.6 metres to the eaves. It will project from the southern elevation by 2.6 metres and will have a depth of 13.3 metres.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development, by means of its style and design, including its scale and siting, is considered acceptable in its setting and will not have a demonstrable impact on the character and appearance of the dwelling or the locality. In addition, the proposal is not considered to represent an unneighbourly form of development and would not have an overbearing impact on the amenity of the neighbouring residents. Furthermore, the site provides sufficient amenity space and parking provision. It is therefore considered that the proposed development is in accordance with policies S1 and D1 of 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 2012 including paragraphs:

- 56
- 58
- 59

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

- S1 – Sustainable Development
- D1 - Design Quality and Built Environment.
- H4 – Effective Use of Land
- T2 - Accessibility

4.3 Relevant Planning Guidance / Documents:

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

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 policy 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 Planning permission is sought to construct a single storey side extension on the southern elevation of the existing property which will be adjacent to the boundary shared with Princes Avenue.
- 5.2.3 The materials of the proposed single storey side extension will match the materials used in the construction of the original dwellinghouse.
- 5.2.4 The design of the single storey side extension, is considered to be a large addition due to the proposed development having a depth equal to the depth of the original dwellinghouse. However, the proposed development does not extend beyond the rear or principal elevations and projects a maximum of 2.6 metres from the southern elevation. Therefore, it is not considered that the development would result in an overly large form of development.
- 5.2.5 Whilst proposed development is not of a typical style and design of residential development, the two gable ends are thought to add a level of symmetry to the dwelling. In addition the proposed extension is considered to result in an architectural improvement as it breaks up the characterless southern elevation that is existing onsite.
- 5.2.6 In addition, it is considered that the proposed materials would be appropriate for the main dwelling.
- 5.2.7 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 or the neighbouring listed building.

5.3 Impact on Residential Amenity

- 5.3.1 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 application site is located within a residential setting and shares a boundary with properties to the north and west. The southern boundary of the site borders Princes Road and the eastern boundary borders Nipsells Chase. The proposal is located approximately 6.5 metres from the boundary shared with adjoining property No. 45 Princes Avenue which is located to the west.
- 5.3.3 The existing boundary treatment between the site and No. 45 Princes Avenue comprises of a close boarded fence which has an approximate height of 1.8 to 2 metres. Given the height of the proposed fence, the single storey nature of the proposed development and the distance between the boundary and the proposed development, the increase in built form is not considered to materially impact the level of light and will not result in an overly dominant form of development that would detrimentally impact on the neighbouring occupiers.
- 5.3.4 Furthermore, it is considered as the proposed development would be located forward of the principal elevation of No. 45 Princes Avenue and there would be no increase in windows on the rear elevation which faces No. 45, there is a less than significant harm caused in regards to loss of privacy because the development would not impact on the private amenity space and would not result in an increase in overlooking.
- 5.3.5 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 Policies D1 and T2 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 dwelling has four bedrooms and the Council's adopted Parking Standards require a dwelling of this size to provide a maximum of three spaces. Upon visiting the site it was noted that there is a garage located to the rear of the property which could provide space to park one vehicle and a driveway to the rear of the property which currently is used as amenity space and to park caravan. Whilst the driveway isn't currently used for parking vehicles it is considered the space would provide adequate provision for three spaces. Furthermore, there was a temporary metal shed which is to be removed as part of the development which would increase the space available for parking.
- 5.4.3 Whilst the Parish Council's comments regarding the provision for off-road parking are noted; the proposed development would not lead to an increase in the level of accommodation provided on site. Furthermore, the site is considered to provide ample parking provision in accordance with the Council's adopted vehicle parking standards. As a result, the development is not considered to result in any material harm regarding access, parking and highway safety.

5.5 Private Amenity Space and Landscaping

- 5.5.1 Policy D1 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 more bedrooms is 100 m².
- 5.5.2 Due to the position of the site, the majority of the amenity space is located towards the front of the dwelling and on the southern side. The proposed development will result in the loss of the amenity space on the southern elevation and will leave approximately 87m² of amenity space to the front of the dwelling.
- 5.5.3 Whilst it is noted the resulting amenity space is less than the recommended 100m², the site lies a distance of 750 metres from Lawling Park recreation ground and so it is considered that there is sufficient access to open space. Furthermore, despite the majority of amenity space being located to the front of the dwelling, the site is reasonably well screened with close board fences at a minimum height of 1 metre. Therefore, it is considered that a relaxation in amenity space provision is reasonable and the proposal is not considered to have such a detrimental impact on amenity as to warrant a refusal.

6. ANY RELEVANT SITE HISTORY

- 6.1 None.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Mayland Parish Council	Object – The proposal makes insufficient provision for off-road parking. The area already has congestion caused by parked cars and is exacerbated by the bus route. It is considered that the proposal is over development of the site.	See section 5.4.3 of the report .

7.2 Representations received from Interested Parties (*summarised*)

- 7.2.1 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 drawing: 648/2.
REASON: In order to ensure that the development is carried out in accordance with the approved details and in accordance with policy D1 of the Local Development Plan.
- 3 The external surfaces of the development hereby approved shall be constructed of materials and finish to match the existing dwelling.
REASON: To protect the amenity and character of the area in accordance with policy D1 of the Local Development Plan.