



**REPORT of
CHIEF EXECUTIVE**

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

Application Number	HOUSE/MAL/17/00549
Location	51 Mountview Crescent St Lawrence Essex CM0 7NT
Proposal	Single storey rear extension
Applicant	Mr M Bedingfield
Agent	Mr Allan Taylor - Blue Door Solutions Ltd
Target Decision Date	EOT: 18.08.2017
Case Officer	Mahsa Kavyani, TEL: 01621 875744
Parish	ST LAWRENCE
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.

51 Mountview Crescent, St Lawrence
HOUSE/MAL/17/00549



Ramsey
Island



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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 17/00549

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 located on the western side of Mountview Crescent and within the settlement boundary of St Lawrence. The site comprises a modest detached bungalow, fronting onto High View Road with off street frontage parking and a relatively generous amenity space to the rear.
- 3.1.2 The proposed rear extension will measure 4 metres in depth, 6.5 metres wide and constructed with flat roof and lantern style light box, measuring at maximum height of 3.6 metres.

3.2 Conclusion

- 3.2.1 The extension is considered to be of suitable design that does not cause harm to the appearances of the dwelling. The proposal would not have a detrimental impact on the amenities of neighbouring occupiers, the level of amenity space provided or car parking. It is considered that the proposed development is in accordance D1 of the Local Development Plan (LDP). Therefore, the application is recommended for approval subject to conditions.

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, 103

4.2 Maldon District Local Development Plan approved by the Secretary of State:

- D1 Design Quality and Built Environment
- S1 Sustainable Development
- T2 Accessibility

4.3 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 and extending the dwelling to provide facilities in association with residential accommodation is considered acceptable, in compliance with D1 and H4 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 should be sought 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. The basis of emerging policy D1 of the Local Plan ensures that all 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.
- 5.2.3 In determining an appropriate contextual relationship with surrounding development, factors such as height, scale, massing and siting are material considerations. Details such as architectural style, along with colour texture of materials, are also fundamental in ensuring the appearance of any new development is sympathetic to its surrounding and therefore wholly appropriate in its context.
- 5.2.4 Mountview Crescent is characterised by detached dwellings with regular plot widths and an established building line. Although the dwellings vary in architectural scale and design, they are dominantly detached bungalows or chalet style dwellings.
- 5.2.5 The NPPF states that:
- “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.
- “that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”
- 5.2.6 The proposed development will provide the occupiers with additional habitable space in the form of a lounge on the ground floor.
- 5.2.7 The proposed rear extension will measure 4 metres deep and 6.5 metres wide with maximum height of 3.6 metres. The proposed finished material will be brickwork to match the existing dwelling. The flat roof of the extension will contain a roof lantern, which will be constructed with white aluminum.

- 5.2.8 The proposed development, is of acceptable design, subordinate scale and visually acceptable. It is located to the rear of the host dwelling and therefore has a limited visual impact on the streetscene and considered acceptable.

5.3 Impact on Residential Amenity

- 5.3.1 Policy D1 of the LDP seeks to protect the amenity of surrounding areas and local context.
- 5.3.2 The proposed extension is approximately 1.7 metres away from the boundary of the neighbouring property at No.49, and 5.5 metres away from the boundary of property No. 53. The proposed extension is single storey in nature and as such, it is unlikely to cause overshadowing and overlooking to the neighbouring properties at No.49 and No.53. The proposed extension would enlarge the property; however the enlargement is considered proportionate with the neighbouring properties within the vicinity of the site and therefore considered acceptable.
- 5.3.3 Therefore, it is considered that the proposal would not have an adverse impact on the amenity of the neighbouring occupants in relation to overlooking, overshadowing or domination, in accordance with policy D1 of the LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 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 existing dwelling provides two bedrooms and the Council's adopted Parking Standards require a dwelling of this size to provide a maximum of two spaces. The proposal does not result in an increase of the number of bedrooms within the dwelling and as such there is no objection in terms of parking provisions related to the proposal.

5.5 Private Amenity Space and Landscaping

- 5.5.1 The Essex Design Guide advises a suitable garden size for dwellings with three or more bedrooms is 100m².
- 5.5.2 The existing garden on the site measures approximately 580 m² and is in excess of the standard contained within the Essex Design Guide. The proposed development will result in a loss of some of the garden by approximately 26m² but the resultant garden will still be in excess of the guidance contained within the Essex Design Guide. Therefore, there is no objection to the proposal in relation to amenity space.

6. ANY RELEVANT SITE HISTORY

- **LDP/MAL/17/00550**– Claim for lawful development certificate, pending determination.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
St Lawrence Parish Council	No comments received at the time of writing	---

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, S1MC/3/17—2C.
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 as detailed within the application.
REASON: To protect the amenity and character of the area in accordance with policy D1 of the Submitted Local Development Plan.