



**REPORT of
CHIEF EXECUTIVE**

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

Application Number	HOUSE/MAL/17/00682
Location	Crouch View Fambridge Road Althorne Essex
Proposal	New outbuilding to replace existing pole barn.
Applicant	Mr Leonard Lewis
Agent	Mr Anthony Cussen - Cussen Construction Consultants
Target Decision Date	14 August 2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	ALTHORNE
Reason for Referral to the Committee / Council	Member Call In

1. RECOMMENDATION


REFUSE for the reason as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

Crouch View, Fambridge Road, Althorne
HOUSE/MAL/17/00682



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	SE Committee 17/00682
	Date:	03/08/2017
	MSA Number:	100018588
www.maldon.gov.uk		

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located on the north side of Fambridge Road, within the development boundary of Althorne. A detached two storey property currently occupies the site. There is an extensive garden area to the east of the property and dilapidated metal clad former agricultural buildings to the rear. In the north east corner of the site is an open area previously used for the storage of manure/grass cuttings. The northern end of the site immediately abuts buildings and a container placed on the neighbouring property. To the west of the dwelling is a small parcel of land that has been incorporated into the curtilage. There are neighbouring dwellings to the north, east and west of the site. On the opposite side of the road is a residential caravan park and extensive views across the valley.
- 3.1.2 It is proposed to demolish an existing pole barn and erect a new building 14.5 metres in width, 6 metres in depth, with a height of 5.7 metres. It would be located in the north east corner of the garden. The central area of the proposed outbuilding would be open sided providing two covered parking spaces. The northern end of the building would be used as a workshop and the southern end would be used as a summerhouse.
- 3.1.3 It should be noted that this application is a resubmission of a previously refused application (reference 17/00101/HOUSE). No amendments to the previously refused scheme are proposed. The application was refused for the following reason: *‘The proposed building by reason of its location, size, design and bulk would adversely affect the character of the adjacent rural area and cause harm to the appearance and character of the Special Landscape Area contrary to the requirements of policies BE1, CC6 and CC7 of the Maldon District Replacement Local Plan and policy D1 of the Maldon District Local Development Plan.’*

3.2 Conclusion

- 3.2.1 It is considered that the proposed development, by reason of its scale and design would harm the appearance or character of the dwelling and the locality 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, BE6 and T8 of the RLP and T2, D1 and H4 of the LDP.
- 3.2.2 An identical scheme, 17/00101/HOUSE, was refused earlier this year and it is considered that there are no new material considerations that would indicate that the current proposal would now be acceptable.

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 The Maldon District Local Development Plan 2014-2029 approved by the Secretary of State:

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

4.3 Relevant Planning Guidance / Documents:

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

5. MAIN CONSIDERATIONS

5.1 Principle of Development

The principle of the construction of an outbuilding in association with the residential dwelling is considered acceptable, in compliance with D1 of the Local Development Plan.

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 proposed outbuilding would be constructed of brick with a tiled roof and it would be located in the north east corner of the site. The height to eaves would be 2.8 metres and 5.8 metres to the ridge.
- 5.2.3 The building is aligned with the slope yet this is not reflected in the drawings so the southern end could be further elevated to provide a level floor. If the application is approved a condition could be implemented to ensure any alterations to the levels of the site are approved by the Council prior to commencement of the development.
- 5.2.4 The site is within a rural area and is close to the crest of the ridge that overlooks the Crouch Valley. The dwellings fronting Lower Burnham Road are at a lower level and

are not seen against the ridge line, the proposed building would be set against the rear and eastern boundary of the site. It should be noted that there is existing built form within the vicinity of the site; to the north there are agricultural buildings, immediately on the neighbouring boundary a shipping container (3 metres high) and the existing barn to be removed is located around 4.5m to the west of the proposed building. Although close to the developed area and smaller in scale than the barn to be removed; due to its height and domestic appearance it would appear more intrusive than the established agricultural buildings. It is considered that the proposed building would result in a detrimental impact to the surrounding countryside.

5.3 Impact on Residential Amenity

- 5.3.1 The basis of policy D1 of the LDP seeks to ensure that development will protect the amenity of its surrounding area.
- 5.3.2 No concerns were raised within the previous application in relation to a detrimental impact on residential amenity, given the distance from neighbouring occupiers and boundary treatments. There are no new material planning considerations that would alter this stance.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy D1 & 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 adopted Maldon District Vehicle Parking Standards SPD sets out that a dwelling with four or more bedrooms such as this; the standard is a maximum of three spaces. 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 No concerns were raised within the previous application in relation to access, parking or highway safety. There are no new material planning considerations that would alter this stance.

5.5 Private Amenity Space and Landscaping

- 5.5.1 The Essex Design Guide advises a suitable garden size is commonly recognised as 100m². The proposed development will result in the creation of an additional bedroom, resulting in a five bedroom dwelling.
- 5.5.2 No concerns were raised within the previous application in relation to private amenity space. There are no new material planning considerations that would alter this stance.

6. SITE HISTORY

- **HOUSE/MAL/17/00101** - New outbuilding to replace existing pole barn was Refused on 21.03.2017 for the following reason:

'The proposed building by reason of its location, size, design and bulk would adversely affect the character of the adjacent rural area and cause harm to the appearance and character of the Special Landscape Area contrary to the requirements of policies BE1, CC6 and CC7 of the Maldon District Replacement Local Plan and policy D1 of the Maldon District Local Development Plan.'

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Althorne Parish Council	Support	Noted

7.2 Representations received from Interested Parties (*summarised*)

7.2.1 No letters of representation have been received.

8. REASON FOR REFUSAL

- 1 The proposed building by reason of its location, size, design and bulk would adversely affect the character of the adjacent rural area and cause harm to the appearance and character of the countryside contrary to the requirements of policy D1 of the Maldon District Local Development Plan.