



**REPORT of
CHIEF EXECUTIVE**

to
CENTRAL AREA PLANNING COMMITTEE
23 August 2017

Application Number	FUL/MAL/17/00754
Location	37 Warwick Drive, Maldon
Proposal	Remove existing steep ramp, construct new level platform to receive Terry Steplift 500 wheelchair lifting platform. Widen front entrance door. To allow wheelchair access for disabled tenant.
Applicant	Christine Dispirito - Maldon District Council
Target Decision Date	08.09.2017
Case Officer	Nicola Ward, TEL: 01621 875864
Parish	MALDON SOUTH
Reason for Referral to the Committee / Council	Maldon District Council Application

1. RECOMMENDATION

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

2. SITE MAP

Please see overleaf.

37 Warwick Drive
Maldon FUL/MAL/17/00754



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Scale:	1:1,250
Organisation:	Maldon District Council
Department:	Planning Services
Comments:	Central Committee
Date:	11/08/2017
MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 Planning permission is sought for the widening of the existing entrance door, the removal of the existing access ramp and the widening of the existing footpath. The application proposes the construction of new level platform to insert a wheelchair lifting platform, a 'Terry Steplift 500'.
- 3.1.2 The proposed level platform measures 1.4 wide and 1.9m deep with an overall height of 0.5m. The widening of the door will increase the existing width from 0.8m to 1.1m. The widening of the path foot will increase the existing width from 1m to 1.2m.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development, by reason of its scale and design would not harm the appearance or character of the host dwelling and the locality. It is therefore considered that the proposed development is in accordance with policies S1, D1 and H4 of the LDP.

4. MAIN RELEVANT POLICIES

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

4.1 Maldon District Local Development Plan Approved by the Secretary of State

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

4.2 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

The principle of altering and extending a dwellinghouse to provide facilities in association with residential accommodation is considered acceptable, in compliance with policy D1 of the LDP.

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. The basis of policy D1 of the LDP 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.

- 5.2.2 The proposed development includes the removal of the existing disabled access ramp and the installation of a wheelchair lifting platform. The proposed lifting platform is relatively small in size but is not a traditional residential feature. The proposed platform is required to facilitate superior access for a future resident that has restricted mobility. This is considered to be a material consideration of demonstrable weight. Furthermore, the proposal would be shielded by six Euonymus evergreen shrubs which would lessen the visual impact on the streetscene. Therefore, on balance, it is not considered that the proposal would be harmful to the character and appearance of the site and the surrounding area.
- 5.2.3 The widening of the existing front entrance door would result in a 0.2m increase of width. Due to the minimal enlargement it is not considered to result in any demonstrable harm to the host dwelling. In addition, the external appearance of the proposed widened door will remain the same as the existing.
- 5.2.4 There is a mix of different frontages within the streetscene and therefore the widening of the existing footpath is not considered to have a detrimental impact on the setting of the streetscene.
- 5.2.5 It is considered that the development, by reasons of its scale, design and appearance would not be harmful to the character and appearance of the host dwelling and the local area in accordance with policies D1 and H4 of the LDP.
- 5.2.6 Whilst the benefits to the future occupier would be for a limited period the improved access could be utilised by additional occupiers in the future. For this reason it is not considered a personal permission would be appropriate.

5.3 Impact on Residential Amenity

- 5.3.1 Consideration is given to the location of the proposed development in relation to neighbouring dwellings to ensure the development adheres to the requirements of policy D1 of the LDP which supports development that is not detrimental to the amenities of the occupiers by means of overlooking, overpowering or undue reduction of light.
- 5.3.2 The proposed development would be located 8.1m from the neighboring boundary of number 35 Warwick Drive and 3.7m from the neighbouring boundary of numbers 41 and 43 Warwick Drive. Therefore, due to the distance and the scale of the works, it is not considered that the proposed development would result in any detrimental harm to the neighbouring occupiers, in accordance with policy D1 of the LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy T2 of the LDP seeks to ensure that safe and secure vehicle parking is provided in accordance with the Council's adopted parking standards.
- 5.4.2 The proposed development does not propose any alterations to the existing parking arrangements. Therefore, the development is in accordance with policy T2.

5.5 Private Amenity Space and Landscaping

- 5.5.1 Policy D1 of the LDP 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 bedrooms is 100sq m.
- 5.5.2 The proposed development would not result in any loss of the rear garden and therefore, complies with policy D1 of the LDP.

6. ANY RELEVANT SITE HISTORY

- None

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

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

7.2 Representations received from Internal Consultees

Name of Parish / Town Council	Comment	Officer Response
Environmental Health	No Objection	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 LOCATION PLAN, BLOCK PLAN, PROPOSED GROUND FLOOR PLAN, PROPOSED ELEVATIONS and LANDSCAPING
REASON: In order to ensure that the development is carried out in accordance with the approved details.
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 D1 of the Maldon District Local Development Plan.
4. The hedges identified on the approved plan drawing reference LANDSCAPING which is attached to and forms part of this permission shall be planted during the first planting season following from the completion of the proposed development. If within five years from the completion of the

development a tree or hedge shown to be retained is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement shall be planted within the site of such species and size, and shall be planted at such time, as specified in writing by the local planning authority.

REASON: To protect the amenity and character of the area in accordance with D1 of the Maldon District Local Development Plan.