



**REPORT of  
CHIEF EXECUTIVE**

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to  
**CENTRAL AREA PLANNING COMMITTEE**  
**23 August 2017**

<b>Application Number</b>	<b>FUL/MAL/17/00684</b>
<b>Location</b>	99 Wood Road, Heybridge
<b>Proposal</b>	Replacement windows - timber single glazed to UPVC double glazed. Replacement doors to rear elevation (West) - timber to aluminum. Replacement of timber soffits, fascias & barge boards with UPVC.
<b>Applicant</b>	Mr David Rust - Maldon District Council
<b>Agent</b>	-
<b>Target Decision Date</b>	EOT: 25.08.2017
<b>Case Officer</b>	Mahsa Kavyani; TEL: 01621 875744
<b>Parish</b>	<b>HEYBRIDGE WEST</b>
<b>Reason for Referral to the Committee / Council</b>	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.

**99 Wood Road**  
Heybridge FUL/MAL/17/00684



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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 The application site is located on a corner plot at the western side of Wood Road in Heybridge and comprises a mixed use semi-detached building, which comprises a flat on the first floor and a laundrette on the ground level. The block is of a brick built construction with rendered first floor to the front and tiled roofs.
- 3.1.2 Planning permission is sought for timber single glazed windows being replaced with UPVC double glazed windows, the replacement of doors to the rear elevation (West) with timber being replaced with aluminum and the replacement of timber soffits, fascias & barge boards with UPVC. The proposed replacements are of a similar design and working mechanisms.

#### **3.2 Conclusion**

- 3.2.1 The proposed alterations to the external appearance of the building are considered minimal. Additionally the design is in keeping with the existing building and the vicinity of the area. The proposed replacements are in accordance with policy D1 of the 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:**

- 56, 57, 64

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

- D1 Design Quality and Built Environment
- S1 Sustainable Development

#### **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 undertaking minor alterations to the existing building is not considered to be objectionable in principle, especially as the proposed developments would not affect the use of the building or the intensity of the use of the building.

### **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 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 The Wood Road area contains a mix of housing types and retail and commercial units, in terms of size and design. Although the buildings vary in architectural scale and design, the use of uPVC doors and windows, is prevalent within the area.
- 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 Policy D1 of the LDP relates to design and seeks to ensure that the proposal is reflective of its setting in terms of architectural style, scale/bulk/height, materials and visual impact.
- 5.2.7 The proposed changes, seek to improve the performance and the appearance of the building, the change in appearance of the building is considered minimal and design of the proposed windows are 'of a similar appearance' to the appearances of the existing windows, and therefore, the proposal would not cause significant harm to the setting and the locality of the area. Also, the replacement windows are located to the

rear of the building and therefore the impact is reduced as they will have little impact on the streetscene.

- 5.2.8 The proposal is not considered to have a detrimental visual impact on the area. The proposed external materials are not considered to be out of character with other development within the locality and are therefore in accordance with Policy D1 of the LDP.

### **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 application site is a corner plot, occupying a prominent location within the street scene. It is highly visible within the public realm of Wood Road and Heywood Way. The proposal seeks to replace existing doors and windows and as such would not change the size of the existing building or increase the number of windows. Therefore, the proposal would not cause overshadowing or overlooking to the adjacent neighbouring properties.
- 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 The proposal will not impact access to the site, parking or highways safety.

## **6. ANY RELEVANT SITE HISTORY**

- No relevant planning history

## **7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

### **7.1 Representations received from Parish / Town Councils**

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
Heybridge Parish Council	Support	---

### **7.2 Representations received from Interested Parties (*summarised*)**

- No letters of representation received

**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, SATS/560/03.  
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.