



**REPORT of
CHIEF EXECUTIVE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
11 SEPTEMBER 2017**

Application Number	HOUSE/MAL/17/00686
Location	16 Beauchamps Burnham-On-Crouch Essex CM0 8PR
Proposal	Single storey extension
Applicant	Mr & Mrs D Stanbury
Agent	Mr Russell Forde - Smart Planning Ltd
Target Decision Date	24 August 2017 EOT: 12.09.2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	BURNHAM NORTH
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.

16 Beauchamps, Burnham-On-Crouch
HOUSE/MAL/17/00686



Copyright

For reference purposes only.
 No further copies may be made.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 Maldon District Council 100018588 2014



MALDON DISTRICT COUNCIL

www.maldon.gov.uk

Scale:	1:1,250
Organisation:	Maldon District Council
Department:	Department
Comments:	South East Committee
Date:	29/08/2017
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 south side of Beauchamps within the settlement boundary of Burnham-On-Crouch. A detached two storey dwelling with an attached garage currently occupies the site. The surrounding area is residential in nature; the dwellings within the vicinity of the site vary in size and individual design although they are all of a similar architectural finish.

3.1.2 Planning permission is sought for a single storey side extension. The proposed extension would project 4.6m from the western elevation of the existing dwelling, it would be 8m long, 2.2m to the eaves and 5.4m to the ridge. A small part of the existing brick wall which encloses the private rear amenity space would be removed in favour of the proposed extension.

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 dwelling and the locality. 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 D1, T2 and S1 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 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)

4.4 Burnham-On-Crouch Neighbourhood Plan

- HO.8 - Housing Design Principles

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The principle of extending the dwelling to provide facilities in association with residential accommodation is considered acceptable. 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 The design of the proposed side extension is considered appropriate and its appearance is typical of a residential development. It would be finished with a pitched roof that would reference the pitched roof of the existing garage; with the pitch matching the host dwelling. In terms of its proportions, namely its size, bulk and appearance, the proposed extension does not extend beyond the principle or rear elevation of the existing dwelling and is single storey in nature. Therefore it is not considered to appear dominant in relation to the main dwelling.
- 5.2.3 The proposed extension would be visible from within the public realm, given its location on the side elevation. Although alterations to the front of the dwellings within the vicinity of the site are not common, given the design and setting of the extension, on a spacious corner; it is not considered that the development would appear out of keeping or dominant from within the streetscene. Furthermore, the proposed extension would be constructed of materials that would match the existing dwelling.
- 5.2.4 Therefore, it is not considered that the development would have a detrimental impact upon the host dwelling or streetscene, in accordance with policy D1 of the approved LDP.

5.3 Impact on Residential Amenity

- 5.3.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight.
- 5.3.2 The application site is surrounded by residential properties, the closest neighbouring, property to the proposed development is no. 17 which is located to the rear of the host dwelling and is in excess of 10m away.
- 5.3.3 It is not considered that the single storey side extension would result in domination or a loss of light to the detriment of the neighbouring occupiers, given its distance and single storey nature of the proposal.

5.3.4 Furthermore, given the setting of the extension and proposed fenestration the proposed development would not result in overlooking to the detriment of the neighbouring occupiers.

5.4 Access, Parking and Highway Safety

5.4.1 Policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.

5.4.2 The proposed development would not impact the parking provision to the front of the site or the existing garage nor would it result in an addition bedroom. Therefore, no concerns in relation to the car parking provision are raised.

5.5 Private Amenity Space and Landscaping

5.5.1 Policy D1 of the approved LDP requires all development to provide sufficient and usable private and public amenity spaces, green infrastructure and public open spaces. In addition, the adopted Essex Design Guide Supplementary Planning Document (SPD) advises a suitable garden size for each type of dwellinghouse, namely 100sq.m of private amenity space for dwellings with three or more bedrooms.

5.5.2 The existing private amenity space on the site is in excess of the standard contained within the Essex Design Guide, and although the proposed development would result in the loss of some of the garden, the remaining space would still be larger than the standard. Therefore, there is no objection to the proposal in relation to amenity space.

6. CONSULTATIONS AND REPRESENTATIONS RECEIVED

6.1 Representations received from Parish / Town Councils

Name of Town Council	Comment	Officer Response
Burnham-On-Crouch Town Council	Compliant proposal.	Noted.

6.2 Representations received from Interested Parties (*summarised*)

6.2.1 No letters of representation have been received.

7. 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 drawing: 16.3494/P201 REV A, 16.3494/P202 REV B, 16.3494/P203 REV A, 16.3494/P204 REV A.
REASON: In order to ensure that the development is carried out in accordance with the approved details.
- 3 The external surfaces of the extension hereby approved shall be constructed of materials and of a finish to match the existing dwelling.
REASON: To protect the amenity and character of the area in accordance with policy D1 of the adopted Maldon District Local Plan.