



**REPORT of
CHIEF EXECUTIVE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
2 OCTOBER 2017**

Application Number	HOUSE/MAL/17/00922
Location	Old Times Cottage Mill Lane Tolleshunt Major Essex
Proposal	Ground and first floor extension additional dormer window to front, juliet balcony to the rear and garden store
Applicant	S Norrington & H Tarling
Agent	W.G. Goodall
Target Decision Date	24 October 2017
Case Officer	Devan Lawson, TEL: 01621 875845
Parish	TOLLESHUNT MAJOR
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.

Old Times Cottage, Mill Lane, Tolleshunt Major
HOUSE/MAL/17/00922



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 Stationery Office © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 Maldon District Council 100018588 2014



www.maldon.gov.uk

Scale:	1:1,250
Organisation:	Maldon District Council
Department:	Department
Comments:	NW Committee 2.10.17
Date:	19/09/2017
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 Mill Lane, in a residential setting, within the settlement boundary of Tolleshunt Major. The application site is currently occupied by a semi-detached two storey dwelling with an attached garage. The surrounding area is made up of an eclectic mix of dwellings with no prevailing pattern of development.
- 3.1.2 Planning permission is sought for a ground and first floor extension, a garden store and the addition of a dormer window on the front elevation and a Juliet balcony on the rear elevation. The existing conservatory located to the rear of the dwelling would be removed in favor of the proposed development.
- 3.1.3 The proposed ground floor extension would extend from the rear of the dwelling by 2m and would extend 5.1m in width. The first floor extension would extend over the proposed ground floor extension and the existing attached garage, thereby measuring a 9.2m in depth, 5.1m in width with a height of 2.5m to the eaves and 6.5m to the ridge. The additional accommodation would create an extended kitchen / living area at ground floor and a fourth bedroom at first floor.
- 3.1.4 The proposed garden store would be located to the north of the dwelling; it would measure 3m in depth, 4.5m in width, 2.1m to the eaves and 3m to the ridge.
- 3.1.5 The planning application is a revision of refused application HOUSE/MAL/17/00342, which was refused for the following reason:

'The proposed development, due to its design, including its scale, bulk, siting and relationship with the existing dwelling would result in an incongruous and contrived form of development to the detriment of the character and appearance of the streetscene and the original dwelling contrary to saved policies BE1 and BE6 of the Replacement Local Plan, emerging policy D1 of the submitted Local Development Plan and guidance contained within the National Planning Policy Framework.'

- 3.1.6 Alterations have been made to the proposal to try to overcome the reason for refusal. The depth of the proposed extension has been reduced from 10.2 metres to 9.2 metres and three dormers windows are proposed within the roof slope of the extension. Furthermore, the proposed Gambrel element has been removed from the front elevation and positioned on the side elevation.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development as a whole is large in scale and bulk. However, due to the design and appearance of the proposal, it is not considered to result in demonstrable harm to the character and appearance of the existing dwelling and the locality. Furthermore, it is considered that the proposed development does not detrimentally impact on the car parking provision or private rear amenity space on site. It is therefore considered that the proposed development is in accordance with policies D1 and H4 of the Local Development Plan (LDP) and the guidance contained in the National Planning Policy Framework (NPPF).

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

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

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 seek to create a high quality built environment for all types of development.
- 5.2.2 The proposed side and rear extension would be located to the northern side of the existing dwelling and would involve a minor rear extension at ground floor level and larger first floor extension that would extend over the proposed rear extension and existing attached garage. The two storey element of the proposed extension would be highly visible from within the public realm.
- 5.2.3 In terms of proportions, namely its size, bulk and height, it is considered that the proposed extension would be a large addition to the semi-detached cottage; it extends 9.2m in depth and has a ridge height that matches that of the existing dwelling. However, the design and visual cues of the extension reference the design and

detailing of the original dwelling when viewed from the front of the dwelling. Furthermore, the proposed gambrel roof reflects the architectural character and style of the existing dwelling. It is noted that the proposed development would be highly visible from the streetscene; however the careful consideration given to the design details ties the development into the host dwelling to an acceptable degree and will therefore not cause material harm to the dwelling or the character of the surrounding area.

- 5.2.4 The proposed dormer windows, which would be located within the front roof slope, would make reference to the existing dormer window that is located to the west of the proposed. These elements are considered to be in keeping with the existing dwelling. Furthermore, the proposed Juliet balcony located on the existing rear elevation would match the proposed Juliet balcony located on the proposed extension. As such, it is considered that the proposed alterations to the dwelling would not detrimentally impact the character and appearance of the existing dwelling or the streetscene.
- 5.2.5 The proposed garden store would be located to the north of the dwelling, along the front boundary of the site. It is considered to be of a typical style and design for residential development, with a weatherboard finish. It would be located along the front boundary of the site and whilst the Council would not encourage development so close to the highway, given the scale of the garden store and the existing boundary treatment, which would largely screen the development, in this instance the garden store is considered acceptable.
- 5.2.6 It is considered that the proposed development as a whole is large in scale and bulk. However, due to the design and appearance of the proposal, it is not considered to result in demonstrable harm to the character and appearance of the existing dwelling and the locality in accordance with policies D1 and H4 of the LDP and the guidance contained in the National Planning Policy Framework.

5.3 Impact on Residential Amenity

- 5.3.1 Policy D1 of the LDP seeks to ensure that development will protect the amenity of its surrounding area.
- 5.3.2 The application site has one adjacent neighbouring property located to the south of the site. There is undeveloped land to the north and rear of the site.
- 5.3.3 Given the siting of the proposed extension and outbuilding, to the north of the dwelling and the distance from neighbouring dwellings, it is not considered the development would have a detrimental impact on the amenity of the neighbouring properties by way of loss of light, overlooking or forming an unneighbourly development.
- 5.3.4 In this respect, the proposal would be in accordance with policy D1 of the LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy T2 seeks to provide appropriate off-street parking provision in accordance with the District's adopted vehicle parking standards (Adopted Supplementary Planning Document (Supplementary Planning Document (SPD)) July 2006).

- 5.4.2 The proposed development would result in the creation of an additional bedroom, resulting in a four bedroom dwelling. The recommended parking provision for a four bedroom property is three off street car parking spaces.
- 5.4.3 The provision of on-site vehicle parking spaces will remain unaltered. The garage and hardstanding to the front of the dwelling will continue to facilitate three off-street parking spaces. Therefore, there are no concerns raised in relation to parking provision.

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 one or two bedrooms is 50m².
- 5.5.2 The proposed development would result in a small loss of the rear amenity space. The existing dwelling is set in a large plot with ample rear amenity space which would continue to be provided above the recommended standard.

6. ANY RELEVANT SITE HISTORY

- **HOUSE/MAL/17/00342** – Refused application for a ground floor and first floor extension and a garden store. The application subject of this report makes amendments the previously refused application. The roof design of the proposed extension has been reduced in depth from 10.2 metres to 9.2 metres and three dormers windows are proposed within the roof slope of the extension. Furthermore, the proposed Gambrel element has been removed from the front elevation and positioned on the side elevation.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Tolleshunt Major Parish Council	No response received at time of writing report.	

7.2 Representations received from Interested Parties (*summarised*)

- 7.2.1 No letters of representation have been received.

8. PROPOSED CONDITIONS

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 approved drawing: 17-2302-1B, 17-2302-1D.
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 to match the existing dwelling.
REASON: To protect the amenity and character of the area in accordance with policy D1 of the Local Development Plan.