



**REPORT of
CHIEF EXECUTIVE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
06 November 2017

Application Number	RES/MAL/17/01004
Location	Pitt Cottages Hall Road Asheldham Essex
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale on approved planning application OUT/MAL/14/00993 (Proposed new two bedroom home).
Applicant	Robert Boyce & Nicola Bartlett
Agent	Mr Anthony Cussen - Cussen Construction Consultants
Target Decision Date	31 October 2017
Case Officer	Hannah Bowles, TEL: 01621 875733
Parish	ASHELDHAM
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.

Pitt Cottages, Hall Road, Asheldham
RES/MAL/17/01004



 <p>MALDON DISTRICT COUNCIL</p> <p>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</p> <p>www.maldon.gov.uk</p>	Scale:	1:1,250
	Organisation:	Maldon District Council
	Department:	Department
	Comments:	SE Committee 17/01004/RES
	Date:	24/10/2017
	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 east side of Hall Road within a rural location outside of a defined settlement boundary. The application site currently forms part of the curtilage of 2 Pitt Cottages which neighbours the application site to the north-west. Asheldham Quarry borders the site to the north, with the designated Scheduled Monument of Asheldham Camp located immediately to the south.
- 3.1.2 Following the grant of Outline planning permission with all matters reserved for the erection of a two bedroomed dwelling (ref: OUT/MAL/14/00993), this proposal represents the Reserved Matters details which are access, scale, appearance, landscaping and layout.
- 3.1.3 The proposed dwelling would front Hall Road and would measure 8.2m in width and a maximum of 7.7m in depth. It would be finished with a hipped roof measuring 4.9m to the eaves and 7.3m to the ridge. It would accommodate an open plan kitchen / dining / lounge area and a WC at ground floor and two bedrooms and a family bathroom at first floor.

3.2 Conclusion

- 3.2.1 The proposal is considered acceptable in terms of the reserved matters from outline application OUT/MAL/14/00993 and would accord with policies S1, S8, D1, D2, D3, H2 and H4 of the Local Development Plan (LDP) and the provision and guidance as contained within 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:

- 14 Presumption in favour of sustainable development
- 17 Core Planning Principles
- 56-68 Requiring Good Design
- 55 Housing

4.2 Maldon District Local Development Plan (LDP) approved by the Secretary of State:

- S1 Sustainable Development
- S8 Settlement Boundaries and the Countryside
- D1 Design Quality and Built Environment
- D2 Climate Change & Environmental Impact of New Development
- H4 Effective Use of Land
- N1 Natural Environment and Biodiversity
- T1 Sustainable Transport

- 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 Outline planning permission (ref: OUT/MAL/14/00993) was granted on 28.01.2015 for a two bedroomed detached dwelling on the application site. Therefore, the principle of the development of the site for a dwelling is acceptable.
- 5.1.2 The application subject of this report is a reserved matters application for the approval of access, appearance, landscaping, layout and scale in relation to approved outline planning application OUT/MAL/14/00993.

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, liveable 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 dwelling would measure 8.2m in width and a maximum of 7.7m in depth. It would be finished with a hipped roof measuring 4.9m to the eaves and 7.3m to the ridge. There would be a two storey gable end projection to the front. The proposed dwelling would front Hall Road and would be of an appropriate setting in relation to the building line and layout within the immediate area.
- 5.2.3 Notwithstanding the fact that the proposed development would introduce a new detached dwelling into a rural area outside and beyond a defined settlement boundary, the dwelling is considered to assimilate into the streetscene to an acceptable level. The hipped roof references those at Pitts Cottages and there are front gable ends present within close proximity to the site. In terms of scale, although larger in terms of width and height than the neighbouring cottages, given the distance of around 20m between the properties, it is not considered that the proposed development would dominate or dwarf Pitts Cottages and the separation distance justifies the dwelling having a different scale and appearance.
- 5.2.4 Furthermore, given the distance from Asheldham Camp it is not considered that the proposed development would have an impact on the setting of the nearby Scheduled Monument.
- 5.2.5 The proposal is therefore considered to accord with approved policy D1 of the 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 domination, overlooking and a loss of light to the main windows of the neighbouring dwelling.
- 5.3.2 There is one adjacent neighbouring dwelling to the northwest of the application site; no. 2 Pitt Cottages. The proposed dwelling would be located around 4m from the shared boundary and around 20m from the existing dwelling.
- 5.3.3 The proposed dwelling is not considered to result in a loss of light to the main windows of the neighbouring dwelling or form an overbearing or dominant development, given the distance of around 20m.
- 5.3.4 In terms of overlooking, there is one window located on the side elevation of the proposed dwelling on the first floor of the front gable on the northwest side elevation. Given the distance of around 23m from the window to the neighbouring dwelling, it is not considered that the proposed development would result in significant overlooking to the detriment of the neighbouring occupiers.
- 5.3.5 The proposal is therefore considered to accord with approved policy D1 of the LDP.

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 Maldon District Council Supplementary Planning Document (SPD) states that residential dwellings comprising two bedrooms require a maximum of two car parking spaces. The plans show a parking and turning area that would have provision to accommodate two car parking spaces in accordance with the recommended standard.
- 5.4.3 The Highways Authority has not yet responded with their comments. However, it is not considered that an objection would arise in relation to highway safety. Any response received and suggested conditions will be reported on the Members' Update.

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 amenity space. In addition, the adopted Essex Design Guide 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 and 50sq.m. for a two bedroomed dwelling.
- 5.5.2 The proposed rear amenity space would be provided in excess of 100sq.m. which is above the recommended standard of 50sq.m. for a two bedroomed dwelling.

- 5.5.3 In terms of landscaping; condition 7 of the approved outline permission required that full details of the hard and soft landscape works to be carried out should have been submitted at the reserved matters application stage. Some details have been submitted and are shown on the proposed site plan however, this information is not sufficient to satisfy the condition. Therefore, a re-worded condition will be implemented under this application to ensure the information is provided prior to the commencement of the development should the application be approved.

6. ANY RELEVANT SITE HISTORY

- **OUT/MAL/14/00993** – Proposed new two bedroom home – Approved – 28.01.2017.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No comment.	Noted.

7.2 Representations received from Interested Parties (*summarised*)

- 7.2.1 There were no letters of representation received.

8. PROPOSED CONDITIONS:

1. The development hereby permitted shall be carried out in complete accordance with the approved drawings: 1114/03, 1114/04, 1114/05 A, 1114/06 Received 24/10/2017.
REASON: To ensure that the development is carried out in accordance with the details as approved.
2. No development shall take place until full details of both hard and soft landscape works to be carried out shall be submitted to and approved in writing by the local planning authority. These details shall include the layout of the hard landscaped areas with the materials and finishes to be used and details of the soft landscape works including schedules of shrubs and trees to be planted, noting the species, stock size, proposed numbers/densities and details of the planting scheme's implementation, aftercare and maintenance programme. The hard landscape works shall be carried out as approved prior to the beneficial occupation of the development hereby approved unless otherwise first agreed in writing by the local planning authority. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development.
If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority,

seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place.

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

INFORMATIVE

Please note that it is necessary to comply with all conditions that are imposed upon OUT/MAL/14/00993 and RES/MAL/17/01004.