

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

**to
CENTRAL AREA PLANNING COMMITTEE
15 NOVEMBER 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	HOUSE/MAL/17/01101
Location	37 Fambridge Road Maldon Essex MC9 6AE
Proposal	Loft conversion with rear dormer
Applicant	Mr & Mrs C Hawes
Agent	Chris Cumbers – CBS Cumbers MCIAT
Target Decision Date	23 November 2017
Case Officer	Devan Lawson
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Member Call In

Paragraph 3.1.1 within the original Officers report is incorrect. Please omit paragraph 3.1.1 from the original report and consider the below paragraph in its place.

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

3.1.1 The application site is a corner plot located on the eastern side Fambridge Road and the southern side of Park Road within the settlement boundary of Maldon. The site is occupied by a two storey, semi-detached dwelling. The surrounding area is residential in nature, with properties of differing designs.

Paragraph 5.3.3 within the original Officers report has been amended. Please omit paragraph 5.3.3 from the original report and consider the below paragraph in its place.

5.3 Impact on Residential Amenity

5.3.3 It is noted that there would be direct views from the proposed rear dormer into the private amenity space No. 39 Fambridge road and the front garden of No 2. Park Road. The proposed rear dormer windows would be approximately 1.5 metres higher than the existing windows on the first floor. However, as the views would be of the

front garden of No.2 Park Road and of one obscure glazed window on the western elevation of No.2 Park Road there is no concern regarding overlooking in relation to this property. In addition, the proposed dormer is rear facing with the same outlook of the rear garden as the existing rear facing windows on site. Although higher than the existing windows, it is not considered that the proposed dormer would result in significant overlooking to the detriment of the neighbouring occupiers at No.39 Fambridge Road. Therefore, no concerns are raised in relation to loss of privacy.