



**REPORT of
CHIEF EXECUTIVE**

to
NORTH WESTERN AREA PLANNING COMMITTEE
27 November 2017

Application Number	HOUSE/MAL/17/01036
Location	Chelmer, West Bowers Road, Woodham Walter.
Proposal	First floor extension to chalet bungalow to form two storey dwellinghouse & an infill porch extension to the side.
Applicant	Dr Perumpalli
Agent	Ms Louise Cook – Smart Planning
Target Decision Date	07.11.2017
Case Officer	Devan Lawson, TEL: 01621 875845
Parish	WOODHAM WALTER
Reason for Referral to the Committee / Council	Member Call In

1. RECOMMENDATION


REFUSE planning permission for reasons as detailed in Section 8 of this report.

2. SITE MAP

Please see overleaf.

Chelmer, West Bowers Road, Woodham Walter
HOUSE/MAL/17/01036



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	NW Committee 17/01036
	Date:	15/11/2017
	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 southern side of West Bowers Road and is in a rural location outside of a defined settlement boundary. The site currently contains a detached bungalow and is located between two agricultural fields. There are properties 52 metres to the east and 140 metres to the west of the site. The dwellings which front Bassetts Lane are well spaced and mainly large detached dwellings.
- 3.1.2 Planning permission is sought to construct a first floor extension on the existing chalet bungalow.
- 3.1.3 The proposed extension will increase the dwelling height from 5.9 metres to 8.8 metres and would measure a maximum of 16.2 metres in width and 7.8 metres in depth. The extension would accommodate three bedrooms, two bathrooms and a landing area. The ground floor would be reconfigured to accommodate four bedrooms, two bathrooms, a lounge, kitchen/dining area, a porch and entrance area. The proposal will increase the number of bedrooms on site from five to seven.
- 3.1.4 It is also proposed to construct an infill porch extension to the eastern elevation. The porch will measure 2.9 metres wide, 2.6 metres to the top of the flat roof and 3.2 metres to the top of the roof lantern. The porch will have a depth of 3 metres.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development by reason of its scale, bulk, design and siting would result in a visually dominant, unbalanced and incongruous form of development which would be detrimental to the character and appearance of the original dwelling and to the intrinsic character and beauty of the countryside. Therefore, the proposal is considered to be detrimental to the dwelling and the character and appearance of the area contrary to approved policies S1, S8, D1 and H4 of the Local Development Plan, Government guidance contained within the National Planning Policy Framework and the Woodham Walter Village Design Statement.

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 – Preservation in favour of Sustainable Development
- 17 - Core planning Principals
- 56 -58 – Requiring good design

4.2 Maldon District Local Development Plan

- S1 – Sustainable Development
- S8 – Settlement Boundaries and the Countryside
- D1 - Design Quality and Built Environment
- H4 – Effective Use of Land

- T2 – Accessibility

4.3 Relevant Planning Guidance / Documents:

- Woodham Walter Village Design Statement
- 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 It should also be noted that similar advice is contained within policies D1 and H4 of the approved Local Development Plan. Furthermore, design guidance is contained at section 3 of the Woodham Walter Village Design Statement.
- 5.2.3 The existing dwelling is a modest bungalow of no particular architectural merit. However, it contributes to the rural character of the locality, sits comfortably in its unspoiled countryside setting and humbly on its plot due to its limited scale, bulk and degree of visual intrusion. Mature landscaping of trees and hedges provides a good degree of screening and lends itself to the rural aesthetics of the site.
- 5.2.4 It is proposed to erect an extension at first floor level to the existing dwelling. The proposal would increase the ridge height of the existing dwelling from 5.9 metres to a maximum of 8.8 metres and would feature as a hipped gable at the front and rear elevations. The proposal would also include a frontward, hipped gable projection that would be 7.1 metres in height. The depth of the first floor extension is 16.2 metres and has a width of 7.8 metres.
- 5.2.5 The significant height increase of 2.9 metres is considered to result in a visually dominant form of development that is readily apparent from large distances, particularly when approaching the site from the east and west along West Bowers Road. It is therefore, considered that the proposal will adversely impact on the intrinsic character and beauty of the countryside contrary to policy S8 of the approved Local Development Plan.

- 5.2.6 Whilst it is noted that there are other large, two storey dwellings within the locality, namely Somerset, West Bowers Road; this dwelling is located in a less prominent position and within a more built up area, therefore, the impact on the surrounding area is considered less severe and the site cannot be used as a direct comparison to the application site or the proposal.
- 5.2.7 When viewed from the front and rear, the proposal is considered to result in a discordant feature when viewed in context with the existing dwelling due to the resulting height difference between the remaining single storey elements and the proposed first floor extension. Therefore, the proposal is considered to result in detrimental harm to the character and appearance of the original dwelling.
- 5.2.8 The resulting east and west elevations, which are highly visible from within the streetscene and from long distances along West Bowers Road, are considered to result in a top heavy and bulky form of development due to the scale, bulk and extent of the proposal. This is further exacerbated by the number of altering roof profiles on the eastern elevation which are considered to be contrived in design, due to a convoluted roof form of varying depths, which would be highly visible when approaching the site from the east, to the detriment of the character and appearance of the dwelling and the locality.
- 5.2.9 Whilst the proposed porch is considered to have limited architectural merit, in terms of its proportions it is considered to be a subservient addition to the main dwellinghouse. Furthermore, the proposed materials will match those of the existing dwelling. Therefore, it is not considered that the proposed porch will cause any material harm to the character and appearance of either the dwelling or the surrounding area.
- 5.2.10 Therefore, it is considered that due its scale, bulk and height the proposed first floor extension will result in a contrived and dominant form of development which will be materially harmful to the character and appearance of both the dwelling, the locality and the countryside, contrary to policies S1, S8 D1 and H4 of the Local Development Plan and guidance contained within both the NPPF and the Woodham Walter Village Design Statement.

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 is located in a rural locality; the site is bound at all boundaries by agricultural fields. The nearest neighbouring property is located approximately 60 metres to the east of the application site and given the topography of the area is lower than the application site.
- 5.3.3 There are first floor windows proposed on the east and west elevations. The western elevation windows will each serve an en-suite and the eastern window will serve a landing. Two French doors with Juliet balconies are also proposed on the southern elevation which will serve a master bedroom and there are two proposed windows on the northern elevation which will each serve a bedroom. Given the distance between

the proposed extension and neighbouring properties, the proposal is not considered to give rise to overlooking or loss of privacy.

- 5.3.4 In terms of scale and bulk the proposal is considered to appear highly visible within the landscape, but given its distance from neighbouring properties is not considered to have a negative impact on the amenities of neighbouring occupiers. Therefore, 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. 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 (SPD) July 2006).
- 5.4.2 The proposed development would result in the creation of two additional bedrooms, resulting in a seven bedroom dwelling. The recommended parking provision for a property with four or more bedrooms 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 side of the dwelling will continue to facilitate at least 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 three or more bedrooms is 100m².
- 5.5.2 The proposed development will not result in a loss of the rear amenity space. Furthermore, 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

93/00562/FULF- Approved Alterations and first floor extension to existing bungalow
93/00562/FULA - Alterations and first floor extension to existing bungalow amended plans - enlarged rear dormer.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Woodham Walter Parish Council	<p>Councillors appreciate and understand the applicants reasons for the application but they could not agree to either support or object to the application with a equally split vote, 2 in support, 2 objectors and 2 abstained.</p> <p>Some councillors expressed that although they felt the appearance of the existing building would be improved, the raised elevation in close proximity to the road would be out of character and overbearing on the streetscene. It would be visible from the river valley conservation area and due to its design would be intrusive. These reasons would be contrary to policies S1 and D1 of the approved LDP, the endorsed Woodham Walter VDS and the NPPF.</p> <p>It was therefore agreed that the response to MDC would be to raise no objection but make comments as outlined above. It should also be noted that there was concern that the plans were unclear in places and the contrived hipped end to the building together with a hipped bay has been shown incorrectly on the drawing and presents a false impression.</p>	Noted and addressed at section 5.2

8. REASON FOR REFUSAL

- 1 The proposed first floor extension due to its scale, bulk and design would result in a visually dominant, unbalanced and incongruous form of development which would be detrimental to the character and appearance of the original dwelling, to the surrounding area and to the intrinsic character and beauty of the countryside. Therefore, the proposal is considered to be detrimental to the dwelling and the character and appearance of the area contrary to approved policies S1, S8, D1 and H4 of the Local Development Plan, Government guidance contained within the National Planning Policy Framework and the Woodham Walter Village Design Statement.