



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**CENTRAL AREA PLANNING COMMITTEE
21 FEBRUARY 2018**

MEMBERS UPDATE

AGENDA ITEM 5

Application Number	FUL/MAL/18/00010
Location	Adjacent 42 The Causeway Maldon
Proposal	Removal of existing unused quadruple garage and parking area, erection of a pair of two bedroom semi detached houses with associated off street parking.
Applicant	Mr Mark Plummer
Agent	None
Target Decision Date	28.02.2018
Case Officer	Kathryn Mathews
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Member Call In

7.4 Representations received from Interested Parties

7.4.1 Additional letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Helen Weldon, 42 The Causeway, Maldon

Objection Comment	Officer Response
Light and view would be lost from front bedroom	Refer to section 'Impact on Residential Amenity'. Any loss of privacy or disturbance would not be materially harmful
Loss of light to landing	
Concern regarding proximity of side bathroom window which would also allow view into their bathroom	
How would asbestos garage roof be removed?	Any asbestos within the existing building would need to be removed and disposed of in accordance with the relevant legislation

Objection Comment	Officer Response
Bin storage between properties would restrict legal access to rear	Any issues regarding the existing right of way would be a civil matter to be resolved privately between the relevant parties.
Potential light pollution from external lighting	Light pollution is not anticipated to be a significant issue given the nature and scale of the development proposed
Loss of wildlife habitat (elderberry tree)	A condition could be imposed, if necessary, relating to the timing of the removal of the existing elderberry tree to avoid harm being caused to sparrows
Lack of off-street parking proposed	Refer to ‘Access, Parking and Highway Safety’ section of report
Impact on sewerage system	Refer to ‘Drainage’ section of report