



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

**to
SOUTH EASTERN AREA PLANNING COMMITTEE
21 MAY 2018**

Application Number	FUL/MAL/18/00289
Location	29 East Avenue, Althorne
Proposal	Construction of platform, steps and additional paving. Installation of steplift and widen entrance door.
Applicant	Mr Robert Brett
Agent	Mrs C Dispirito – Home Improvements Team MDC
Target Decision Date	03.05.2018 (EOT 23.05.2018)
Case Officer	Devan Lawson Tel:01621 875845
Parish	ALTHORNE
Reason for Referral to the Committee / Council	Council's own development proposals.

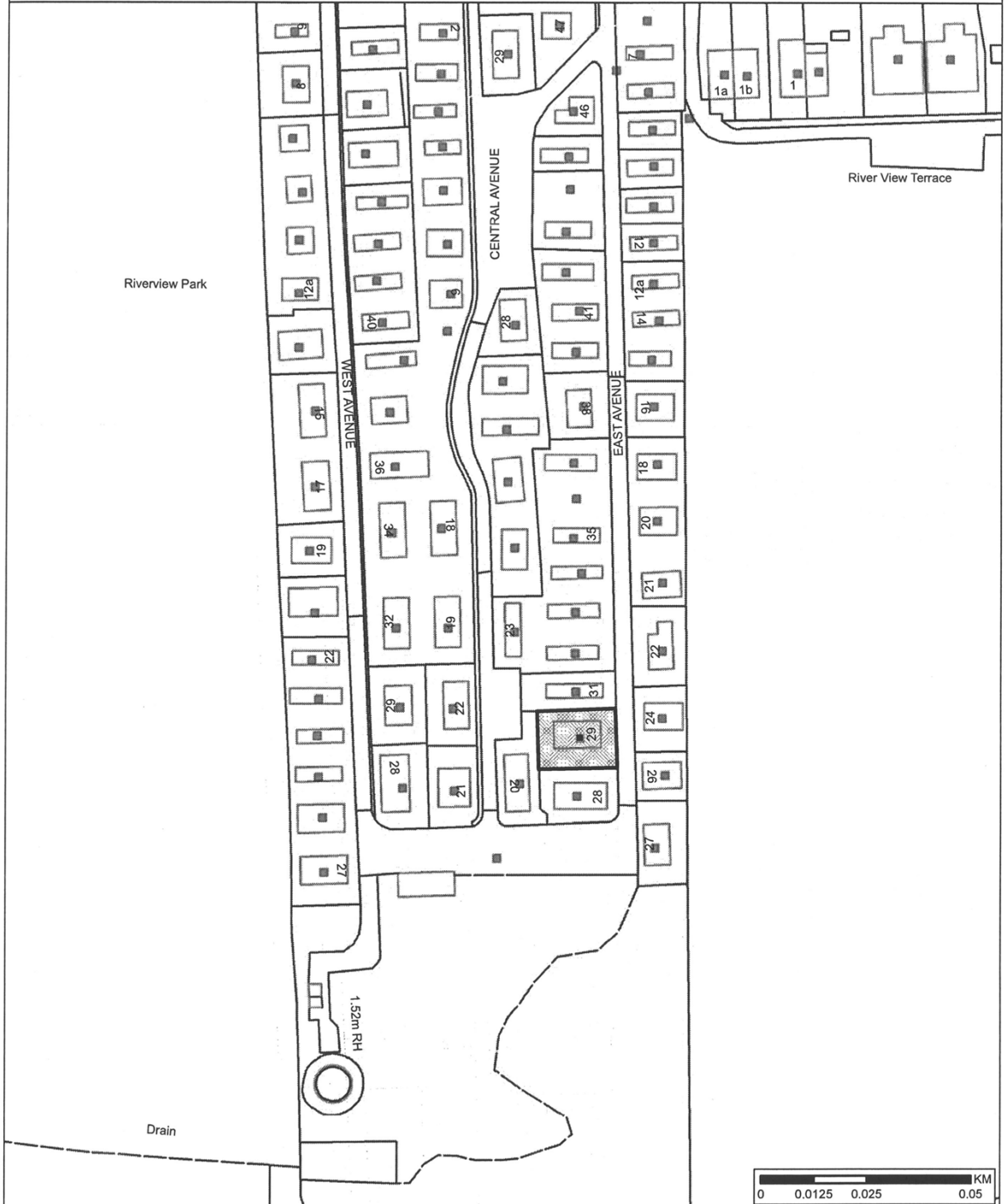
1. RECOMMENDATION


APPROVE subject to conditions set out in section 8 of this report.

2. SITE MAP

Please see overleaf.

29 East Avenue Althorne
FUL/MAL/18/00289



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	Organisation:	Maldon District Council
	Department:	Department
	Comments:	SE Committee
	Date:	08/05/2018
www.maldon.gov.uk	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 East Avenue, outside of the defined settlement boundary, within Riverview Caravan Park, Fambridge Road, which has year round occupancy. The site is occupied by a mobile home.
- 3.1.2 Planning permission is sought to remove the existing steps on the northern elevation of the mobile home and to replace with a step lift and stairs. A platform is proposed at the top of the stairs/step lift and additional paving is proposed at ground level to provide access to the new stairs. It is also proposed to widen the entrance door to the mobile home.
- 3.1.3 The proposed platform will have an overall height of 0.6m, a width of 1.4m and a depth of 2.1m. The proposed stairs and steplift will be of the same height and will be 1m in width. The stairs will have a depth of 1m and the steplift will be 2m in depth.
- 3.1.4 The paving leading to the new stairs will be 1.2m in width and 1.8m in depth and the existing entrance doorway will be widened to 0.9m.
- 3.1.5 Planning permission is required for the proposed development as the property comprises a mobile home and therefore, has no permitted development rights.

3.2 Conclusion

- 3.2.1 It is considered that the proposed development, by reason of its scale, bulk and siting would not harm the appearance or character of the application site or the surrounding area. In addition, 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, D3 and H4 of the LDP.

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 Principles
- 56 -58 – Requiring good design

4.2 Maldon District Local Development Plan:

- S1 – Sustainable Development

- S8 - Settlement Boundaries and Countryside
- D1 - Design Quality and Built Environment
- H4 – Effective Use of Land
- T1 – Sustainable Transport
- T2 – Accessibility

4.3 Relevant Planning Guidance / Documents:

- Maldon District Design Guide
- Car Parking Standards
- Essex Design Guide
- National Planning Policy Framework (NPPF)
- Althorne Village Design Statement

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The principle of altering residential accommodation to provide facilities in association with the existing use of the site is considered acceptable, in compliance D1 of the LDP. Other material planning considerations are discussed below.

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 seek to create a high quality built environment for all types of development.
- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that:
- 5.2.3 “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.
“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.
- 5.2.4 This principle has been reflected to the approved LDP. The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:-
- 5.2.5 Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;

- a) Height, size, scale, form, massing and proportion;
- b) Landscape setting, townscape setting and skylines;
- c) Layout, orientation, and density;
- d) Historic environment particularly in relation to designated and non-designated heritage assets;
- e) Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and
- f) Energy and resource efficiency.

5.2.6 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the Maldon District Design Guide (2017).

5.2.7 The application site lies outside of any defined development boundary. According to policies S1 and S8 of the LDP, the countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. The policies stipulate that outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided the development is for proposals that are in compliance with policies within the LDP, neighbourhood plans and other local planning guidance.

5.2.8 The proposed development would be located to the side of the mobile home and so would not be highly visible from within East Avenue. The only glimpses of the development would be between the application site and No.31 East Avenue. Therefore, the proposal is considered to have minimal impact on the character and appearance of the area.

5.2.9 Although the proposal will increase the level of hard standing on site, there is sufficient greenspace to the front of the site and next to the path. Therefore, it is not considered there would be an urbanising affect resulting from the development and so there would be no material harm to the application site, or the surrounding area in accordance with the Local Development Plan.

5.2.10 The widening of the entrance way would involve the replacement of the existing front door and glazing. Therefore, the proposal would not involve the overall widening of any openings to the side of the mobile home just the modification of the existing opening. Therefore, it is considered that the proposal is acceptable and is in accordance with polices S1, D1 and H4 of the Local Development Plan.

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 privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight.

5.3.2 The proposal would be situated 1.4m from the boundary with No. 31 East Avenue. The neighbouring property has 3 windows situated adjacent to the development. However, given that there is already an existing access to the mobile home in this location, the nature of the development and its distance from the neighbouring

property it is not considered the development will result in any loss of privacy and will not have an overbearing impact on any neighbours. Therefore, the proposal is in accordance with policy D1 of the Local Development Plan.

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 proposed development does not include the addition of any extra bedrooms and does not alter the car parking provision on site. Therefore, there is no objection to the proposal in terms of car parking.
- 5.4.3 The proposal will involve the addition of a steplift and widening of the doorway to the property which will result in improved and safer access for wheelchair users to the mobile home. Therefore, it is considered that the proposal is in accordance with Policy D1 of the Local Development Plan.

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 and public amenity spaces, green infrastructure and public open spaces. In addition, the adopted Essex Design Guide SPD advises a suitable garden size for each type of dwellinghouse, namely 50sq.m. of private amenity space for dwellings with two bedrooms.
- 5.5.2 The existing private amenity space on the site is below the recommended standard contained within the Essex Design Guide. The proposed development will result in a minor loss of the amenity space on the northern side of the site. However, it is not considered that the proposal would impact on the private amenity space to the rear. Furthermore, the benefit gained from the improved wheelchair access to the site, is considered to outweigh the harm caused by the minor loss of amenity space. Therefore, given the limited size of the development it is not considered that the minor loss of amenity space would result in a reason for refusal.

6. ANY RELEVANT SITE HISTORY

- 6.1 None

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Statutory Consultees

Name of Consultee	Comment	Officer Response
Althorne Parish Council	No response at the time of writing this report.	Noted

7.2 Other Interested Parties

7.2.1 No letters of representation were received at the time of writing this report.

8. PROPOSED 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 drawings: ATS/559/01, ATS/559/02, ELEV. 1, ELEV. 2, ELEV. 3, ELEV. 4, EX 1, SK 2, SD02 Q, Overall Sites & Road View.
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 as detailed within the application.
REASON: To protect the amenity and character of the area in accordance with policy D1 of the Local Development Plan.