

FUL/MAL/20/00203 - Pebbles Stoney Hills Burnham-On-Crouch Essex
Variation of condition 2 on approved planning permission FUL/MAL/18/00094 (New detached dwelling house and garage)
APPROVE subject to conditions

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HOUSE/MAL/20/00181 - 3 Brickwall Close Burnham-On-Crouch Essex CM0 8HB
Single storey front extension
APPROVE subject to conditions

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HOUSE/MAL/20/00261 - Wildfowlers Cobbins Chase Burnham-On-Crouch Essex
Two storey side extension

REFUSE for the following reason:-

The proposed extension, by reason of its size, height, bulk, proximity to the boundary of the site and design, would be a visually dominant and incongruous addition to the existing dwelling which would cause harm to the character and appearance of the existing dwelling, the streetscene and the surrounding area contrary to the guidance contained within the National Planning Policy Framework, policies D1 and H4 of the approved Maldon District Local Development Plan and policy HO.8 of the Burnham-on-Crouch Neighbourhood Development Plan.

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LDE/MAL/20/00190 - Land Rear Of Thatched Cottage Green Lane Burnham-On-Crouch

Claim for a lawful development certificate for the existing use of building as a dwellinghouse.

REFUSE for the following reason:-

The Local Planning Authority is not satisfied that there is sufficient evidence to substantiate the claim that, on the balance of probability, the existing use of the building as a separate residential dwelling, is lawful.

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FUL/MAL/20/00279 - Land At 9 Dunkirk Road Burnham-On-Crouch Essex
Demolition of existing garage/outbuildings and erection of a two bedroom dwelling

REFUSE for the following reasons:-

1 The proposed dwelling, as a result of its design, particularly the roofline orientation, would result in a contrived development within the streetscene, which would be out of keeping with the character and appearance of the area. Furthermore, its proximity to the northern and southern site boundaries would result in a cramped appearance and would close the gap between the neighbouring properties, which is a characteristic of the area. The proposal would therefore result in material harm to the character and appearance of the locality, contrary to policies, D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

2 The proposed dwelling, due to its close proximity to No.9 Dunkirk Road, would be an overbearing development in relation to this neighbour and would detrimentally impact on the outlook from the windows on the south side elevation of this neighbouring dwelling. The proposal would therefore have a significantly harmful impact on the residential amenity of this neighbouring site, contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

3 In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, securing a necessary financial contribution towards Essex Coast Recreational disturbance Avoidance and Mitigation Strategy or an appropriate mitigation strategy to overcome the impacts of the development on the European designated nature conservation sites, the development would have an adverse impact on those European designated nature conservation sites, contrary to Policies S1, and I1 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

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HOUSE/MAL/20/00320 - 4 Fernlea Road Burnham-On-Crouch Essex CM0 8EJ
Loft/roofspace extension

APPROVE subject to the following conditions:-

1 CONDITION

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) The Town & Country Planning Act 1990 (as amended).

2 CONDITION

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 19-061-00Lp REV C, 19-061-001, 19-061-002, 19-061-003, 19-061-004, 19-061-005 REV B, 19-061-006 REV B, 19-061-007 REV B, 19-061-008 REV B, Flood Risk Matrix.

REASON

To ensure that the development is carried out in accordance with the details as approved.

3 CONDITION

The materials used in the construction of the development hereby approved shall match the existing dwelling.

REASON

In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.