

Decisions made by MDC week ending 26.06.20

HOUSE/MAL/20/00329 - Inver Haig 14 Green Lane Burnham-On-Crouch Essex
Front and rear roof alterations, rear single storey extension & single storey
garage/outbuilding

REFUSE for the following reasons:-

The proposed new roof, as a result of its size, height and bulk in addition to the dormers proposed, would result in the extended dwelling appearing 'top-heavy', being poorly proportioned and, therefore, an incongruous element in the streetscene, which, along with the provision of three parking spaces within the frontage of the site, would be detrimental to the character and appearance of the host dwelling and the local area, contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

The proposed garage/outbuilding by reason of its depth, height and close proximity to the boundary shared with No.12 Green Lane, would result in an overbearing form of development to the detriment of the amenity of the occupiers of this neighbouring dwelling. The proposal is therefore contrary to policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

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HOUSE/MAL/20/00364 - 8 The Cobbins Burnham-On-Crouch Essex CM0 8QL
Proposed part single, part 2 storey side/rear extensions. Including roof alterations to
proposed attached garage with planning approval ref HOUSE/MAL/19/01092.

REFUSE for the following reason:-

The proposed development, by reason of its overall design and appearance, scale, bulk and position within the site, is considered to be a dominant addition resulting in a lack of subservience to the host dwelling. The

development would therefore be harmful to the character and appearance of the existing dwelling and the streetscene, contrary to policies D1 and H4 of the Maldon District Local Development Plan, the Special Housing Needs SPD, Maldon District Design Guide, and the guidance contained within the National Planning

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FUL/MAL/20/00401 - Land East Of 29 Pippins Road Burnham-On-Crouch Essex
Construction of a one bedroom dwelling

REFUSE for the following reasons:-

The proposed dwelling, due to its limited width and design, including the positioning of the front projection and the scale of the windows, is considered to result in a cramped and contrived development which would harm the uniformity of the terraces of dwellings in this location, to the detriment of the visual amenity of the site, the streetscene and the surrounding 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.

Due to the subdivision of the site, the proposal would result in there being no parking provision for No.29 Pippins Road, which is considered to be insufficient for a three-bedroom dwelling. This would be likely to result in increased on-street parking, to the detriment of pedestrian and highway safety. The proposal is therefore contrary to policies D1 and T2 of the Maldon District Local Development Plan, the Maldon District

Parking Standards SPD and the guidance contained within the National Planning Policy Framework.

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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LDP/MAL/20/00405 - 15 Hermes Drive Burnham-On-Crouch Essex CM0 8SW Claim for lawful development certificate for the proposed demolition of existing conservatory and erection of proposed single storey rear extension

REASON FOR APPROVAL

The proposed side extension would fall within the tolerance of Class A of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).