

**Response to Planning Applications to be determined by Maldon District Council.**

Response from: Woodham Walter Parish Council

Planning Application Reference: 21/00623/FUL

Location: Grove Manor, Herbage Park Road

Our views on the above application are:

Please tick the appropriate box

1. We recommend the granting of planning permission, for the reasons listed below:

\*

or

2. We recommend the refusal of planning permission, for the reasons listed below:

\*

The Parish Council considers that the proposal is neither in harmony with the site nor the location and will be detrimental to and out of character with this outlying area of the village and recommend refusal.

Please refer to attached sheet for full reasons.

or

3i. We have no comment

3ii. We raise no objection but wish to make the following comment:

**\*Reasons for response (Please include the relevant policy in the Submission version of the Local Development Plan i.e. Policy D1 – Design Quality and built Environment, Policy S8 Settlement Boundaries and the Countryside)**

Signed: 

Date: 19/07/2021

## Grove Manor, Herbage Park Road

### Application Ref. 21/00623/FUL

The Parish Council are unable to support this application and **recommend refusal** for the following reasons:

1. The proposed development is for a freestanding treehouse construction of significant size rather than a small building, structure or shelter built in the branches of a tree (*Cambridge English Dictionary*) as a children's play area. It has a significant floor area, solid walls, windows, a door and steeply pitched, high conical roofs. There is a balcony and walkway linking it to a play platform where a zip wire is indicated extending beyond the red line area and therefore the curtilage but no further and better particulars are supplied. The location would suggest that the interior will be illuminated and any light spillage through windows set at high level amongst trees would be out of character and detrimental to this countryside area. Any illumination of walkways, bridge, play platform and zip wire would be similarly intrusive as would be the possibility of significant sound generation affecting adjoining owners. However, no further particulars are included with the application which in the view of the Parish Council makes it incomplete.
2. The proposed site lies without the existing domestic curtilage of the dwelling and therefore the defined settlement thereby protruding into the countryside. The proposal forms a material change of use and is an adverse incursion, impacting on the significant, long established, deciduous wooded area that plays an intrinsic role in the character and beauty of this area of the village contrary to LDP policies S8, H4 and NPPF paragraph 170.
3. Due to its scale, height, bulk and domestication of this part of the site the proposal would detract from the character and appearance of the countryside area and reduce the very positive contribution that the wood makes to the rural landscape and intrinsic beauty of the scenery particularly in this part of the village. This detrimental effect would be amplified during the leafless months. This fails against policies S1, S8, D1 and H4 of the Maldon District Local Development Plan and advice contained in the National Planning Policy Framework.
4. The substantial size and design of proposal is, in the view of this Council, incompatible with the rural and countryside nature of the site and fails to have any empathy or sympathy with the overall quality and character of the area; LDP policies S8 and D1 and NPPF paragraph 127 apply.
5. The Parish Council considers that the proposal is neither in harmony with the site nor the location and will be detrimental to and out of character with this outlying area of the village appearing to fail against LDP policies S1 (Sustainability), S8 (Adverse Impact on the Intrinsic Character and Beauty of the Countryside), D1 (Design Quality and Built Environment) and H4 (Extension of Residential Curtilage) together with NPPF paragraphs 127 (Design Sympathy with the Overall Quality and Character of the Area) and 170 (Conserving and enhancing the natural environment) and therefore recommends refusal for the stated reasons.