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Item No: 7.5

Application: 180020

Applicant: Mr Martin Goss

Agent: Mr Steven Higgon, HGN Design Ltd

Proposal: Proposed alteration of windows at first floor level to French Doors and Balcony over bay windows.

Location: 226 Axial Drive, Colchester, CO4 5YJ

Ward: Mile End

Officer: Ishita Sheth

Recommendation: Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because the applicant is a Councillor.

2.0 Synopsis

- 2.1 The key issues for consideration are the design, impact on the character of the area and residential amenity.
- 2.2 The application is subsequently recommended for APPROVAL.

3.0 Site Description and Context

- 3.1 The site is a corner plot on the eastern side of Axial Drive at its junction with Spindle Street. A detached house with bay windows at ground floor level occupies the site.
- 3.2 To the west of the application dwelling is an open space inclusive of a children's park.

4.0 Description of the Proposal

- 4.1 The proposal seeks alterations to the first floor windows in the front elevation to provide French doors and to provide balconies with associated railings above the existing bay windows.

5.0 Land Use Allocation

- 5.1 Residential

6.0 Relevant Planning History

- 6.1 None

7.0 Principal Policies

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.
- 7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character
ENV1 - Environment

- 7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity
DP13 Dwelling Alterations, Extensions and Replacement Dwellings

- 7.4 The Neighbourhood Plan for Boxted / Myland & Braiswick is also relevant. This forms part of the Development Plan in this area of the Borough.

- 7.5 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

The Essex Design Guide
External Materials in New Developments
Myland Parish Plan AND Myland Design Statement

8.0 Consultations

- 8.1 None.

9.0 Parish Council Response

- 9.1 The Parish Council has stated that it has no objections.

10.0 Representations from Notified Parties

- 10.1 None received

11.0 Parking Provision

- 11.1 There are no implications in respect of car parking provision.

12.0 Open Space Provisions

- 12.1 There are no implications in respect of Open Space provisions

13.0 Air Quality

- 13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Planning Obligations

- 14.1 This application is not classed as a "Major" application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (s.106) of the Town and Country Planning Act 1990.

15.0 Report

15.1 The main issues in this case are:

- Design and Layout
- Impact on the Surrounding Area
- Residential Amenity

15.2 The proposed replacement of the windows with French Doors and the provision of balconies above the existing bay windows is acceptable in design terms taking into consideration the mixed character of the area.

15.2 The outlook from the proposed balconies would be that of the public open space to the west and similar to the views from the existing windows in this location. It is not considered that the proposed balconies would result in a loss of residential amenity to any neighbours.

16.0 Conclusion

16.1 To summarise, the proposed development fully accords with the Council's Policies and no objections have been received.

17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following condition:

1. ZAA - Time Limit for Full Permissions

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. ZAM - *Development to Accord With Approved Plans*

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers 9095 02.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

3. ZBB - Materials As Stated in Application

The external facing and roofing materials to be used shall be those specified on the submitted application form and drawings, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that materials are of an acceptable quality appropriate to the area.