



Application No: 151731

Location: 84 The Commons, Colchester, Essex, CO3 4NL

Scale (approx): 1:1250

The Ordnance Survey map data included within this publication is provided by Colchester Borough Council of Rowan House, 33 Sheepen Road, Colchester CO3 3WG under licence from the Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey map data for their own use.

This map is reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller Of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Crown Copyright 100023706 2015

7.8 Case Officer: Carl Allen**HOUSEHOLDER**

Site: 84 The Commons, Colchester, Essex, CO3 4NL

Application No: 151731

Date Received: 21 August 2015

Applicant: Mr Gary Pamment

Development: Single storey rear extension for disabled adaptation to create bedroom and ensuite ground floor.

Ward: Prettygate

Summary of Recommendation: Conditional Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because the applicant is Colchester Borough Homes.

2.0 Synopsis

- 2.1 The key issues explored below are that of design and amenity. In these regards the proposal would not detract from the existing dwelling and would have no amenity impacts to the neighbours. Approval is recommended along with standard conditions.

3.0 Site Description and Context

- 3.1 84 The Commons is a mid-terraced dwelling with a rear garden to the north. There is an existing flat roofed brick built outbuilding in proximity to the rear elevation – although it is not physically part of the dwelling. Boundaries to neighbours consist of wooden panel fencing. The immediate neighbours are to the east and to the west.

4.0 Description of the Proposal

- 4.1 To demolish the existing outbuilding and to replace it with a flat roofed extension to the dwelling. The proposal would be 3.6m wide, 7m long and 2.7m high and would consist of a bedroom, a bathroom and a wheelchair ramp.

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 also be taken into account in planning decisions and sets out the Government's planning policies are to be applied. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

7.2 Continuing the themes of the NPPF, the adopted Colchester Borough Core Strategy (adopted 2008, amended 2014) adds detail through local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character

7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

DP1 Design and Amenity

DP12 Dwelling Standards

DP13 Dwelling Alterations, Extensions and Replacement Dwellings

7.4 Regard should also be given to the following adopted Supplementary Planning Guidance/Documents:

Extending Your House?

The Essex Design Guide

8.0 Consultations

8.1 N/A.

9.0 Parish Council Response

9.1 N/A.

10.0 Representations

10.1 There have been no objections to the proposal.

11.0 Parking Provision

11.1 No change.

12.0 Open Space Provisions

12.1 N/A.

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 Development Team and 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 (S106) of the Town and Country Planning Act 1990.

15.0 Report

- 15.1 The main issues are that of design and amenity.
- 15.2 The design of the proposal is flat roofed and so reflects the styling of the existing outbuilding. The proposed replacement building would extend the length of the stretch of the existing outbuilding by approximately 1.5m and its width by 1m. Given this small increase in the size of the proposal from the existing there would little impact on the host dwelling and it would remain clearly expressed. Materials should be conditioned to match the existing dwelling. The proposal would comply with Policies UR2 and DP1.
- 15.3 Regarding amenity, the proposal would be located in the same position as the existing outbuilding (apart from the increase in width and height) and the height would increase by 0.5m. The proposal would be on the boundary with the neighbour of no. 82 to the east and would be located next to the conservatory of no. 82. Given the orientation and the height of the proposal to this conservatory there would be no material overshadowing to the conservatory. There would be no windows in the proposed extension that would afford views into otherwise private, unoverlooked spaces of the neighbours and so the proposal would accord with Policies DP1 and UR2.

16.0 Conclusion

- 16.1 The proposal would not materially impact on the amenity of the neighbour and the design is acceptable.

17.0 Recommendation

- 17.1 APPROVE subject to the following conditions

18.0 Conditions

1 - 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 - Non-Standard Condition/Reason

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers 10 and 981/01 Rev A unless otherwise subsequently agreed, in writing, by the Local Planning Authority.

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

3 - 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.

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

19.0 Informatives

(1) ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note Advisory Notes for the Control of Pollution during Construction & Demolition Works for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

(2) All works affecting the highway should be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made by initially telephoning 08456 037631.

(3) ZTA - Informative on Conditions Stating Prior to Commencement/Occupation

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either before you commence the development or before you occupy the development. This is of critical importance. If you do not comply with the condition precedent you may invalidate this permission. Please pay particular attention to these requirements.

20.0 Positivity Statement

20.1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.