



Application No: 161159

Location: 12 Hobbs Drive, Boxted, Colchester, CO4 5RZ

Scale (approx): 1:1250

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7.5 Case Officer: Jane Seeley Due Date: 18/07/2016

HOUSEHOLDER

Site: 12 Hobbs Drive, Boxted, Colchester, CO4 5RZ

Application No: 161159

Date Received: 4 May 2016

Agent: Peter Tyler - Tyler Surveying

Applicant: Mr M Hammond

Development: Single storey front extension.

Ward: Rural North

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 agent is employed by this Council on a consultancy basis.

2.0 Synopsis

- 2.1 The key issues explored below are the design of the proposed extension and its impact on the street scene and neighbouring amenities.
- 2.2 It is considered that these are acceptable and approval is recommended.

3.0 Site Description and Context

- 3.1 No. 12 Hobbs Drive is a detached bungalow with a conservatory to the rear and a detached single garage to the side. There is a drive to the side of the bungalow and the front garden area is hard surfaced. The frontage and side boundary with No 12 has low brick and wooden posts with low chains. Within the front garden is a heavily pruned rowan tree. Immediately to the east, in the front garden of No 12, is a large kasan cherry tree.

4.0 Description of the Proposal

- 4.1 It is proposed to extend the front of the house forward by approx. 2.5m. The detailing is the same as the existing front elevation other than the fenestration where flush rather than bow windows are proposed. A new en-suite window is indicated in the east side elevation however this is considered to be permitted development.

5.0 Land Use Allocation

- 5.1 Built Up Area Boundary

6.0 Relevant Planning History

6.1 RD/COL/1290/76 Outline Planning Permission Approved

6.2 COL/606/78 Reserved Matters - 27 Bungalows, garages and estate roads Approved

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:

SD1 - Sustainable Development Locations
UR2 - Built Design and Character
ENV2 - Rural Communities

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
Boxted Village Plan incorporating Village Design Statement

8.0 Consultations

8.1 Tree Officer

- Satisfied with the conclusions and recommendations made within the submitted arboricultural report .
- Conditions recommended

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

9.0 Parish Council Response

9.1 The Parish Council have not commented.

10.0 Representations

10.1 Nothing received.

11.0 Parking Provision

11.1 Parking in excess of adopted Parking Standards will be retained.

12.0 Open Space Provisions

12.1 Not applicable.

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

Design and Layout

15.1 The simple detailing of the extension reflects the character and detailing of the dwelling. The use of flush windows rather than bow windows is more appropriate. The existing the bow windows are not an original feature of the property. Consideration was given to including articulation both to the elevations and ridge line but in this instance, given the small scale of the projection forward of the existing front wall, it is considered that the proposed approached is appropriate.

Impact on the Surrounding Area

15.2 Hobbs Drive is a development of similar bungalows many of which have been extended. In the immediate vicinity of No. 12 there is no visual ‘building line’. The bungalow to the east is (No. 11) is set significantly further back and No. 14, which is also set further back than No. 12, has a double garage and an approx. 1.8m high front boundary wall immediately adjacent to the pavement. (NB there is no 13). The front elevation of No. 15 is further forward than the proposed extension to No. 12. Given the character of the area it is considered that the front extension can be successfully assimilated into the street scene.

15.3 The tree in the front garden of No 12 is a significant feature in the street scene. The Tree Officer has advised that this tree will not be impacted by the development.

Impacts on Neighbouring Properties

- 15.4 The potential impact on the amenity of No 14 has been assessed using the principles set out in Extending Your House for assessing amenity for rear extensions and The Essex Design Guide. It has been concluded that the impact of the extension in relation to the front windows of No. 14 is acceptable. A side glazed door, believed to be a secondary light source, and a side window are considered sufficiently separated from the extension not to be unduly impacted.
- 15.5 The front projecting gable of No. 11 is approx. 7.8m further back than the existing front elevation of No. 12. Accordingly the aforementioned SPD's criterion for assessing impact on residential amenity is not helpful. Given the distance the extension is from the windows in the front gable of No 12 it is not considered that it will have any significant impact on either outlook or light.

16.0 Conclusion

- 16.1 This scheme is acceptable in design terms, would not cause harm to the adjacent trees or the neighbour's amenity. Therefore an approval is warranted

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 - *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 764 -1, 4 and 5 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 - Non-Standard Condition/Reason

The external facing and roofing materials to be used shall match in colour, texture and form those used on the existing building.

Reason: This is a publicly visible building where matching materials are a visually essential requirement.

4 - Non-Standard Condition/Reason

Prior to the commencement of development, all trees, shrubs and other natural features not scheduled for removal on the approved plans shall have been safeguarded behind protective fencing as set out in the submitted Arboricultural Impact Assessment. All agreed protective fencing shall thereafter be maintained during the course of all works on site and no access, works or placement of materials or soil shall take place within the protected area(s) without prior written consent from the Local Planning Authority.

Reason: To safeguard existing trees, shrubs and other natural features within and adjoining the site in the interest of amenity.

5 - Non-Standard Condition/Reason

No burning or storage of materials shall take place where damage could be caused to any tree, shrub or other natural feature to be retained on the site or on adjoining land (see BS 5837).

Reason: To protect the health of trees, shrubs and other natural features to be retained in the interest of amenity.

6 - Non-Standard Condition/Reason

All existing trees and hedgerows shall be retained, unless shown to be removed on the approved drawing. All trees and hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on site, to the satisfaction of the Local Planning Authority in accordance with its guidance notes and the relevant British Standard. All existing trees shall be monitored and recorded for at least five years following contractual practical completion of the approved development. In the event that any trees and/or hedgerows (or their replacements) die, are removed, destroyed, fail to thrive or are otherwise defective during such a period, they shall be replaced during the first planting season thereafter to specifications agreed, in writing, by the Local Planning Authority. Any tree works agreed to shall be carried out in accordance with BS 3998.

Reason: To safeguard the continuity of amenity afforded by existing trees and hedgerows.

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.

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.