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Item No: 7.4

Application: 163120

Applicant: Gordon Phillips

Agent: Mr Mike Fawcett

Proposal: Demolition of small brick shed and new extension to rear of property

Location: 29 The Crescent, Great Horkesley, Colchester, CO6 4EH

Ward: Rural North

Officer: Ishita Sheth

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 an employee of Colchester Borough Council.

2.0 Synopsis

- 2.1 The key issues for consideration are Design and Layout and Impact on the neighbouring properties. The design is considered to be acceptable taking into consideration the location of the proposed extension to the rear. Furthermore, it is not considered that the proposal would result in any detriment to the amenity of the neighbouring residents.
- 2.2 The application is subsequently recommended for APPROVAL.

3.0 Site Description and Context

- 3.1 The application site is located on the western side of The Crescent (at the end of the cul-de-sac) and is occupied by a two storey end-terrace dwelling. The property currently has a small conservatory to the rear. A brick shed is located to the rear of the property along the southern boundary of the application site.
- 3.2 The adjoining property at No. 28 is located to the south of the application site and open fields are located to the north of the application site.

4.0 Description of the Proposal

- 4.1 The proposal seeks to provide a single storey flat roofed rear extension having a maximum depth of some 4.5m, a width of some 5.87m and a maximum height of some 3m from the ground level. The proposed extension would provide a living area and a kitchen extension.

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
DP16 Private Amenity Space and Open Space Provision for New Residential Development

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

The Essex Design Guide
External Materials in New Developments

8.0 Consultations

- 8.1 Archaeological Officer - No material harm will be caused to the significance of below-ground archaeological remains by the proposed development. There will be no requirement for any archaeological investigation.

9.0 Parish Council Response

- 9.1 No response has been received

10.0 Representations from Notified Parties

- 10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. No responses have been received from them.

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
- Impacts on Neighbouring Properties
- Private Amenity Space Provisi

15.2 The proposed extension is of a simple flat roofed design. By virtue of its location to the rear, it is not considered that the proposal would result in any detriment to the character of the area or the streetscene.

15.3 The proposed extension has a depth of some 4.5m. Consideration has been given to the relationship of the application dwelling to the neighbours and also on whether the proposed extension would result in significant harm to its immediate neighbours.

15.4 It is noted that a brick shed is located along the party wall boundary with the adjoining property at No. 28. The proposed extension would extend by some 0.7m beyond the rear wall of this brick shed. It is not considered that a further projection of this depth would result in significant harm to the amenity of its immediate neighbour to the south at No. 28.

15.5 All other neighbours are too remote to be affected by the proposal.

15.6 Taking into consideration the above matters, it is not considered that the proposed extension would be overbearing to the neighbours.

15.7 The Council policy sets out that a 45 degree angle of outlook from the mid-point of the nearest neighbouring windows should be preserved and it is considered that this proposal satisfies this requirement.

15.8 Similarly, there are no concerns regarding loss of light. The combined plan and elevation tests are not breached and the proposal therefore satisfies the Council's standards for assessing this issue as set out in the Essex Design Guide.

- 15.9 Additionally, the proposal is only a single storey level and does not include any new windows at first floor level that would offer an unsatisfactory angle of overlooking that harmed the privacy of the neighbouring properties, including their protected sitting out areas.
- 15.10 The proposed development would still retain a garden area of some 170m² and it is not considered that the proposal is an overdevelopment of the site.
- 15.11 Finally, in terms of other planning considerations (e.g. damage to trees or highway matters), the proposed development does not raise any concerns.

16.0 Conclusion

- 16.1 To summarise, the proposal accords with the Council's Policies and is considered to be acceptable.

17.0 Recommendation to the Committee

- 17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following conditions:

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. ZBA – Matching Materials

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

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