



Application No: 160211

Location: 7 Wesley Avenue, Colchester, CO4 3AT

Scale (approx): 1:1250

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7.10 Case Officer: Nadine Calder Due Date: 18/03/2016 **HOUSEHOLDER**

Site: 7 Wesley Avenue, Colchester, CO4 3AT

Application No: 160211

Date Received: 22 January 2016

Agent: Mr P Tyler

Applicant: Mr & Mrs Yell

Development: Single storey front extension

Ward: St Annes

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 works for the Council on a consultancy basis.

2.0 Synopsis

- 2.1 The key issues explored below are the design of the proposal and its impact on the amenity of the neighbours. Both are considered to be acceptable and therefore an approval is warranted.

3.0 Site Description and Context

- 3.1 The application site comprises of a semi-detached property located on the southern side of Wesley Avenue within a predominantly residential area. To the rear, the property benefits from an existing single storey extension and there is ample amenity space to both the front and rear of the property. The directly adjoining neighbour (No. 5) lies to the east of the application property while to the west the site abuts No. 9 Wesley Avenue.

4.0 Description of the Proposal

- 4.1 The application seeks permission for a single storey front extension measuring 3.5m in width and 2.35m in depth. Provision would be made for a downstairs cloakroom and a larger hall. The extension is proposed to be built using brown Redland 49 tiles, white upvc joinery and red face bricks to match the existing bricks on the property. It was originally proposed to provide a front extension along the entire width of the property however, this has since been reduced in scale following discussions between the Agent and the case officer. The extension is now proposed on the north western side of the property only rather than across the entire frontage.

5.0 Land Use Allocation

- 5.1 The site is located within the defined settlement limits and a predominantly residential area where development such as this is acceptable in principle.

6.0 Relevant Planning History

- 6.1 There is no planning history that is particularly relevant to the current proposal.

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

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

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

- 7.4 Further to the above, the adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:
n/a

- 7.5 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 Cllr Cook raises no objection to the (original) proposal.

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 This area is non-parished.

10.0 Representations

- 10.1 None received.

11.0 Parking Provision

- 11.1 The proposed development would not impact upon the on-site parking provision which complies with current standards.

12.0 Open Space Provisions

- 12.1 This scheme raises no concerns in terms of open space.

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 design of the proposed development is considered satisfactory on its own merits. The proposed front extension, having been reduced in width, is modest in size and scale which would neither materially nor visually affect the character of the dwelling itself or that of the surrounding area to such a degree that would be visually or materially harmful. Furthermore, the use of matching materials would ensure that the impact of the proposed development on the surrounding area would be limited. Despite the directly adjoining neighbour being of the same design, there is no

overriding character in design, appearance and scale in the immediate vicinity of the application site which needs to be preserved. Notwithstanding this, the proposed development is of fairly small scale and has been designed to be in keeping with the host dwelling while existing soft landscaping features along the frontage of the application site aid in softening its impact on the wider area. Consequently, the design and layout of the proposed development are acceptable.

- 15.2 As a result of its single storey height and location to the front of the property, coupled with the distance to the neighbouring property, the proposed extension would not appear overbearing on the outlook of neighbours nor would it have any materially harmful impacts on the amenities of neighbouring occupiers in terms of loss of light or loss of privacy.
- 15.3 Finally, in terms of other planning considerations (e.g. damage to trees or highway matters), the proposed development does not raise any concerns. The proposed development would not impact on the provision of parking which complies with current standards.

16.0 Conclusion

- 16.1 This modest scheme is only before Members as the applicant's agent works for the Council on an ad-hoc consultancy basis. The scheme is acceptable in design terms and raises no issues in terms of its impact on amenity. An approval is warranted.

17.0 Recommendation

- 17.1 APPROVE subject to 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 675-1A, 675-2A and 675-4A.

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

19.0 Informatives

- 19.1 N/a

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.