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Item No: 7.5

Application: 170576

Applicant: Mr & Mrs Tadman

Agent: Mr Peter Tyler

Proposal: Single storey front extension and replace stone cladding with render.

Location: 7 Broome Grove, Wivenhoe, Colchester, CO7 9QB

Ward: Wivenhoe

Officer: Nadine Calder

Recommendation: 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 northern side of Broome Grove close to its junction with Heath Road and 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. The building line to the west changes considerably, with the neighbouring property's (No. 9) front wall being located behind the application property's original rear wall.

4.0 Description of the Proposal

- 4.1 The application seeks permission for a single storey front extension (porch) measuring 2.6m in width and 2.147m in depth. Provision would be made for a downstairs cloakroom and an entrance lobby. The extension is proposed to be built using red Redland 49 tiles, white upvc joinery and face bricks to match the existing bricks on the property. It is also proposed to replace the existing stone cladding at first floor level with render.

5.0 Land Use Allocation

- 5.1 The site is located within the defined settlement limits of Wivenhoe and a predominantly residential area.

6.0 Relevant Planning History

- 6.1 Planning permission to extend the property to the rear was granted, and subsequently implemented, in the 1970s.

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:

SD1 - Sustainable Development Locations
UR2 - Built Design and Character

- 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 Some “allocated sites” also have specific policies applicable to them. 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 Documents (SPD):

The Essex Design Guide
External Materials in New Developments

8.0 Consultations

- 8.1 Dr. Jess Tipper - 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 The Parish Council have stated that they have no objection to the proposal.

10.0 Representations from Notified Parties

- 10.1 No letters of representation were received from members of the public.

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 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 design of the proposed development is considered satisfactory on its own merits. The proposed front extension 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. Furthermore, the use of matching materials would ensure that the impact of the proposed development on the surrounding area would be limited.
- 15.2 There are other properties in the vicinity of the application site that benefit from similar front porches while existing soft landscaping features along the frontage of the application site aid in softening the proposal’s impact on the wider area. Consequently, the design and layout of the proposed development are acceptable.
- 15.3 As a result of its single storey height and location to the front of the property, coupled with the distance to the neighbouring properties either side, 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 loss of light or loss of privacy.
- 15.4 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 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 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 923-1, 923-4 and 923-4.

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

18.0 Informatives

18.1 The following informative is also recommended:

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.