



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 2017

Item No:	7.9
Application:	171037
Applicant:	Miss Helen O'Halloran
Proposal:	Extension & conversion of a garage into an annexe.
Location:	20 Ripple Way, Colchester, CO4 0AW
Ward:	St Anne's & St John's
Officer:	James Ryan
Recommendation:	Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because the applicant works for the Council.

2.0 Synopsis

- 2.1 The key issues for consideration are the impact the scheme will have on neighbouring amenity, the design and the proposed use in this location. These matters are held to be acceptable in this instance.
- 2.2 The application is subsequently recommended for approval subject to conditions.

3.0 Site Description and Context

- 3.1 Number 20 Ripple Way is a semi-detached dwelling located opposite the open space/play area on the Broadlands development. A parking court and other garages are located to the rear. The dwelling has hardstanding to the front for car parking and the garage which is the subject of this application is set in the garden to the side of the dwelling. It is used for domestic storage.
- 3.2 Broadlands sits on a slope. There is a change in levels from north to south. This means the garage and the garden in which it is located sit at a slightly higher level than the neighbour to the south.

4.0 Description of the Proposal

- 4.1 The proposal is to extend the garage forwards and convert into a small annexe for a family member.

5.0 Land Use Allocation

- 5.1 Predominantly residential, within the defined settlement limits.

6.0 Relevant Planning History

- 6.1 None of relevance.

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
H1 - Housing Delivery
H2 - Housing Density
H3 - Housing Diversity
UR2 - Built Design and Character
TA4 - Roads and Traffic
TA5 - Parking

- 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
DP12 Dwelling Standards
DP13 Dwelling Alterations, Extensions and Replacement Dwellings
DP14 Historic Environment Assets
DP15 Retention of Open Space and Indoor Sports Facilities
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
EPOA Vehicle Parking Standards

8.0 Consultations

- 8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.

- 8.2 Archaeology: 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 Non-parished.

10.0 Representations from Notified Parties

- 10.1 No representations have been received.

11.0 Parking Provision

- 11.1 The conversion of the garage will still leave space on the frontage for two cars to be parked off-street. It is noted that the garage, which is set behind gates in the garden and is clearly not used for parking, does not comply with the current adopted standards to count as a parking space in any event.

12.0 Open Space Provisions

- 12.1 This scheme raises no issues in this regard.

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

The Principle of Development

- 15.1 This scheme proposes the extension of an existing garage. The garage measures 2.63 metres in width and is 2.6 metres high to the ridge. The garage is currently 5.6 metres long and will be extended forwards to be 7.2 metres long with the same ridge height and same width.
- 15.2 The extended garage will be converted into a small annexe, with a bedroom, lounge, hall and shower room/WC. The garage door will not be reinserted – a pedestrian door will be inserted into the new east-facing elevation. The whole building will be clad in hardiplank.
- 15.3 The scheme is very modest and will be used by a family member in a manner that is ancillary to the main dwelling. This is acceptable in principle. Design and Layout
- 15.4 The scheme is very simple in design terms. The small extension has been designed to replicate the shape of the existing building and therefore the proposal is held to acceptable in design terms. The cladding of the building will be an improvement over the current prefabricated concrete.

Scale, Height and Massing

- 15.5 The new section of garage will have a ridge and eave that are the same as the existing and therefore the scale, height and massing are held to be acceptable.

Impact on the Surrounding Area

- 15.6 This proposal is entirely in keeping with the existing garage and is therefore acceptable in terms of the impact on the surrounding area.

Impacts on Neighbouring Properties

- 15.7 This scheme pulls the garage forward by 1.6 metres at the same height to the eaves and ridge as the existing situation. It is not held that this scheme will cause materially harmful loss of outlook or light to the neighbour at 22 Ripple Way or to other neighbours. No windows are proposed to face the neighbour at 22 and therefore it is not held that this scheme will cause materially harmful overlooking. The modest addition is not considered to result in a development that is oppressive to the neighbour at 22 or any of the other neighbours. At the time of writing, no representations had been received.

Landscape and Trees

- 15.8 The proposal does not require the removal of any important vegetation. It does not necessitate the need for additional landscaping.

Highway Safety and Parking Provisions (including Cycling)

- 15.9 The application raises no highway safety issues. The applicant is a keen cyclist and has confirmed that there is space in the main dwelling to house her bicycle which currently is kept in the garage.

Private Amenity Space Provision

- 15.10 The dwelling in question has a small but square private amenity space and a full width raised deck area to the rear of the dwelling. The extended element of the garage will not reduce any area that is considered to be private amenity space. The new patio doors will open out onto the existing private amenity area so the annexe will enjoy access to shared outside space.

16.0 Conclusion

- 16.1 To summarise, this modest scheme is held to be acceptable subject to a condition restriction the use to one that is ancillary to the main dwelling.

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 01, 02 and 03.

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

3. **ZBB - 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, unless otherwise agreed, in writing, by the Local Planning Authority.

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

4. **ZDQ - *Urban Annexes***

The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 20 Ripple Way.

Reason: For the avoidance of doubt as to the scope of the permission, as this is the basis upon which the application has been submitted and subsequently considered and any subdivision of the site into independent units would require the careful consideration against the current policies of the Local Planning Authority at such a time as any proposal were to come forward as the annexe is constrained by the site characteristics and may not be satisfactory as a stand-alone dwelling.

18.0 Informatives

18.1 The following informative is also recommended:

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