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Item No: 7.2

Application: 163101

Applicant: Mr Luke Crosby

Agent: Mr P Tyler

Proposal: Double garage

Location: Wood Cottage, Station Road, Wakes Colne, Colchester, CO6 2DS

Ward: Rural North

Officer: Benjy Firth

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 sits to the west of Station Road in a rural area to the north, and just beyond, the defined settlement of Wakes Colne. The site contains a semi-detached residential property that forms part of a cluster of dwellings to the north of the village and train station.

4.0 Description of the Proposal

- 4.1 The proposal seeks to construct an open fronted double garage that includes an enclosed store and open sided lean-to log store.

5.0 Land Use Allocation

- 5.1 The site is situated in a rural area within which the residential use is established and as such the principle of development such as this is acceptable.

6.0 Relevant Planning History

- 6.1 Planning permission 140019 granted permission for the new highway access that facilitates the use of the proposed garage.

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

- 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
DP19 Parking Standards

- 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
EPOA Vehicle Parking Standards

8.0 Consultations

- 8.1 No consultation responses were received by the Council.

9.0 Parish Council Response

- 9.1 The Parish Council have stated that they have no objections.

10.0 Representations from Notified Parties

- 10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. No comments or objections were received.

11.0 Parking Provision

- 11.1 This proposal creates additional parking provision at the site. The proposed garage creates two additional spaces that are compliant with the size requirements of the appropriate policies.

12.0 Open Space Provisions

- 12.1 The proposal retains adequate amenity space within the application site.

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 Design and Layout: The design of the proposal is considerate of its setting and the existing built form in and surrounding the site. All elements are therefore considered acceptable in design terms.
- 15.2 The proposed structure is only located near one boundary of the site and is well screened by vegetation along this boundary. As such the impact of the proposal is minimal from outside of the site.
- 15.3 Scale, Height and Massing: The proposal is well scaled and is not considered excessive in terms of height or massing. The proposal is therefore acceptable in this regard.
- 15.4 Impact on the Surrounding Area: The scheme will have a neutral impact on the street scene and is therefore acceptable in that regard.
- 15.5 Impacts on Neighbouring Properties: The proposal will be visible from the neighbouring property, but due to its size and location would not have any impact in terms of overbearing, loss of light or detriment to outlook. The proposal would therefore not have a significant impact on neighbouring amenity.
- 15.6 Amenity Provisions: This scheme allows the retention of ample useable amenity space. The scheme is therefore acceptable in that regard.
- 15.7 Highway Issues: This scheme raises no highway issues.

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.

17.0 Recommendation to the Committee

- 17.1 APPROVAL of planning permission subject to the following conditions set out below.

18.0 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 - 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 892-2, 892-3 and 892-4 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.

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.

19.0 Informatives

ZT0 – Advisory Note on Construction & Demolition

(1) 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.