



Application No: 161805

Location: 20 Dale Close, Stanway, Colchester, CO3 0FG

Scale (approx): 1:1250

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7.4 Case Officer: Bruce O'Brien Due Date: 09/09/2016

HOUSEHOLDER

Site: **20 Dale Close, Stanway, Colchester, CO3 0FG**

Application No: **161805**

Date Received: 15 July 2016

Applicant: Mrs Katie Dale

Development: Two storey side extension & first floor side extension.

Ward: Stanway

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 applicant is an employee of Colchester Borough Council.

2.0 Synopsis

- 2.1 The key issues explored below are the design of the proposal and the effects on neighbouring amenity.
- 2.2 It is concluded that these matters are satisfied and the development is recommended for approval.

3.0 Site Description and Context

- 3.1 The site contains a single, detached, three-bedroom dwelling with an attached garage and front drive parking. The dwelling has an adequate rear amenity area, large enough to accommodate the development proposal. The site lies in a residential 'close' with a shared access driveway. The property has dwellings to the North, West and East, and the shared driveway is to the South. Beyond the dwellings, a railway line lies to the North.

4.0 Description of the Proposal

- 4.1 The proposal is to create two new extensions. The main extension would be two storey, in the form of a side return wing with a pitched roof and a gable end. The second extension would run forwards from the new side extension, would also be two-storey and would have a small gable end facing the driveway.

5.0 Land Use Allocation

- 5.1 The property lies within the settlement boundary and is not in a designated area.

6.0 Relevant Planning History

6.1 There is no relevant planning history.

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
DP19 Parking Standards

7.4 Regard should also be given to the following adopted Supplementary Planning

- Guidance/Documents:
- Vehicle Parking Standards
- Sustainable Construction
- The Essex Design Guide
- External Materials in New Developments

8.0 Consultations

8.1 None.

9.0 Parish Council Response

9.1 The Parish Council have stated that they do not object to this proposal.

10.0 Representations

10.1 There has been one representation, where a neighbour has shown support, stating: *"Having spoken to our neighbours to clarify the extent of this application and it being confirmed that they are not proposing to build over their garage, we have no objection to what this proposal."*

The full text of all of the representations received is available to view on the Council's website.

11.0 Parking Provision

- 11.1 The existing parking provision will remain. The site has adequate parking for a four bedroom property.

12.0 Open Space Provisions

- 12.1 Open space will not be affected.

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

Design and Layout:

- 15.1 The design of the proposal is of two pitched roof extensions, one in the form of a larger, side return wing and the other a smaller extension to the front of the return wing, above an existing porch. Both extensions have pitched roofs and gable ends. Proposed extensions are to be built to the west side of the property.
- 15.2 Complementary materials will be used, weatherboard to the top section and brick to the lower. Concrete tiles will cover the roof and fenestration will be upvc. Windows within the side elevation will be at a high level so as to prevent any risks of overlook. It is considered that the design of the proposal will not harm the character of the area or the street scene.

Scale, Height and Massing:

- 15.3 The scheme is not considered as a significant development, merely a reasonable enlargement of an existing family dwelling house. The side return wing is subservient to, and less than half the width of the main dwelling. The property is detached from others and is not close enough to cause issues of massing or terracing effects.

Impact on the Surrounding Area:

- 15.4 It is not considered that the scheme will have harmful or obtrusive effects on the character of the area and it will appear congruous amongst the neighbouring dwellings.

Impacts on Neighbouring Properties

- 15.5 In terms of the amenity of neighbouring properties, the proposal does not breach any of the CBC guidelines as stated in the Essex Design Guide and the supplementary document 'Extending Your House?'
- 15.6 The proposed development is not overbearing on the outlook of neighbours.
- 15.7 Similarly, there are no concerns regarding loss of light/overshadowing. The combined plan tests of a clear 45 degree angle from the center point of the neighbour's nearest rear window are not breached and the proposal therefore satisfies the Council's standards for assessing this issue
- 15.8 Additionally, the proposal 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 as identified in our policy guidance.

Highway Issues:

- 15.9 Parking provision would be retained as a result of the scheme. The required amount of parking spaces for a four bedroom property is two, and this requirement is currently met.

16.0 Conclusion

- 16.1 It is concluded that this application is recommended for approval. The design is complimentary and will not have harmful effects on the character of the area or neighbour amenities.

17.0 Recommendation

- 17.1 **APPROVE** subject to the following 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 Drawings entitle 20 Dale Close, Stanway numbers 1-6 of 6.

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

3 - 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.

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

19.0 Informatives

(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.

(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.

(3) **ZTA - Informative on Conditions Stating Prior to Commencement/Occupation**

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either before you commence the development or before you occupy the development. This is of critical importance. If you do not comply with the condition precedent you may invalidate this permission. Please pay particular attention to these requirements.

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.