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Item No: 7.3

Application: 163109

Applicant: Mr & Mrs Moorut

Agent: Peter Tyler Surveying

Proposal: First floor extension to convert bungalow into a house.

Location: 43 Oaklands Avenue, Colchester, CO3 9ET

Ward: Prettygate

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.
- 2.2 The application is subsequently recommended for approval.

3.0 Site Description and Context

- 3.1 The application site contains a detached residential bungalow and is situated in the predominantly residential area of Stanway. The bungalow sits within a generous sized plot and fronts the highway. The application site is surrounded by residential properties, all of which are two storey with the exception of the bungalow to the north.

4.0 Description of the Proposal

- 4.1 The proposal seeks to add a second storey to the central range of the bungalow.

5.0 Land Use Allocation

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

6.0 Relevant Planning History

- 6.1 The property has previously been extended modestly to the front and the rear.

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
DP12 Dwelling Standards
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
Stanway Joint Design Statement and Parish Plan

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 No consultation responses were received.

9.0 Parish Council Response

- 9.1 No comments were received from the Parish Council.

10.0 Representations from Notified Parties

- 10.1 The application resulted in a number of notifications to interested third parties including neighboring properties. The full text of all of the representations received is available to view on the Council’s website. However, a summary of the material considerations is given below.
- 10.2 No consultation responses were received.

11.0 Parking Provision

11.1 The proposal has no impact on the existing, and adequate, parking provision at the property.

12.0 Open Space Provisions

12.1 The proposal has no impact on the existing, and adequate, open space provision at the property.

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 proposal is modest and in keeping with the character of the local vicinity. Once raised the roof will keep its original pitch which compliments the previous extensions that will remain single storey. The retention of the hipped roof is not only considerate of neighbouring properties, but also gives the proposal appropriate scale and massing within the street scene. The materials proposed are consistent with those used in the surrounding area. The design of the proposal is therefore considered acceptable.

15.2 There is no change in the footprint of the property and as such the layout is considered acceptable.

15.3 The proposal is modest and not dissimilar to other properties in the area, as such it will have a neutral impact upon the street scene and is therefore acceptable in this regard.

15.4 The application site is a generous plot and the proposal is modest, therefore it is not considered the proposal would appear overbearing from the street or neighbouring properties.

15.5 The application does seek the addition of numerous first floor windows, but their relationship to neighbouring properties would not be dissimilar to other properties in the area. It is therefore not considered that these would cause overlooking or have a significant impact on the privacy of neighbouring properties.

15.6 Similarly, there are no concerns regarding loss of light. The Council policy sets out that a 45 degree angle of outlook from the mid-point of the nearest neighbouring windows should be preserved and it is considered that the proposal satisfies this requirement. The combined plan and elevation tests are not breached and the proposal therefore satisfies the Councils standards for assessing this issue as set out in the Essex Design Guide.

15.7 The proposal does not raise in concerns in respect of other planning matters. There are no highways issues and no substantial trees on the site. The proposal also has no impact upon the provision of parking or private amenity space.

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

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

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 895-1, 895-4, 895-5 and 895-6 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

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.

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.