



Application No: 162049

Location: 7 Whitefriars Way, Colchester, CO3 4EL

Scale (approx): 1:1250

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7.6 Case Officer: Eleanor Moss Due Date: 27/09/2016

HOUSEHOLDER

Site: **7 Whitefriars Way, Colchester, CO3 4EL**

Application No: **162049**

Date Received: 2 August 2016

Agent: Mr Peter Tyler

Applicant: Mr Derek Windsor

Development: Proposed single storey extension.

Ward: Prettygate

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 agent is employed by this Council on a consultancy basis.

2.0 Synopsis

- 2.1 The key issues explored below are the design of the proposed extension and its impact on the street scene and neighbouring amenities.
- 2.2 It is considered that these are acceptable and approval is recommended.

3.0 Site Description and Context

- 3.1 The application site is a modest detached bungalow adjacent to Whitefriars Way, occupying an unobtrusive plot. The surrounding area is a mix of different architectural styles and materials, although largely red brick and grey slate bungalows.

4.0 Description of the Proposal

- 4.1 This application seeks planning permission for the erection of a single storey rear extension. The proposed extension measures 6.2 metres wide by 4.8 metres deep. This is in order to provide an enlarged kitchen and dining room on the ground floor. The detailing is the same as the existing front elevation other than the fenestration where a dormer window is proposed.

5.0 Land Use Allocation

- 5.1 Predominantly Residential.

6.0 Relevant Planning History

6.1 N/A

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

7.4 Further to the above, 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 Guidance/Documents:

Extending Your House?
The Essex Design Guide

8.0 Consultations

8.1 None received at the time of writing. Any comments received will be reported on the amendment sheet and will be available to view on the Council's website.

9.0 Parish Council Response

9.1 Not parished.

10.0 Representations

10.1 None received at the time of writing.

11.0 Parking Provision

- 11.1 Parking in excess of adopted Parking Standards will be retained.

12.0 Open Space Provisions

- 12.1 Not applicable

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, Layout and Impact on Surrounding Area:

- 15.1 The simple detailing of the extension reflects the character and detailing of the dwelling. The proposed extension is designed to appear as a subservient addition and is complementary to the existing dwelling and therefore is considered to be acceptable. The design, scale and form of the proposed development are considered satisfactory on their own merits. The extended dwelling would still relate satisfactorily to the character of the street scene overall, which is varied. The dwelling would look appropriately designed and not over-scaled in this context.
- 15.2 The proposed rear extension is considered to be relatively modest in size and appears to complement the existing dwelling. There will be limited views of the proposal from the public realm, it is considered that the proposal would have a marginal impact overall.

Impact on Residential Amenity:

- 15.3 The potential impact on the amenity of the neighbouring properties has been assessed using the principles set out in “Extending Your House?” for assessing amenity for rear extensions and also with reference to The Essex Design Guide. The proposal contains windows in the rear elevation; however as these are ground floor in height it is not considered there will be a negative impact on residential amenity. The proposal is considered acceptable in amenity terms and accords with DP1.

16.0 Conclusion

- 16.1 The proposal is acceptable; any impact upon neighbouring residential amenity would be marginal and does not raise any design concerns. Therefore an approval is warranted.

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 Drawing Numbers 835- 1, 835-4 and 835-5.

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.

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.