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**Item No:** 7.6

**Application:** 162327

**Proposal:** Proposed garage in location of existing car parking space (no change to highway access).

**Location:** 18 Gladstone Road, Colchester, CO1 2EB

**Ward:** New Town & Christ Church

**Officer:** Chris Harden

## **1.0 Reason for Referral to the Planning Committee**

- 1.1 This application is referred to the Planning Committee because it has been called in by Councillor Annie Feltham on the grounds that “The size of the proposed building, hard to justify as a garage, is out of kilter with the built environment in this Conservation Area. It is an overbearing structure which will negatively affect the street scape in Granville Rd and will further reduce the amenity for the household at 16 Gladstone Rd which has already been affected by the previous erection of a building, also on the same property.”

## **2.0 Synopsis**

- 2.1 The key issues explored below are the visual impact upon the street scene and character of the Conservation Area and the impact upon neighbouring residential amenity. The scheme has been amended since its original submission, removing a 2 metre by 3.4 metre element. This reduces the extent of building alongside the neighbouring boundary. The proposal is considered to be acceptable in terms of its design, scale and form and would be in keeping with the character of the street scene and Conservation Area. Now that the size of the garage has been reduced, it is not considered there would be any detriment to neighbouring residential amenity from an overbearing effect. The proposal is therefore recommended for approval.

## **3.0 Site Description and Context**

- 3.1 The site lies within the physical limits and Conservation Area and the red bricked, semi-detached dwelling on the site is a building of Local Interest.

## **4.0 Description of the Proposal**

- 4.1 The proposal is for the erection of a single storey garage in the location of an existing car parking space. The single storey pitched roof garage would measure 6.7 metres in length, 3.4 metres in width and with a height to ridge of 3.5 metres. The garage would utilise the existing vehicular access and the existing sliding gate would be slightly increased in height.

## **5.0 Land Use Allocation**

- 5.1 Predominantly residential, within the New Town Conservation Area, UAD Monument.

## **6.0 Relevant Planning History**

- 6.1 Single storey rear extension constructed under Permitted Development.

## **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  
DP14 Historic Environment Assets  
DP16 Private Amenity Space and Open Space Provision for New Residential Development  
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 The Council's Archaeologist recommends an Archaeological Programme of Works condition.

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

## **9.0 Parish Council Response**

9.1 Non parished.

## 10.0 Representations

10.1 Seven letters of objection have been received, making the following points (in relation to the originally submitted scheme):

- In 2014 there was an imposing extension added to the rear of 18 Gladstone road. This was built without seeking architectural, or LPA Guidance, was built as Permitted Development and subject to a CBC Enquiry. This extension has significantly impacted the skylight received into my living room window and has an overbearing presence both from within the living room, Kitchen and outside in the garden. This has relevance when considering the impact of the latest proposal.
- My garden measures 10.8 metres from the far rear of the house. The proposed structure of 5.325 metres will represent almost half of the length of the garden. With an extra 5.325 metres this will result in a large part (8.525 metres) of the left side of my garden being overshadowed by brick and pitched/hipped roof sections right next to the boundary. The outlook from my living room window will be reduced to roof slate and brick. This will result in a feeling of being hemmed in.
- The proposal measures 3.550 at ridge, the street scene drawing submitted shows this is higher than the rest of the ridge heights on the site. The ridge of the existing pitched slate roofed outhouse extension is 2.9 metres. Question the need for such a high ridge on the proposed building, especially considering this is an outbuilding that will take up close to half of the back garden. This will only add to the dominance this proposal has on not just the neighbouring garden, gardens but also the street scene.
- There is no reference on the proposed plans to style of eaves, closed, open, flush ? The design will affect the visual appearance. Can the architect confirm dimensions and eaves style.
- The street scene drawing negates to show the L section of the building 1900 x 3250 (A Significant part of the proposal) which will block the amenity from the street over the attractive foliage of the adjacent 4 gardens.
- Layout and siting both in itself and in relation to the adjoining buildings and gardens is unsympathetic and will end up looking imposing and unbalancing the street scene.
- Plot is in the centre of new town conservation area. This is an unsuitably large development and the visual prominence of the location (being a corner house) has a significant bearing over street scene.
- If the proposal were allowed it would set a precedent in the area.

- These houses on the South Side of Gladstone Road were recognised in 2011 for being largely unspoiled original examples and added to CBC Local Historic List.
- The houses were designed and built by the builder and architect Goodey in 1880-81 as workers cottages. (see plans 1.1) In designing this particular area of Newtown Goodey set about achieving a high density of housing, but did so in a way to make the area feel well designed and attractive.
- Concerned about the size of the proposed building. I support an application for a single storey garage with a door onto Granville Road but the drawings indicate an L shaped building covering a significant portion of the rear garden with French windows. The proposed building is not just intended for garaging but includes either office or dwelling space. In this case the proposal is misleading.
- Concerned about overdevelopment of properties in this area.

**NB: No further objections have been received following a re-consultation on the amended plans.**

- 10.2 One letter of support has been received which states “We are happy with the plans to go ahead.”

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

## **11.0 Parking Provision**

- 11.1 One parking space, unchanged.

## **12.0 Open Space Provisions**

- 12.1 N/A

## **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, Scale, Form and Impact upon the Conservation Area:

- 15.1 Following submission of a revised plan, which has reduced the proposal to a single garage from an 'L' shaped building, the proposed building is now considered acceptable in terms of its design, scale and form. The building is now of traditional proportions and, subject to compliance with the submitted details, the design details would be appropriate for this location. Accordingly, the building would not detract from the character of the Conservation Area or detrimentally affect the setting of the Locally Listed Building. It would also be in keeping with the character of the streetscene, including in terms of its overall scale and size.

### Impact upon neighbouring residential amenity:

- 15.2 Now that the building has been reduced in size, the extent of built form proposed to be adjacent to the neighbour's boundary has been significantly reduced. Accordingly, it is not considered there would be any significant overbearing impact upon the adjoining neighbour and there would not be any significant loss of light. The cumulative impact of this proposal and the previously constructed single storey extension has been considered and is deemed to be acceptable. It is not considered there would be any significant impact upon other neighbouring properties, including the dwelling to the South.

### Other Matters

- 15.3 One parking space would be retained on site, as currently exists, so there would be no loss of parking and no impact upon highway safety as the existing access would be utilised. Adequate amenity space would be retained and there would be no impact upon any significant vegetation. There is a requirement for an archaeological condition.

## **16.0 Conclusion**

- 16.1 The revised scheme is considered to be visually acceptable and in keeping with the character of the conservation area. It would not detract from the setting of the Locally Listed Building and would be in keeping with the character of the streetscene. There would be no significant impact upon neighbouring residential amenity following the reduction in size of the proposal. There would be no impact upon highway safety.

## **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 location plan received 20/9/16 and 5475/16/1a & 5475/16/2C received 25/10/16

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

### **3 - Materials to be Agreed**

No external facing and roofing materials shall be used until the precise details of the manufacturer and types and colours of these have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be approved shall be those used in the development.

Reason: In order to ensure that suitable materials are used on the development as there are insufficient details within the submitted planning application.

### **4 - Non-Standard Condition/Reason – Floor levels**

The floor level of the garage shall accord with the submitted details on drawing 5475/16/2c.

Reason: For the avoidance of doubt as to what has been considered and approved and the interests of visual and residential amenity.

### **5 - Non-Standard Condition/Reason – External Joinery**

All external joinery shall be of timber with a painted finish and the bargeboards, brackets and other joinery detail shall accord with the submitted details shown on drawing 5475/16C.

Reason: In the interests of visual amenity.

### **6 - Non-Standard Condition/Reason – Programme of Archaeological Work**

No works shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation that has been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and

records of the site investigation.

e. Provision to be made for archive deposition of the analysis and records of the site investigation.

f. Nomination of a competent person or persons/organisation to undertake the works.

The site investigation shall thereafter be completed prior to development, or in such other phased arrangement, as agreed, in writing, by the Local Planning Authority. The development shall not be occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance Colchester Borough Council's Core Strategy (2008).

#### (7) – Non Standard Condition – Fenestration Details

Prior to commencement of development precise details of the following (scale 1:20 where applicable), shall be submitted to and agreed in writing by the Local Planning Authority

(i) fenestration facing the road, including bargeboards and brackets

(ii) works to increase height of gate.

Only the approved details shall be implemented.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity