



Application No: 150646

Location: 11 Ploughmans Headland, Stanway, Colchester, CO3 0YH

Scale (approx): 1:1250

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7.5 Case Officer: Carl Allen**HOUSEHOLDER**

Site: 11 Ploughmans Headland, Stanway, Colchester, CO3 0YH

Application No: 150646

Date Received: 26 March 2015

Agent: Mr Steve Norman

Applicant: Mrs M Reakes

Development: Two storey side extension and associated alterations

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 employed by Colchester Borough Council.

2.0 Synopsis

- 2.1 The key issues explored below are that of design and amenity. The proposal is considered to have an acceptable design that would not result in any amenity issues – such as overlooking or overshadowing. Approval is recommended.

3.0 Site Description and Context

- 3.1 11 Ploughmans Headland is a semi-detached dwelling setback 20m from the highway of Ploughmans Headland which is to the south with driveways and gardens in-between. To the north is the rear elevation which includes a conservatory, garden with panel fencing and trees forming the rear boundaries. To the east is the attached neighbour of no. 13. To the west is a side access and a semi-detached garage which is attached to the garage of no. 9.

4.0 Description of the Proposal

- 4.1 The proposal is a two-storey side extension to the west elevation. The proposal would be 6.8m high, 3m wide and 6m long. The proposal would be set-back 1.8m from the front elevation. First floor windows to the front and rear elevations that would serve a bedroom to the rear and a bathroom to the front. Materials would be facing brickwork to match existing, cream render and tiles to match the existing.

5.0 Land Use Allocation

- 5.1 Residential.

6.0 Relevant Planning History

6.1 Nothing relevant.

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:

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 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:

Vehicle Parking Standards

Extending Your House?

The Essex Design Guide

8.0 Consultations

8.1 No comments received.

9.0 Parish Council Response

9.1 The Parish Council have stated that they have no objection.

10.0 Representations

10.1 None received.

11.0 Parking Provision

- 11.1 No change.

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

- 15.1 The proposed extension would be recessed from the frontage by a significant amount and would be 0.5m lower than the existing dwelling. Both of these factors would mean that the proposal would be read as a subservient addition that would not overwhelm the original dwelling. The resulting garden size would be acceptable and the proposal would not appear cramped or overdeveloped. The proposed materials are acceptable and would reflect the local pallet. The proposal is therefore considered acceptable and would comply with Policies DP1, DP13 and UR2.
- 15.2 Regarding amenity the nearest neighbour to the proposal would be no.9 which is 9m to the west of the site. There are two garages in-between the site and no.9. These physical factors mean that the neighbour of no.9 would not be overshadowed by the proposal. Additionally there are no windows proposed on the side elevation so there would be no overlooking. The proposed first floor rear elevation window would serve a bedroom but would not overlook any neighbours by virtue of the trees that form the rear boundary. These trees are large and are in the gardens of neighbours on Wheatfield Road. If these trees were to be removed then some views into the rear gardens would be possible but would not be significant given the existing first floor rear windows on no.11. Views into the rear garden of no. 13 would be oblique and would be from a slightly greater distance than the existing first floor windows and so there would be no significant increase in overlooking. The proposal is considered acceptable and accords with DP1 and DP13.

16.0 Conclusion

- 16.1 The design is considered acceptable and there would be no detrimental amenity impacts.

17.0 Recommendation

- 17.1 APPROVE subject to the following conditions

18.0 Positivity Statement

- 18.1 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.

19.0 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 Location Plan, Elevations, Floor Plans and Block Plan 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.

3 - Non-Standard Condition/Reason

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.

20.0 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.