



**Application No:** 160023

**Location:** 185 Butt Road, Colchester, Essex, CO3 3DT

**Scale (approx):** 1:1250

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**7.9 Case Officer: Chris Harden      Due Date: 18/03/2016**

## **HOUSEHOLDER**

**Site:**                      **185 Butt Road, Colchester, Essex, CO3 3DT**

**Application No:**   **160023**

**Date Received:**    13 January 2016

**Agent:**                Mrs Sarah-Jane Stebbing

**Applicant:**           Mr & Mrs Louise & Paul Ryan-Reader

**Development:**      Erection of single storey rear extension to provide family room, wc and boot room. Erection of 1 1/2 storey single garage to side of existing dwelling (on footprint of pre-existing garage) with home office in attic storey.

**Ward:**                  Christ Church

**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 a relative of a member of staff.

### **2.0      Synopsis**

- 2.1      The key issues explored below are the design, scale and form of the extensions and their impact upon neighbouring residential amenity. It is concluded that the design scale and form of the extensions would relate satisfactorily to the character of the existing dwelling and would not detract from the character of the street scene. It is also concluded that there would not be any significant impact upon neighbouring residential amenity and that adequate amenity space and parking areas would be retained.

### **3.0      Site Description and Context**

- 3.1      The site lies within the physical limits of Colchester with access directly off Butt Road. The existing property is a two storey detached house that has two storey residential properties on either side. It is also in an area of high archaeological potential.

### **4.0      Description of the Proposal**

- 4.1      The proposal is for the erection of single storey rear extensions to provide a family room, WC and boot room to the side and rear of the property. There would also be the erection of a 1 ½ storey single garage attached to the dwelling (on the footprint of the existing garage) with a home office in the attic above the garage. The materials to be used would be a mixture of red brick, slate and weatherboarding in the upper part of the gable of the garage.

## **5.0 Land Use Allocation**

5.1 Predominantly residential.

## **6.0 Relevant Planning History**

6.1 None of particular relevance.

## **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

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
- External Materials in New Developments

## **8.0 Consultations**

8.1 Environmental Protection have no objections.

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 n/a

## **10.0 Representations**

10.1 No representations have been received.

## **11.0 Parking Provision**

11.1 2-3 vehicular spaces 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, scale, form and layout

15.1 It is considered that the design, scale, form and layout of the extensions is in keeping with the character of the existing dwelling and would not be detrimental to this part of the street scene. Whilst the single storey extension on the rear to provide a family room would have a flat roof, it would not be visible from public viewpoints and would sit very quietly on the site. Its detailing and use of materials would also tie in well with the existing dwelling and so it is considered to be visually acceptable.

15.2 The single storey WC and boot room and the 1 ½ storey garage extension would actually represent a visual improvement compared to the existing garage building. The roof would be of an appropriate pitch and the overall size and scale of the extensions would relate well to the character of the dwelling and street scene

### Neighbouring Residential Amenity

- 15.3 The applicant has raised the height of the bottom cill of the rooflights serving the home office to ensure that there would not be overlooking of the neighbour's rear garden from the home office. There are no other windows that overlook the neighbour's property. Overall the proposed extensions would not appear overbearing on the outlook of neighbours. 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 all elements of this proposal satisfy this requirement.
- 15.4 Similarly, there are no concerns regarding loss of light to the neighbouring property from any elements of the works. The combined plan and elevation tests are not breached and the proposal therefore satisfies the Council's standards for assessing this issue as set out in the Essex Design Guide and the Extending Your House? SPD.

### Archaeology

- 15.5 As the site lies within an area of high archaeological potential, the Council's archaeologist has been consulted. Any observations received, including any suggested conditions, will be reported to the Committee

### Other Issues

- 15.6 Finally, in terms of other planning considerations the proposed development does not raise any concerns. Adequate amenity space and parking areas would be retained and there would be no impact upon vegetation.

## **16.0 Conclusion**

- 16.1 The proposed extensions are visually acceptable and would be in keeping with the character of the existing dwelling and street scene. There would not be any significant loss of neighbouring residential amenity. If any condition is recommended by the Council's archaeologist, this can be applied.

## **17.0 Recommendation**

- 17.1 APPROVE subject to the following conditions plus any condition suggested by the Council's archaeologist.

## **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 and block plan received 13/1/16, 2052.10a and 2052.11a received 3/3/16.

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.