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Item No: 7.6

Application: 180016

Applicant: Mrs Alison Turner

Agent:

Proposal: Erection of a two storey above an existing single side extension.

Location: 18 Albany Close, West Bergholt, Colchester, CO6 3LE

Ward: Lexden & Braiswick

Officer: Mark Russell

Recommendation: 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 member of staff.

2.0 Synopsis

- 2.1 The key issues for consideration are the design and effect on residential amenity.
- 2.2 It is concluded that there are no issues of concern and the application is subsequently recommended for approval.

3.0 Site Description and Context

- 3.1 18 Albany Close is a detached, 1960s house on a cul-de-sac within the village of West Bergholt. It is the last of a row of nine, with allotments opposite.

4.0 Description of the Proposal

- 4.1 The proposal is to build over an existing ground floor (side) extension to make it a two-storey element.

5.0 Land Use Allocation

- 5.1 Predominantly Residential

6.0 Relevant Planning History

- 6.1 88/1389 - Outline application for residential development. Refused 31st August 1988. Appeal Upheld 28th July 1989.
- 6.2 F/COL/00/0956 - First floor extension/single storey side and rear extensions. Approved 14th September 2000.
- 6.3 F/COL/02/0663 - Single storey side extension and alterations. Approved 18th June 2002.

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:

SD1 - Sustainable Development Locations

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

DP13 Dwelling Alterations, Extensions and Replacement Dwellings

DP16 Private Amenity Space and Open Space Provision for New Residential Development

DP19 Parking Standards

- 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

External Materials in New Developments

EPOA Vehicle Parking Standards

Affordable Housing

West Bergholt Parish Plan & West Bergholt Village Design Statement

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.

9.0 Parish Council Response

- 9.1 At the time of writing, West Bergholt Parish Council had not provided any comments. Any which are made will be reported on the amendment sheet.

10.0 Representations from Notified Parties

- 10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. No representations were received within the allocated consultation period.

11.0 Parking Provision

11.1 This is not affected by the proposal.

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 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

Design and Layout:

15.1 The proposal is to build over an existing single-storey element to the side (north) towards, but recessed back from, the front.

15.2 There is an existing two-storey element with a dual-pitched roof just behind this. The proposed extension would lead to a double-piled effect. This is a typical solution to ensure that roofs do not appear overly-bulky and this is visually acceptable.

15.3 Matching materials will complete the visual acceptability of the scheme.

Impacts on Neighbouring Properties:

15.4 Due to the positioning of the house (it is at the end of the row and next to a turning head) the physical form of the building will have no impact on any neighbouring houses.

15.5 The aspect of the proposed new window is towards a group of houses to the north. However, these are at least twenty metres away and it is only their fronts which would be overlooked. In any event, the proposed window is to be obscured so there are no issues of lost privacy or lost amenity of any sort.

16.0 Conclusion

16.1 To summarise, the proposal is acceptable in terms of visual and residential amenity and approval is recommended.

17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following condition:

Conditions/Reasons

1. ZAA – Time Limit for Full Permission

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. ZAX – 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 'Proposed Front (West) Elevation, Proposed Side (North) Elevation, Site Location Plan, Amended Proposed GF and Proposed FF.'

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

3 - ZBB – Material 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.

18.0 Informatives

18.1 The following informatives are also recommended:

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.