



**Application No:** 150790

**Location:** 503a Ipswich Road, Colchester, CO4 9HD

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

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**7.3 Case Officer: Nadine Calder**

**Due Date: 18/06/2015**

**Householder**

**Site:** 503a Ipswich Road, Colchester, CO4 9HD

**Application No:** 150790

**Date Received:** 23 April 2015

**Applicant:** Mr Roger Harvey

**Development:** Demolition of existing single skin porch. Erection of deeper porch to accommodate ground floor w.c. Erection of garden room.

**Ward:** St Johns

**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 the parent of a member of staff of the Planning Department.

**2.0 Synopsis**

- 2.1 The key issues explored below are the design of the proposed development as well as its impact on neighbouring amenity and the character and appearance of the main dwelling as well as surrounding area. It is considered that the proposal would not result in any design or amenity issues and accords with national and local policy requirements. The application is therefore recommended for approval subject to conditions.

**3.0 Site Description and Context**

- 3.1 The application site comprises of one half of a semi-detached property located on the eastern side of Ipswich Road and within the defined settlement limits of Colchester. There are a number of protected trees in the rear garden of the site. The property is set back a considerable distance from Ipswich Road which allows for ample off street parking to the front of the dwelling.

**4.0 Description of the Proposal**

- 4.1 Planning permission is sought for a single storey rear extension measuring 5.1m in depth, between 3m and 3.4m in width and approximately 2.9m in height as well as a single storey extension to the existing porch to the side of the house resulting in a porch of 4.1m in depth, 1.15m in width and 3m in height.

**5.0 Land Use Allocation**

- 5.1 The application site is located within a predominantly residential area.

## **6.0 Relevant Planning History**

- 6.1 There is no planning history that is particularly relevant to this proposal.

## **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

## **8.0 Consultations**

- 8.1 The consultation exercises have not resulted in any objections.

## **9.0 Parish Council Response**

- 9.1 This area is non-parished.

## **10.0 Representations**

- 10.1 The consultation exercises have not resulted in any objections from members of the public.

## **11.0 Parking Provision**

- 11.1 The proposed development would not result in any changes to the parking provision on site which is in compliance with current parking standards.

## **12.0 Open Space Provisions**

- 12.1 There is no requirement for the provision of open space in connection with this application.

## **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 most significant planning issues are the design of the proposed development, as well as its impact on neighbouring amenity in terms of outlook, light and privacy.
- 15.2 The design of the proposed development is considered satisfactory on its own merits. The rear extension is visually acceptable given its small scale and discreet location away from public views and would not detract from the appearance of the original building. Similarly, the extension of the entrance porch to the rear of the existing structure is not considered to cause any material harm on the application property in visual terms. Consequently, the design and layout of the proposed development do not harm the surrounding area and the plot is considered to be of sufficient size to avoid overdevelopment.
- 15.3 The proposed development 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 this proposal satisfies this requirement.
- 15.4 Similarly, there are no concerns regarding loss of light. 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.
- 15.5 Additionally, the proposal does not include any new windows at first floor level that would offer an unsatisfactory angle of overlooking that harmed the privacy of the neighbouring properties, including their protected sitting out areas as identified in the above SPD.
- 15.6 Finally, in terms of other planning considerations (e.g. damage to trees or highway matters), the proposed development does not raise any concerns. The protected trees to the rear of the site are located a significant distance away from the proposed development and are therefore not considered to be negatively affected by the proposal.

## **16.0 Conclusion**

- 16.1 To summarise, the proposed development fully accords with the Council's policy requirements and no objections have been received.

## **17.0 Recommendation**

- 17.1 APPROVE subject to 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 Drawing Numbers 1A and 2.

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

## 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.