



Application No: 152074

Location: 1A Beverley Road, Colchester, CO3 3NG

Scale (approx): 1:1250

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7.3 Case Officer: Chris Harden

Due Date: 04/12/2015

HOUSEHOLDER

Site: 1A Beverley Road, Colchester, CO3 3NG

Application No: 152074

Date Received: 23 September 2015

Agent: Mr Peter Tyler

Applicant: Mr Michael Connell

Development: Window enlargement to rear elevation.

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 agent works as a consultant for Colchester Borough Council.

2.0 Synopsis

- 2.1 The key issues explored below are the consideration of the design of the replacement window on the rear elevation and its impact upon the character of this Locally Listed Building and upon the Conservation Area. Any impact upon neighbouring residential amenity will also need to be assessed.
- 2.2 In this case the proposal is considered acceptable having regard to the above issues and approval is therefore recommended.

3.0 Site Description and Context

- 3.1 The existing dwelling is a two-storey, detached, Locally Listed property that lies within Colchester Conservation Area 2. The site also lies with an Article 4 Area which has removed Permitted Development rights for replacing windows.

4.0 Description of the Proposal

- 4.1 The proposal is to replace an existing ground floor Crittall steel window in hardwood surround on the rear elevation with a larger window of the same materials. The existing window measures 1.3 metres in width and 1.1 metres in depth. The replacement window would measure 1.8 metres in width and 1.2 metres in depth.

5.0 Land Use Allocation

- 5.1 Predominantly Residential.

6.0 Relevant Planning History

- 6.1 There is no planning history that is of particular relevance to this case.

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
ENV1 Environment

- 7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

DP1 Design and Amenity
DP12 Dwelling Standards
DP13 Dwelling Alterations, Extensions and Replacement Dwellings
DP14 Historic Environment Assets

- 7.4 Regard should also be given to the following adopted Supplementary Planning Guidance/Documents:

Extending Your House?
The Essex Design Guide
External Materials in New Developments

8.0 Consultations

- 8.1 No observations have been received.

9.0 Parish Council Response

- 9.1 The Parish Council have made no observations.

10.0 Representations

- 10.1 No representations received.

11.0 Parking Provision

- 11.1 There are several spaces at the front of the property.

12.0 Open Space Provision

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 It is considered that the replacement, larger window preserves the character of the Conservation Area and Locally Listed building. The window would not be publically visible, being located at the rear of the property so there would be no wider impact upon the character of the Conservation Area.

15.2 The proposed window is considered to be of a size and form that would not detract from the character of the rear elevation of the dwelling. The use of steel windows in a hardwood surround would also match the other existing windows of the property. It is proposed that the precise detailing of the replacement window would match the detailing of the other existing windows. The loss of the existing window is acceptable as it is not considered to be of particular historic importance that would warrant its retention. Some original fabric of the building in the form of brickwork would be removed but this would not undermine its historic character to any significant degree.

15.3 The replacement window would be on the ground floor so it is not considered there would be any detriment to neighbouring amenity from overlooking.

16.0 Conclusion

16.1 It is concluded that the proposal would preserve the character of the Conservation Area and Locally Listed Building and would not be detrimental to neighbouring residential amenity. The proposal would therefore accord with the abovementioned policies.

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:596-1 and 596 -2 received 23/9/15.

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

4 - Making Good

Within one month of the work being carried out, all adjoining surfaces which have been disturbed by the works (including brickwork) shall be made good with materials and finishes to match those of existing undisturbed areas surrounding the new opening.

Reason: In order to preserve the historic character of the Locally Listed building.

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.

(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.

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.