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Item No:	7.5
Application:	170266
Applicant:	Mr & Mrs J Carter
Agent:	Mr Matthew Kennington
Proposal:	Proposed single storey rear extension to existing dwelling, including part conversion of existing garage
Location:	7 Endean Court, Wivenhoe, Colchester, CO7 9SG
Ward:	Wivenhoe
Officer:	Bruce O'Brien
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 an employee of Colchester Borough Council.

2.0 Synopsis

- 2.1 The key issues for consideration are the design of the proposal and any possible effects on neighbouring amenity including parking provision.
- 2.2 The application is subsequently recommended for approval.

3.0 Site Description and Context

- 3.1 The site is an irregular square shaped site containing a single, detached dwelling, and lies within a residential area.

4.0 Description of the Proposal

- 4.1 The proposal is in two parts. One, for a garage conversion from garage space to a split storage space and accommodation (utility and dining areas). Two, for a single storey side extension, pitch roof extension that would adjoin the existing garage.

5.0 Land Use Allocation

- 5.1 Predominantly residential.

6.0 Relevant Planning History

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

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
TA5 - Parking

- 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
DP19 Parking Standards

- 7.4 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
Sustainable Construction
Wivenhoe Town Plan and Executive Summary

8.0 Consultations

- 8.1 None.

9.0 Parish Council Response

- 9.1 Wivenhoe Town Council have stated that they have no objections.

10.0 Representations from Notified Parties

- 10.1 The application resulted in a number of notifications to interested third parties including neighbouring properties. The full text of all of the representations received is available to view on the Council's website. However, a summary of the material considerations is given below.

- 10.2 Wivenhoe Society have responded thus:

The application involves the loss of a garage and only appears to show one parking space. The norm for a property of this size is that there should be parking provision for at least two vehicles. In the application form the applicants state that they do not currently use the garage for parking and that parking arrangements will not change. However possible future owners could well need two parking spaces.

11.0 Parking Provision

- 11.1 Only one parking space will remain on the site should the development go ahead. Notably, the conversion of the garage to living accommodation, without the provision of an additional parking space, can be carried out under permitted development.

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

Principle of Development:

- 15.1 The principle of the development is acceptable. There is an argument that the whole development proposal could be carried out under permitted development rights. However, because of the dwelling in relation to the road (the extension would be forward of the principle elevation fronting a highway) and the difference between the existing materials on the house and the proposed materials on the extension, a planning application was requested

Design and Layout:

- 15.2 The design of the extension is acceptable. The extension would have a lean-to roof that would adjoin the roof of the garage and the side elevation of the main dwelling. To the side of the extension would be two sets of double doors that lead to the garden.
- 15.3 The materials to be used would be concrete tiles to match existing to the roof and vertical cedar cladding to the external walls. The change of materials to the external walls of the extension are in line with the Essex design Guide that indicates that:

‘Any changes in facing material on a house should occur in a logical fashion, e.g. from one storey to another or to articulate a part of the structure, a front facade, or an architectural feature, such as a gable triangle, a bay window or a plinth.’

Material changes and detailing should be used in such a way as to explain the building.

And: ‘It is appropriate to have different facing materials on different houses in a development, and to change materials between parts of a house.’

- 15.4 It is therefore considered that the change of materials is appropriate. The contrast signposts the evolution of the building and denotes a lighter appearance of the cedar clad extension as opposed to the brick built dwelling.

- 15.5 The up and over garage door facing the highway would be replaced with double doors that open outwards, thus allowing easier access to the proposed storage space.

Scale, Height and Massing:

- 15.6 The scale of the proposed extension is acceptable. It would be 8.17 metres long and 2.3 metres wide. The height at the eaves would be 2.2 metres and at its highest point, the extension would be 3.33 metres high.

Impact on the Surrounding Area:

- 15.7 The proposed extension would be barely visible behind a high wall that exists to the boundary of the site. Approximately half a metre of the side elevation would be visible and a metre of the end of the extension, facing. The materials to be used, whilst not common, would be complimentary to the building.

Impacts on Neighbouring Properties:

- 15.8 There would be little impact on neighbouring properties. The proposed development avoids overlooking, overshadowing and overbearing. There is a loss of a parking space on the site. However, as mentioned, that part of the development could be carried out under permitted development rights.

Landscape and Trees:

- 15.9 No trees would be affected by the proposal. A section of boundary wall would be removed as part of the scheme but would be replaced after building works are completed.

Private Amenity Space Provision:

- 15.10 The development would retain adequate amenity space. The rear garden would retain approximately 125 m² of open space.

Parking Provision:

- 15.11 The site would retain a driveway parking space. On road parking is available and used in the area.

16.0 Conclusion

- 16.1 To summarise, the proposal is acceptable. Despite the regrettable loss of parking provision, the part of the proposal that lessens parking provision could be carried out as permitted development.

17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following conditions:

1. ZAA - 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. ZAM - *Development to Accord With Approved Plans*

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Number 255-03-A 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.

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.

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 and be investigated by our enforcement team. Please pay particular attention to these requirements. To discharge the conditions and lawfully comply with your conditions you should make an application online via www.colchester.gov.uk/planning or by using the application form entitled 'Application for approval of details reserved by a condition following full permission or listed building consent' (currently form 12 on the planning application forms section of our website). A fee is also payable, with the relevant fees set out on our website.

ZTB - Informative on Any Application With a Site Notice

PLEASE NOTE that a site notice was erected in a publicly visible location at the site. Colchester Borough Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.