



Application No: 152249

Location: 246 Straight Road, Colchester, CO3 9DU

Scale (approx): 1:1250

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7.5 Case Officer: Carl Allen

Due Date: 04/12/2015

HOUSEHOLDER

Site: 246 Straight Road, Colchester, CO3 9DU

Application No: 152249

Date Received: 9 October 2015

Agent: Peter Tyler - Tyler Surveying

Applicant: Mr Scott Jenkins

Development: First floor extension.

Ward: Prettygate

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 is a consultant who is occasionally employed by the Council.

2.0 Synopsis

- 2.1 The key issues explored below are that of amenity and design. In both of these regards the proposal is considered acceptable and approval – with conditions, is recommended.

3.0 Site Description and Context

- 3.1 Number 246 is a detached house located on Straight Road. The north elevation has a two-storey side element which reduces to single storey to the rear. To the west is the front elevation with some hard standing immediately in front of it which is used for off-street parking with the highway of Straight Road beyond. To the north is a side access with a wooden panel fence forming the boundary with No. 244 – which has its own access between the fence and the actual house. To the east the rear garden.

4.0 Description of the Proposal

- 4.1 The proposal is to add a first floor to the single-storey side element – to match the existing two-storey element. The proposal would be 3.1m long, 2.5m wide and would have a total height of 6.6m. The proposal would form a larger fourth bedroom with no windows on the north elevation and a window in the rear/east elevation.

5.0 Land Use Allocation

- 5.1 Residential.

6.0 Relevant Planning History

- 6.1 99/0413 – Conversion of garage and new parking arrangement. Approved.

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:

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

DP19 Parking Standards

- 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:

Extending Your House?

The Essex Design Guide

External Materials in New Developments

8.0 Consultations

- 8.1 N/A.

9.0 Parish Council Response

- 9.1 N/A.

10.0 Representations

- 10.1 None received.

11.0 Parking Provision

- 11.1 No change.

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 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 proposed extension would be to the south of the nearest neighbour (no.244) and would be approximately 2.3m from the boundary with the neighbour and approximately 3.5m from the neighbour itself. The height of the proposed first floor extension would be a total of 6.6m - which is the same as the existing two-storey side element that it would be attached too. Both of these factors (orientation and height) would ensure that the neighbour would not be impacted upon in regards to overshadowing. The proposal contains only one window and this would be in the rear elevation. This window would bring forward the existing window by just over 3m and whilst some views into the neighbours garden would be possible it would not fundamentally change the existing situation. It also has to be taken into account that the site is in a residential area where there is a degree of mutual overlooking between neighbours. The proposal is considered acceptable in amenity terms and accords with DP1.
- 15.2 The proposed design would mirror the existing two-storey side element, although there would be a different first floor external material (fibre cement boarding). This difference in material would not be widely seen, due to its position at the rear of the dwelling and it would have little visual impact. Given the relatively small addition to the dwelling the existing dwelling would still be clearly expressed and would not detract from the original dwelling. The proposal therefore complies with UR2, DP1 and DP13.

16.0 Conclusion

- 16.1 The proposal is acceptable and would not result in any amenity issues and does not raise any design concerns.

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 602-1, 602-3 and 602-4 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.

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.

(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.