



**Application No:** 161849

**Location:** 1, Line Cottages, Straight Road, Boxted, Colchester, CO4 5QT

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

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**7.5 Case Officer: Ishita Sheth****HOUSEHOLDER**

**Site:** 1 Line Cottages, Straight Road, Boxted, Colchester, CO4 5QT

**Application No:** 161849

**Date Received:** 11 July 2016

**Agent:** Peter Tyler Surveying

**Applicant:** Mr Ross Taylor

**Development:** Front extension.

**Ward:** Rural North

**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 for the Council on a consultancy basis.

**2.0 Synopsis**

- 2.1 The key issues explored below are the design of the proposed front extension and its potential effect on residential amenity.
- 2.2 It is held that these issues are satisfied and approval is recommended.

**3.0 Site Description and Context**

- 3.1 The site comprises a residential property in a terrace of six of varying facing treatments just outside the village settlement boundary of Boxted Cross. There are fields on all four sides.

**4.0 Description of the Proposal**

- 4.1 The proposal is to build a first floor element in the middle section of the front of the building above the existing porch area and to add a single storey porch to the front.

**5.0 Land Use Allocation**

- 5.1 Residential, outside of any settlement limits.

**6.0 Relevant Planning History**

- 6.1 86/1085 - Erection of 2 storey rear extension. Approved 8<sup>th</sup> August 1996;

## **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  
DP16 Private Amenity Space and Open Space Provision for New Residential Development  
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  
Boxted Parish Plan incorporating the Village Design Statement

## **8.0 Consultations**

8.1 None received.

## **9.0 Parish Council Response**

9.1 No comments received from Boxted Parish Council.

## **10.0 Representations**

10.1 None received.

## **11.0 Parking Provision**

- 11.1 Not affected by this proposal – it is still possible to park two vehicles as per the standards.

## **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**

### Design/Layout

- 15.1 The proposal seeks to alter the frontage of the end of a terrace of six. Potentially this could appear discordant in its setting. However, it is noted that the row is not absolutely symmetrical and is not consistent. The subject house has a narrower gable than others in the series and has different facing materials. These differences are such that the proposal would not appear discordant. The only deviation is the proposed porch which extends beyond the building line. However, this is a minor incursion.
- 15.2 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.
- 15.3 Similarly, there are no concerns regarding loss of light. The combined plan and elevation tests are not breached and the proposal therefore satisfies the Councils standards for assessing this issue as set out in the Essex Design Guide and the Extending Your House SPD.
- 15.4 The proposal seeks to provide a window at first floor level in the northern elevation which has the potential to overlook the front garden area of the neighbouring dwelling at No. 2 Line Cottages. However, this window would serve a bathroom and it would be acceptable to impose a condition requiring this window to be obscure glazed and fixed shut to a height of 1.7m from the finished floor level without any detriment to the internal living conditions. Subject to such a condition, no objection can be raised.

## **16.0 Conclusion**

- 16.1 The proposal carries no issues of design and amenity and is, therefore, recommended for approval.

## **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 817-1, 817-6 and 817-5.

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

### **3 - Materials to Match**

The external facing and roofing materials to be used shall match in colour, texture and form those used on the existing building.

Reason: This is a publicly visible building where matching materials are a visually essential requirement.

### **4 - \*Removal of PD - Obscure Glazed & Non-Opening (Check Building Regs)**

The window in the northern elevation at first floor level of the extension hereby approved shall be non-opening and glazed in obscure glass to a minimum of level 4 obscurity to a height of 1.7m from the finished floor level before the development hereby permitted is first occupied and shall thereafter be permanently retained in this approved form.

Reason: To avoid the overlooking of neighbouring properties in the interests of the amenities of the occupants of those properties.

## **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.

## **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.