



The Ordnance Survey map data included within this publication is provided by Colchester Borough Council of Rowan House, 33 Sheepen Road, Colchester CO3 3WG under licence from the Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey map data for their own use. This map is reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller Of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Crown Copyright 100023706 2017

Item No: 7.4

Application: 182421

Applicant: Mr Luke Crosby

Agent: Mr Peter Tyler

Proposal: Proposed single storey front and rear side extension plus cladding to existing building

Location: Wood Cottage, Station Road, Wakes Colne, Colchester, CO6 2DS

Ward: Rural North

Officer: Kelsie Oliver

Recommendation: Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee as the applicant is related to an employee of Colchester Borough Council.

2.0 Synopsis

- 2.1 The key issues explored below are the design of the proposal and its impact on the amenity of the neighbours. Both are considered to be acceptable and therefore an approval is warranted.

3.0 Site Description and Context

- 3.1 The application site sits to the west of Station Road in a rural area to the north of Wakes Colne. The site is located outside of the defined settlement boundary. The site contains a semi-detached residential property that forms part of a cluster of dwellings to the north of the village and train station.

4.0 Description of the Proposal

- 4.1 The proposal seeks to construct a single storey front and side extension plus cladding to existing building.

5.0 Land Use Allocation

- 5.1 The site is situated in a rural area within which the residential use is established and as such the principle of development such as this is acceptable.

6.0 Relevant Planning History

- 6.1 Planning permission 163101 granted permission for a double garage. Planning permission 140019 granted permission for the new highway access.

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:

UR2 - Built Design and Character

ENV1 - Environment

ENV2 - Rural Communities

- 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

DP12 Dwelling Standards

DP13 Dwelling Alterations, Extensions and Replacement Dwellings

DP19 Parking Standards

- 7.4 Some “allocated sites” also have specific policies applicable to them. 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 Documents (SPD):

The Essex Design Guide

8.0 Consultations

- 8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.
- 8.2 The Council’s Archaeological Officer has stated that the proposal raises no concerns in this regard.
- 8.3 The Council’s Arboricultural Officer has stated that the proposal raises no concerns in this regard.

9.0 Parish Council Response

- 9.1 The Parish Council have also raised concerns regarding the private right of way. This is a civil matter and as such is not a material planning consideration.

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 Two objections have been received for this application relating to the private right of way that exists across the application site. This is a civil matter and as such is not a material planning consideration.

11.0 Parking Provision

- 11.1 The proposal does not affect the current parking provisions on the site.

12.0 Open Space Provisions

- 12.1 This proposal retains adequate amenity space within the application site.

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

Design and Layout:

- 15.1 It is considered that the application site and the dwelling subject of this application are capable of accommodating the proposed development. The proposed additions to the property are well proportioned in relation to the host dwelling and adopt a traditional design approach. The materials palette adopted is consistent with the rural setting and its residential use. The variance in materials to be used, along with the subservience of different elements of the building, contribute to the articulation of the structure and break down its massing. As a result, the proposed extensions to the property, and the proposed cladding make a positive contribution to the appearance of the dwelling. The design of the proposal is therefore considerate of its setting and the existing built form in and surrounding the site.

- 15.2 It is noted that the property is semi-detached and that the property resulting from this proposal may appear to contrast with the adjoining property. It is considered that this is not uncommon in residential settings such as this and will result in minimal harm.

Impacts on Neighbouring Properties:

- 15.3 The proposed development would not appear overbearing on the outlook of neighbour. 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. There are no impacts on the light enjoyed by neighbouring dwelling. Lastly, the proposal raises no concerns regarding the privacy enjoyed by neighbouring residents.

15.4 Parking and Private Amenity Provisions:

The proposal retains adequate parking and private amenity space at the property.

Landscape and Trees:

- 15.5 The proposal requires the removal of existing conifers however this will have no significant impact on public amenity and the Arboricultural Officer has confirmed the proposal is considered to be acceptable.

Highway Safety:

- 15.6 The scheme raises no Highway issues.

Other Matters:

- 15.7 Two objections have been received regarding a private right of way across the application site to a neighbouring property. This is not a material planning consideration and is a civil matter between both parties. This has been confirmed by Legal Services. As a civil matter and the parties will be required to independent seek legal advice.

16.0 Conclusion

- 16.1 This modest scheme is only before Members as the applicant is related to a Council employee. The scheme is acceptable in design terms and raises no issues in terms of its impact on amenity.

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:

18.0 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 Numbers 1187-5, 1187-6A and 1187-7a 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. ZBB - 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, unless otherwise agreed, in writing, by the Local Planning Authority.

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.

.