



Application No: 150351

Location: Elfin House, 3 Pedders Close, Colchester, CO3 4QX

Scale (approx): 1:1250

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 2015

Case Officer: James Ryan **Due Date:** 13/04/2015 **MINOR**

Site: Elfin House, 3 Pedders Close, Colchester, CO3 4QX

Application No: 150351

Date Received: 16 February 2015

Agent: Mr P Tyler

Applicant: Mr Robert Andrew

Development: Two storey office extension

Ward: Shrub End

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 the Council in Building Control.

2.0 Synopsis

- 2.1 The key issues explored below are the design of the scheme and its impact on the character of the area.

3.0 Site Description and Context

- 3.1 The site comprises a warehouse and parking/servicing area access off of Pedders Close. The site is visible from Shrub End Road. The existing warehouse is a buff brick building with a very slack pitched roof and high level cladding on the elevations. It is not a building of any particular architectural merit. It is, however, more interesting than many contemporary industrial sheds.
- 3.2 Elfin Kitchens specialises in supplying and fitting small self-contained packaged kitchens for student accommodation, flat conversions and holiday lets. The company is successful and is expanding.

4.0 Description of the Proposal

- 4.1 An extension is proposed to provide office space to allow for the expansion of the growing business.

5.0 Land Use Allocation

- 5.1 The land is allocated for employment uses.

6.0 Relevant Planning History

- 6.1 There is no planning history particularly relevant to this scheme.

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
CE3 - Employment Zones
UR2 - Built Design and Character
TA5 - Parking

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

DP1 Design and Amenity
DP5 Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
DP19 Parking Standards

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

Vehicle Parking Standards
Sustainable Construction
External Materials in New Developments

8.0 Consultations

- 8.1 None.

9.0 Parish Council Response

- 9.1 Non-parished.

10.0 Representations

- 10.1 n/a.

11.0 Parking Provision

- 11.1 The adopted parking standards maximum provision for office uses is 1 parking space per 30 square metres of office space. The adopted parking standard for storage and distribution is 1 parking space per 150 square metres of warehouse space. If both uses are combined this equates to a maximum requirement of 11 spaces in this instance. The scheme provides 13 spaces including 2 disabled spaces. The scheme will therefore meet the maximum adopted parking standards with 13 spaces. The Design and Access Statement (DAS) sets out how the use is for storage and distribution only, with no retail from the site. This is not a trip generating use.
- 11.2 The adopted parking standards do have a minimum requirement for cycle parking which equates to 4 spaces in this instance. This will be secured by condition.

12.0 Open Space Provisions

- 12.1 This application does not raise any requirements for open space.

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 and Layout

- 15.1 The design of this scheme is the key issue. The existing building does not lend itself to an extension and the site does not allow for an extension to the rear where it would be tucked away. The extension cannot be set further back from the street as the warehouse has its loading bay towards the rear. This leaves the position that has been selected for the extension as the only real option. The position is prominent in the street scene.
- 15.2 The building has been designed as a separate entity that abuts the existing warehouse. It appears somewhat domestic, but it reads as an honest separate addition and therefore on balance it is considered to be acceptable.

Scale, Height and Massing

- 15.3 The building is much smaller than the warehouse in terms of its scale and massing. The pyramidal roof is no higher than the ridge of the warehouse. Therefore the scale, height and massing proposed ensure that this scheme is a subservient addition to the existing building.

Impact on the Surrounding Area

- 15.4 The scheme is publically visible as the southern flank will run along the boundary of the site with Shrub End Road. In the context of the industrial nature of the immediate vicinity the proposed extension will not have a harmful impact on the surrounding area.

Impacts on Neighbouring Properties

- 15.5 The proposal is located adjacent to the existing warehouse which is set away from residential properties. As the residential neighbours are on the opposite side of Shrub End Road, it is not considered that this scheme will cause material harm to neighbouring properties.

Highway Issues

- 15.6 The proposal is serviced off of Pedders Close which is a cul-de-sac serving similar industrial uses. The extension has deliberately been set away from the loading bay to retain the existing turning and manoeuvring situation for vans and HGVs. The DAS sets out how the kitchens that the company specialises in come from Germany on an HGV that is too long to turn on site. It drives in, unloads and then reverses out into Pedders Close so it can drive onto Shrub End Road in a forward gear. This application will not change this process which appears to work without causing a problem. A minor widening of the existing access is proposed to help facilitate the HGV reversing.
- 15.7 Therefore this scheme raises no issues in highway safety terms.

Other Matters

- 15.8 It is also proposed to remove the top section of the boundary wall nearest to the extension and replacing it with railings. Behind this a new landscaped area is proposed. This will be a welcome addition to the street scene and the details will be agreed by condition.

16.0 Conclusion

- 16.1 The NPPF, PPG and Development Plan all look to support economic development wherever it can occur subject to mitigating against any harmful impacts of the scheme. On that basis the scheme is acceptable and therefore an approval is warranted.

17.0 Recommendation

- 17.1 APPROVE subject to the following conditions:

18.0 Positivity Statement

- 18.1 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.

19.0 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 415-1, 415-6, 415-7, 415-8, 415-9, 415-10, 415-11, 415-12 and 415-13 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 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 - Simple Landscaping Scheme Part 1 of 2

No works shall take place until a scheme of hard and soft landscaping works for the publicly visible parts of the site has been submitted to and agreed, in writing, by the Local Planning Authority. This scheme shall include any proposed changes in ground levels and also accurately identify positions, spread and species of all existing and proposed trees, shrubs and hedgerows on the site, as well as details of any hard surface finishes and external works, which shall comply with the recommendations set out in the relevant British Standards current at the time of submission.

Reason: In order to ensure that there is a sufficient landscaping scheme for the relatively small scale of this development where there are public areas to be laid out but there is insufficient detail within the submitted application.

5 - Simple Landscaping Scheme Part 2 of 2

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full prior to the end of the first planting and seeding season following the first occupation of the development or in such other phased arrangement as shall have previously been agreed, in writing, by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees, in writing, to a variation of the previously approved details.

Reason: In order to ensure that there is a sufficient landscaping scheme for the development where there is insufficient detail within the submitted application.

6 - *Smallscale Non-Residential Boundary Treatments

No works shall take place until details of the provision, siting, design and materials of screen walls and fences have been submitted to and agreed, in writing, by the Local Planning Authority. The approved screen walls and fences shall then be erected prior to the first USE of the development and shall thereafter be retained in the approved form.

Reason: There are insufficient details within the submitted application to ensure that the boundary treatments are satisfactory in relation to amenities and the surrounding context.

7 -Cycle Parking TBA

Prior to the commencement of the development, details of the number, location and design of cycle parking facilities shall be submitted to and approved, in writing, by the Local Planning Authority. The approved facility shall be secure, convenient and covered and shall be provided prior to occupation and retained for that purpose at all times thereafter.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety.

20.0 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.