

7.5 Case Officer: Eleanor Moss

Due Date: 07/09/2015

MINOR OTHER

Site: 123 Gosbecks Road, Colchester, CO2 9JT

Application No: 151516

Date Received: 13 July 2015

Applicant: Colchester Borough Homes Ltd c/o Mr Andy Shelmadine

Development: Replacement of existing PVCU framed double glazed windows and doors. Installation of new external fire escape staircase

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 applicant is Colchester Borough Homes.

2.0 Synopsis

- 2.1 The key issues explored below are the impact of the proposed replacement windows, doors and external staircase on the surrounding area and existing building.

3.0 Site Description and Context

- 3.1 The application site consists of an administrative office block which is occupied by Colchester Borough Homes and associated parking for the office. The office is a two storey flat roof structure of red brick construction, with very little architectural merit. The site is accessed by Gosbecks Road.

4.0 Description of the Proposal

- 4.1 This application seeks planning permission for the replacement of the existing PVCU framed glazed windows and doors. In addition to the installation of a new external staircase for the use as a fire escape.

5.0 Land Use Allocation

- 5.1 Office use

6.0 Relevant Planning History

- 6.1 961201 – Application to partly change the use of a warehouse to office.
608209 – Erection of office block in connection with existing depot.
608208 – Erection of office block and workshop.

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

8.0 Consultations

8.1 Environmental Control Officer – no comments.

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

9.0 Parish Council Response

9.1 No comments have been received at the time of writing.

10.0 Representations

10.1 No comments have been received at the time of writing.

11.0 Parking Provision

11.1 This application complies with car parking standards and the existing parking on site is to remain unchanged.

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 and Layout:

- 15.1 In terms of design, the windows are very much a like for like replacement of what is already present at 123 Gosbecks Road. The existing windows are of PVCU double glazed construction and to be replaced with PVCU double glazed with solar control glass (white framed). The proposed windows are equivalent substitution upon a building with very little architectural merit and therefore it is considered that the scheme is satisfactory in terms of design.
- 15.2 The doors are again, a like for like replacement with the existing doors. The existing doors are of timber or PVCU construction and are to be replaced by PVCU double framed glazed doors with solar control glass (white frames). Concerns are not raised regarding the proposed doors in terms of design as the proposed difference between the existing and the proposed is marginal.
- 15.3 The proposed staircase is to be used as a fire escape for the first floor and as such there needs to be a certain amount of fire-proof materials in order to ensure it can be operated for its intended use. The proposed staircase is to be constructed of galvanised steel with bulkhead surface lights to ensure illumination to the fire escape route. The proposed staircase is to be located to the rear of the office (north east elevation) with a certain amount of fire resistant construction around the staircase (as per building regulations), as the staircase will not be visible from the public realm it is considered that there will be very little impact upon the existing dwelling and the surrounding area.

Impact

- 15.4 The replacement of the windows and doors and provision of external fire escape stairs to 123 Gosbecks Road will have a minimal impact upon the character of the building and surrounding area and is in keeping with the current design of the existing structure.

16.0 Conclusion

- 16.1 The proposal is in keeping with the Councils Policy; the proposed design is considered in keeping and any impact upon the surrounding area will be marginal.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

19.0 Conditions

1 – Standard Time Limit

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 approved plans, 08 Revision C, 10, 11 and 12.

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, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that materials are of an acceptable quality appropriate to the area.

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.