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Item No: 7.2

Application: 180789

Applicant: Arbora Homes

Agent: Mr Peter Le Grys

Proposal: Erection of one dwelling.

Location: Land Adjacent To, Heath Lodge, 11 Heath Road, Colchester, CO3 4DH

Ward: Prettygate

Officer: Eleanor Moss

Recommendation: Conditional Approval

1.0 Reason for Referral to the Planning Committee

1.1 This application is referred to the Planning Committee because Cllr Buston called the application in for the following reason:

1.2 Resident considers that proposed property overlooks own property and that privacy and outlook are compromised.

2.0 Synopsis

2.1 Following a recent planning approval for residential development at the rear of the site; the provision of external space, the living conditions of the occupiers of neighbouring properties, parking, the character and appearance of the area, impact upon the locally listed Heath Lodge and amenity of future occupiers are all considered to be acceptable.

2.2 The application is subsequently recommended for approval.

3.0 Site Description and Context

3.1 The application site is located on the southern side of Heath Road, close to its junction with Cherry Row. The application site is rectangular in shape and comprises of part of the garden to Heath Lodge. Heath Lodge is a substantial mid Victorian detached house that is designed in the Neo-Gothic style. Heath Lodge is included on the Council's adopted Local List of Building of Special Architectural or Historic Interest and, as such, constitutes a non-designated heritage asset. The site has been subdivided to construct a dwellings to the west and south.

3.2 Access into the site is available at both ends of the road frontage. There are numerous trees within the site; with two groups the subject of a tree preservation order.

4.0 Description of the Proposal

4.1 Erection of one detached dwelling

5.0 Land Use Allocation

5.1 Residential

6.0 Relevant Planning History

6.1 161453 - Conversion of existing house into two dwellings and erection of three detached houses within grounds. Refused on 13 December 2016 on the following grounds: (i) harm to setting of locally listed building; (ii) inadequate parking & (iii) inadequate waste & recycling provision

- 6.2 171325 - Conversion of existing house into two dwellings and erection of two houses within the grounds. This is a revision to the previous submission (161453) which comprised conversion of existing house into two units and erection of three houses within grounds. Approved on 22 December 2017.

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:

SD1 - Sustainable Development Locations
H1 - Housing Delivery
H2 - Housing Density
H3 - Housing Diversity
UR2 - Built Design and Character
TA1 - Accessibility and Changing Travel Behaviour
TA2 - Walking and Cycling
TA3 - Public Transport
TA4 - Roads and Traffic
TA5 - Parking
ENV1 - Environment
ER1 - Energy, Resources, Waste, Water and Recycling

- 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
DP14 Historic Environment Assets
DP16 Private Amenity Space and Open Space Provision for New Residential Development
DP17 Accessibility and Access
DP19 Parking Standards
DP20 Flood Risk and Management of Surface Water Drainage

- 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:

SA CE1 Mixed Use Sites

- 7.5 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

The Essex Design Guide
External Materials in New Developments
EPOA Vehicle Parking Standards
Backland and Infill
Sustainable Construction
Cycling Delivery Strategy
Planning for Broadband 2016
Managing Archaeology in Development.

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 Arboricultural Officer –
1. The method that they will install the access - this will need to be a site specific Arboricultural Method Statement
 2. That if large roots are uncovered that the trees will be retained not felled to accommodate the access.
- Conditions recommended
- 8.3 Highway Authority – No objection subject to conditions
- 8.4 Landscape Planning Officer – no objection subject to a condition
- 8.5 Archaeological Officer – no objection subject to a condition
- 8.6 Colchester Civic Society – objects to the scheme on design, overdevelopment and highways grounds. They do not consider the design, whilst improved from original submission, to be good enough to mitigate the harm that it causes.

9.0 Parish Council Response

- 9.1 Non-Parished

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:

- Parking and highway concerns
- Overlooking
- Proposed dwelling is too high/tall
- Close proximity to neighbouring properties
- Inaccurate Arboricultural Impact Assessment (AIA)

- Inaccurate site plan
- Harmful impact upon locally listed Heath Lodge
- Loss of garden space to Heath Lodge
- Harmful impact upon protected trees
- Inappropriate development
- Noise and pollution
- Loss of trees
- Amount of building in Colchester is too much
- Revised drawings are not exceptional

11.0 Parking Provision

11.1 Complies with car parking 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 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

Principle of Development:

15.1 In accordance with Core Strategy policies SD1, H1 and ENV1 development within the Borough is directed to sites within existing settlement development boundaries. The application site is identified within the defined settlement boundary of Colchester and the area is characterised as predominately residential use. Given this, the proposal is considered to be acceptable in principle.

Heritage and Design:

- 15.2 Core Strategy (CS) policy ENV1 seeks to conserve and enhance Colchester's natural and historic environment. Core Strategy policy UR2 seeks to promote and secure high quality design. Development Policies Document (DPD) DP1 and DP12 set out design criteria that new development must meet. These require new development to be of a high quality and respect the character of the site and its context.
- 15.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. The relevant adopted Local Plan policies are CS ENV1 and DPD 14. Paragraph 197 of the NPPF (2018) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 15.4 The main heritage issue raised by this application is the effect that the proposed development would have on the setting of Heath Lodge, a non-designated heritage asset.
- 15.5 Heath Lodge originally stood in a rural setting. It is located to the south of what is now called Heath Road. A row of Victorian cottages (Cherry Row) were originally located to the east of Heath Lodge with sporadic development on Straight Road. During the interwar years urban Colchester expanded towards and around Heath Lodge. By the mid C20 built development surrounded Heath Lodge and the building was effectively set within suburban Colchester. The original setting of the Heath Lodge has therefore substantially changed, albeit until very recently the building retained its substantial grounds.
- 15.6 In 2017 planning permission was granted for the erection of two houses in the rear garden of Heath Lodge; the current application proposes the erection of a further house within the original garden of Heath Lodge (to the west of the newly formed access drive). Given that the context (setting) of Heath Lodge has fundamentally changed, there is not an objection in principle to the erection of a new dwelling to the west of the access drive. Whilst this is the case, it is still considered important that the proposed dwelling is seen as being subordinate to Heath Lodge. Taking on the advice of the Council's Historic Buildings and Areas Team, the application has been revised in order to ensure the proposed dwelling stands as a subordinate dwelling, appearing as a gatehouse.

- 15.7 The main house of Heath Lodge would retain an adequate curtilage and would still reflect the curtilage proportions of a Victorian dwelling. The proposed development would be sited to the west of the main dwelling and is designed in a style that is sympathetic to the main dwelling. The scale and form is intentionally of an ancillary gatehouse which is considered to be acceptable. It is considered the revised proposal would result a marginal impact upon the locally listed building and the public benefits of one unit of housing in a sustainable location outweighs this harm.

Impact upon Neighbouring Amenity:

- 15.8 Development Policy DP1 states that all development must be designed to a high standard and avoid unacceptable impacts on amenity. This includes protecting existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, pollution (including light and odour pollution), daylight and sunlight. The adopted Supplementary Planning Document (SPD) the Essex Design Guide also provides guidance on the safeguarding of residential private amenity.
- 15.9 In this instance, the revised scheme confirms that there is only one side facing first floor window (facing Heath Lodge) however this serves a bathroom which can be conditioned as obscure glazed, preserving the amenity of Heath Lodge. A first floor bedroom window is proposed at the rear of the proposed property (facing towards the frontage of the two new dwellings at the rear of the site). It is not considered this window would harmfully overlook the neighbouring properties. Furthermore, taking into consideration the orientation, it is not considered that the proposal would result in significant overshadowing of the neighbouring properties. The proposal also maintains an acceptable relationship to the host dwelling.
- 15.10 Concerns have been raised by neighbouring residents about noise and pollution issues from parking of vehicles. However, it is not considered that the movement of vehicles for the proposed development would result in such significant issues of noise and pollution that a refusal on this basis could be sustained on appeal.

Trees:

- 15.11 Core Strategy policy ENV1 states that the Borough Council will conserve and enhance Colchester's natural and historic environment, countryside and coastline, and this is also echoed within the NPPF. Development Policy DP1 provides that all development must demonstrate environmental sustainability and respect its landscape setting and contribute to the surrounding area.
- 15.12 In this instance, an Arboricultural Impact Assessment (AIA) has been submitted in support of the proposal which confirms the "successful retention of trees depends on the quality of protective measures and the administrative procedures to ensure those protective measures remain in place throughout development. An effective way of achieving this is by way

of an Arboricultural Method Statement (AMS) which can be specifically referred to in a planning condition.”

- 15.13 The Arboricultural Officer has been closely consulted with in the relation to this application and raised concerns in relation to the visibility splays. These visibility splays have been found acceptable under a previous planning application (171325) and therefore would be difficult to justify a refusal on tree grounds in this instance. The Arboricultural Officer has recommended specific conditions in order to ensure that the protected trees are safeguarded from future requests to fell on visibility splay grounds. The Agent has been made aware of this. On balance, provided recommended tree conditions are imposed on any planning approval the proposal is considered to be acceptable in this regard in order to protect critical aspects.

Ecology:

- 15.14 Core Strategy policy ENV1 and Development Policy DP21 seek to conserve or enhance biodiversity of the Borough. The NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity.
- 15.15 In this instance, the proposal has not been submitted with an ecology assessment, nor have the historic planning applications. Given the site has recently been cleared it is not considered the application site would be a suitable habitat for protected species and has not been subject to ecology conditions in the most recent planning approval (171325). In this regard, the proposal is considered to be acceptable.

Parking and Highways Safety:

- 15.16 Core Strategy policy TA1 seeks to improve accessibility and change travel behaviour and encourages development within highly accessible locations to reduce the need to travel. Core Strategy Policy TA2 promotes walking and cycling as an integral part of sustainable means of transport. Policy TA4 seeks to manage the demand for car use. Development Policy DP17 states that all developments should seek to enhance accessibility for sustainable modes of transport by giving priority to pedestrians, cycling and public transport access.
- 15.17 Given that proposal will provide for the required visibility splays, the proposed scheme is not considered to have a severe impact on the local highway either in terms of highway safety or capacity and accords with planning policies which seek to improve accessibility and changes in travel behaviour. The Highway Authority does not raise any concerns in relation to the proposal, and as such is considered to be acceptable in terms of highways safety.

- 15.18 Policy TA5 of the Core Strategy refers to parking and states that development proposals should manage parking to accord with the accessibility of the location and to ensure people friendly street environments. Policy DP19 states that the Council will refer developers to the Essex Planning Officers Association (EPOA) Vehicle Parking Standards which is an adopted SPD (November 2009). This policy requires that a minimum of two parking spaces should be provided for each dwelling of two or more bedrooms.
- 15.19 The submitted plan details parking in accordance with the aforementioned policy and SPD and as such the proposal is considered to accord with the requirements.

Flood risk

- 15.20 Core Strategy policy ENV1 seeks to direct development away from areas of flood risk (both fluvial and coastal), towards sites with the lowest risk from flooding. Development Policy DP20 seeks to promote flood mitigation and defence measures as well as the use of appropriate sustainable drainage. The NPPF requires a detailed flood risk assessment (FRA) to be produced for all development located within a flood zone and/or sites that are greater than 1 hectare. The application site is outside an identified flood zone and measures 0.10 hectares and as such a FRA is not required to support the application. Given that the proposal is outside of any flood zone, the proposal is not considered to have a harmful impact upon surface water drainage within the locality.

16.0 Conclusion

- 16.1 To summarise, on balance, the scheme complies with the Development Plan and the NPPF and an approval is warranted.

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:

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. ZAX - *Development to Accord With Approved Plans (qualified)*

With the exception of any provisions within the following conditions, the development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers AH/001/PA010 C, AH/001/PA011, BHWA10078.01_TPP and submitted Arboricultural Impact Assessment referenced HWA10078.01_APIII.

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

3. Non standard condition – Materials

Prior to any bricks being laid, a sample panel of all new facing brickwork shall be constructed on site showing the proposed brick types, colours and textures, face bond and pointing, mortar mix and finish profile and shall be made available for inspection by the Local Planning Authority and the materials and methods demonstrated in the sample panel shall have been approved, in writing, by the Local Planning Authority. The approved sample panel shall then be retained on site until the work is completed and all brickwork shall be constructed in all respects in accordance with the approved details.

Reason: In order to ensure that the brickwork can be satisfactorily considered on site with regard to preserving the character of the locally listed building.

4. Non Standard Condition – Materials

No external roofing materials shall be used in the construction of the development hereby permitted until samples and precise details of the manufacturer, types and colours of these have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be approved shall be those used in the development.

Reason: In order to ensure that suitable materials are used on the development as there are insufficient details within the submitted planning application.

5. Non Standard Condition – Detailing

Prior to the installation of any of the following elements, additional drawings that show large scale details, by section and elevation, at 1:20 or 1:5 as appropriate for any proposed dormers, eaves, verges, parapet and coping/kneelers, sill and lintel details, windows/screens and associated reveals, all external doors, chimneys and extract/flue terminals to be used, shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved additional drawings.

Reason: There is insufficient detail with regard to this to protect the special character and architectural interest and integrity of the locally listed building.

6. Non Standard Condition – Trees

No works or development shall be carried out until a site specific Arboricultural Method Statement primarily focusing on the installation of the site access, has been submitted to and approved, in writing, by the Local Planning Authority (LPA). Unless otherwise agreed, the details shall include the retention of an Arboricultural Consultant to monitor and periodically report to the LPA, the status of all tree works, tree protection measures, and any other arboricultural issues arising during the course of development. The development shall then be carried out strictly in accordance with the approved method statement.

Reason: To adequately safeguard the continuity of amenity afforded by existing trees.

7. Non Standard Condition – Trees

During the production of the site specific Arboricultural Method Statement and the following construction works the trees shown for retention, particularly those protected by tree preservation orders will be treated as sacrosanct. In the event that the proposed access and site splays are not possible to install without causing harm to the trees to be retained or requiring the felling of said trees then the trees will take precedent and an alternative scheme for the access will be undertaken.

Reason: To adequately safeguard the continuity of amenity afforded by existing trees.

8. ZFS - Tree and Hedgerow Protection: General

All existing trees and hedgerows shall be retained throughout the development construction phases, unless shown to be removed on the approved drawing and all trees and hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on site in accordance with the Local Planning Authorities guidance notes and the relevant British Standard. All existing trees and hedgerows shall then be monitored and recorded for at least five years following contractual practical completion of the development. In the event that any trees and/or hedgerows die, are removed, destroyed, fail to thrive or are otherwise defective during such a period, they shall be replaced during the first planting season thereafter to specifications agreed, in writing, with the Local Planning Authority. Any tree works agreed to shall be carried out in accordance with BS 3998.

Reason: To safeguard the continuity of amenity afforded by existing trees and hedgerows.

9. ZFT - Tree and Hedgerow Protection: General

No works or development shall be carried out until an Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan in accordance with BS 5837, have been submitted to and approved, in writing, by the Local Planning Authority (LPA). Unless otherwise agreed, the details shall include the retention of an Arboricultural Consultant to monitor and periodically report to the LPA, the status of all tree works, tree protection measures, and any other arboricultural issues arising during the course of development. The development shall then be carried out strictly in accordance with the approved method statement.

Reason: To adequately safeguard the continuity of amenity afforded by existing trees.

10. Non Standard Condition – Highways

Prior to the first occupation of the proposed dwellings, the proposed vehicular access shall be constructed to a width of 5.5m for at least the first 6.0m within the site then tapering down to any lesser width and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

Reason: To ensure that all vehicles using the private drive access do so in a controlled manner and to ensure that opposing vehicles may pass clear of the limits of the highway, in the interests of highway safety

11. Non Standard Condition – Highways

No unbound materials shall be used in the surface treatment of the proposed vehicular accesses within 6m of the highway boundary.

Reason: To ensure that loose materials are not brought out onto the highway, in the interests of highway safety

12. Non Standard Condition – Highways

The development shall not be occupied until such time as the car parking and turning area, has been provided in accord with the details shown in Drawing Numbered AH/001/PA010 B. The car parking area shall be retained in this form at all times and shall not be used for any purpose other than the parking of vehicles related to the use of the development.

Reason: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety

13. Non Standard Condition – Construction Method Statement

No development shall take place, including any ground works or works of demolition, until a Construction Method Statement (CMS) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. wheel and under body washing facilities

Reason: To ensure that on-street parking of these vehicles in the adjoining streets does not occur, in the interests of highway safety

14. Non Standard Condition – Archaeological

No works shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation that has been submitted to and approved, in writing, by the Local Planning Authority. The Scheme shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works.

The site investigation shall thereafter be completed prior to development, or in such other phased arrangement, as agreed, in writing, by the Local Planning Authority. The development shall not be occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance Colchester Borough Council's Core Strategy (2008).

15. Non Standard Condition – Landscaping

No works shall take place until a scheme of hard and soft landscape 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 trees, shrubs and hedgerows on the site, proposed planting, 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. The approved landscape scheme 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.

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.

16. Non Standard Condition – Landscaping

The landscaping scheme pursuant to Condition 15 shall be permanently retained.

Reason: To maintain the visual amenity/character of the area as proposed.

17. ZCE - Refuse and Recycling Facilities

Prior to the first occupation of the development hereby permitted, refuse and recycling storage facilities shall be provided in accordance with a scheme which shall have been previously submitted to and agreed, in writing, by the Local Planning Authority. Such facilities shall thereafter be retained to the satisfaction of the Local Planning Authority at all times.

Reason: The application contains insufficient information to ensure that adequate facilities are provided for refuse and recycling storage and collection.

18. ZDC - Removal of PD for All Residential Extensions & Outbuildings

Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no extensions, ancillary buildings or structures shall be erected unless otherwise subsequently approved, in writing, by the Local Planning Authority.

Reason: In the interest of visual amenity and to ensure the development avoids an overdeveloped or cluttered appearance.

19. Non Standard Condition – Removal of PD for enclosure

Notwithstanding the provisions of Class A of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

(or the equivalent provisions of any order revoking and re-enacting that Order), no fences, walls, gates or other means of enclosure, other than any shown on the approved drawings or approved under the Landscaping Scheme, shall be erected in advance of any wall of the dwelling to which it relates (including a side or rear wall) which faces a highway (including a footpath or bridleway) unless otherwise subsequently approved, in writing, by the Local Planning Authority.

Reason: In the interests of visual amenity with regard to the context of the surrounding area.

20. Non Standard Condition – Obscure glazing and limited opening

Prior to first occupation of the development hereby approved the window serving the first floor bathroom shall be glazed in obscure glass to a minimum of level four on the Pilkington scale and shall be restricted in opening to no more than 200mm. The window shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: To protect residential amenity.

21. ZPD - Limits to Hours of Work

No demolition or construction work shall take outside of the following times;

Weekdays: 09:00 – 18:00

Saturdays: 10:00 – 13:00

Sundays and Bank Holidays: None

Reason: To ensure that the construction phase of the development hereby permitted is not detrimental to the amenity of the area and/or nearby residents by reason of undue noise at unreasonable hours.

22. Non Standard Condition – No further windows

Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no further openings shall be inserted to any of the dwellings except in accordance with details which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

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

18.0 Informatives

18.1 The following informatives are also recommended:

1. Non Standard Informative – Materials

Please note, the submission of materials details reserved via condition shall include Diaper Brickwork in order to replicate the architectural qualities of Heath Lodge.

2. Non Standard Informative – Chimney

Please note, the submission of the chimney details reserved via condition shall reflect the size and quality of the of the existing chimney on Heath Lodge, in order to replicate the architectural qualities of Heath Lodge.

3. 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.

4. 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 and be investigated by our enforcement team. Please pay particular attention to these

requirements. To discharge the conditions and lawfully comply with your conditions you should make an application online via www.colchester.gov.uk/planning or by using the application form entitled 'Application for approval of details reserved by a condition following full permission or listed building consent' (currently form 12 on the planning application forms section of our website). A fee is also payable, with the relevant fees set out on our website.

5. ZTB - Informative on Any Application With a Site Notice

PLEASE NOTE that a site notice was erected in a publicly visible location at the site. Colchester Borough Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.

6. Non Standard Informative – Highway

All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 – Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester
CO4 9YQ

7. Non Standard Informative - Landscape

Detailed landscape proposals, if/when submitted in order to discharge landscape conditions should first be cross-checked against the Council's Landscape Guidance Note LIS/B @ <http://www.colchester.gov.uk/article/13592/Landscape-Guidance-for-Developers>.

8. Non Standard Condition - Archaeological

PLEASE NOTE The submitted scheme of archaeological investigation should be in accordance with an agreed brief. This can be procured beforehand by the developer from Colchester Borough Council. Please see the Council's website for further information:

<http://www.colchester.gov.uk/article/13595/Archaeology-and-the-planningprocess>

9. ZT1 – Informative on Street Naming & Numbering

For the safety of residents, it is the developer's obligation to ensure that

1. street name signs are in place before the first property is occupied on any new street, and
2. each property is marked with a house number visible from the highway before occupation.

10. ZTY - Informative on Tree Preservation Orders

PLEASE NOTE: This site is the subject of a Tree Preservation Order.

11. ZUP - Informative on Surface Water Drainage

PLEASE NOTE that it is the responsibility of the developer to ensure proper provision is made for the surface water drainage of the site to ground, watercourse or surface water sewer. To avoid foul sewer flooding, surface water must not be drained to a foul sewer. The use of sustainable drainage systems (known as SUDS) is very much encouraged. SUDS offer an alternative approach to traditional engineered drainage solutions by detaining run-off on site and releasing it slowly into watercourses or to ground (e.g. dry ditches/swales, detention/attenuation ponds, integrated wetlands). Source control techniques are also increasingly popular, e.g. the use of porous (as opposed to impermeable) paving and 'green roofs' which allow rainwater re-use. These techniques reduce the likelihood of flash flooding, result in greatly improved water quality, are often cheaper and easier to maintain than traditional engineered drainage solutions (i.e. involving seal-trapped gullies and petrol interceptors), and can provide wildlife habitats.