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Item No: 7.1

Application: 231153

Applicant: Mersea Homes

Agent: Andrew Ransome

Proposal: Application for approval of reserved matters following outline approval 212646 - Erection of 30 dwellings and 1ha of public open space and access from Newbarn Road.

Location: Land to the east of, Newbarn Road, Great Tey

Ward: Rural North

Officer: Nadine Calder

Recommendation: Approval subject to conditions

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee at the request of Members of the Planning Committee when outline planning permission for the development was granted at the Planning Committee of the 31 March 2022.

2.0 Synopsis

- 2.1 The key issues for consideration are the details of the proposed development to provide 30 dwellings and 1 hectare of public open space (POS) consisting of appearance, landscaping, layout and scale (“the reserved matters”), and how these relate to wider material planning considerations, including design, the character and appearance of the surrounding area and residential amenity.
- 2.2 The scheme achieves an acceptable quality of design and is, for the reasons outlined in the main body of the report, otherwise acceptable with regards to wider material planning considerations. On that basis, the application is recommended for approval.

3.0 Site Description and Context

- 3.1 The site extends to 2.9 hectares and currently forms an agricultural field. The land has a gentle gradient that runs in a north to south direction. The site is located to the east of Newbarn Road and to the north of The Street. The site’s boundaries with these roads are characterised by a mature hedgerow, which only has a break in the south-western corner of the field.
- 3.2 The site adjoins the existing settlement boundary of Great Tey with residential development within Farmfield Road and Harvesters’ Way lying to the east of the site. Dwellings within these roads are accessed from Greenfield Drive.
- 3.3 The north eastern part of the site bounds the village recreational ground, whilst the north western part is located adjacent to the residential curtilage of the dwellings located along Newbarn Road.

4.0 Description of the Proposal

- 4.1 This application for reserved matters approval submits the details (appearance, landscaping, layout and scale) for the development of this site, which was granted outline planning permission under the terms of reference 212646 for the provision of 30 dwellings and 1ha of Public Open Space (POS).

5.0 Land Use Allocation

- 5.1 The site forms part of a housing allocation (Policy SS8 Great Tey, ‘Land off Greenfield Drive’), which is identified to accommodate 30 new dwellings and a minimum of 1ha of POS.

6.0 Relevant Planning History

- 6.1 Outline planning permission for the provision of 30 dwellings (including 30% affordable housing), 1ha of POS and access from Newbarn Road was granted in August 2022 under the terms of reference 212646. All other matters (appearance, landscaping, layout and scale) were reserved for consideration at reserved matters stage.

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 Local Plan 2017-2033 Section 1

The shared Section 1 of the Colchester Local Plan covers strategic matters with cross-boundary impacts in North Essex. This includes a strategic vision and policy for Colchester. The Section 1 Local Plan was adopted on 1 February 2021. The following policies are considered to be relevant in this case:

- SP1 Presumption in Favour of Sustainable Development
- SP7 Place Shaping Principles

7.3 Local Plan 2017-2033 Section 2

Section 2 of the Colchester Local Plan was adopted in July 2022. The following policies are of relevance to the determination of the current application:

- SG2 Housing Delivery
- ENV1 Environment
- DM8 Affordable Housing
- DM10 Housing Diversity
- DM12 Housing Standards
- DM15 Design and Amenity
- DM16 Historic Environment
- DM18 Provision of Open Space and Recreation Facilities
- DM19 Private Amenity Space
- DM22 Parking
- DM23 Flood Risk and Water Management
- DM24 Sustainable Urban Drainage Systems
- DM25 Renewable Energy, Water Waste and Recycling

7.4 Some "allocated sites" also have specific policies applicable to them. The adopted local plan policies set out below are of direct relevance to the decision making process:

- SS8 Great Tey

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

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 Archaeological Advisor noted that the outline planning permission required the implementation of a programme of archaeological works. This has since been carried out, although no mention of the archaeological evaluation or a copy of the report have been submitted with this application for reserved matters. They therefore require that a condition is added to the reserved matters permission, if granted, to secure the implementation of a programme of archaeological works prior to any works taking place. This requirement is however already covered by the outline planning permission and therefore does not need to be secured again via this reserved matters application.
- 8.3 The Arboriculture Officer is in agreement with the landscape aspect of the application.
- 8.4 The Contaminated Land Officer notes that no contamination risks have been found at the site and therefore confirmed that the proposal is acceptable without any conditions.
- 8.5 Environmental Protection have not objected to the proposal.
- 8.6 The Landscape Officer does not object to the landscape aspect of the proposed development.
- 8.7 Private Sector Housing have no objection to the proposed development.
- 8.8 The Urban Design Officer does not object to the proposal subject to conditions.
- 8.9 Anglian Water note that as the discharge for surface water for this site will be to an existing ditch, this falls outside of their jurisdiction for comments.
- 8.10 Essex County Fire & Rescue Service raise no objection to the application but advise that additional fire hydrants may be required. More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage.
- 8.11 Essex County Council Highways have no comments to make on the proposal following changes that were made to the internal road layout at their request.
- 8.12 The Infrastructure Planning Officer at Essex County Council as the Education Authority has made a request for a financial contribution towards education facilities.

Please note that contributions were secured through the outline planning consent; there is no mechanism to request financial contributions as part of a reserved matters application.

- 8.13 Essex County Council as the Lead Local Flood Authority raised no objection to the proposal subject to conditions (which are almost identical to the ones that are already included on the outline planning permission).
- 8.14 Essex County Council as the Minerals and Waste Planning Authority have no comment to make on the proposed development as the site area is below the minimum Minerals Local Plan 2014: Policy S8 threshold of 5ha.
- 8.15 Natural England had no comments to make on this application.

9.0 Parish Council Response

- 9.1 The Parish Council have stated that they strongly support the objections of the Neighbourhood Plan Committee regarding the layout of the development which is contrary to that agreed with the developers. The Neighbourhood Plan Committee has spent considerable time liaising with the developers and with the parishioners of Great Tey and this application is contrary to that. The Parish Council supports all of the objections of the Neighbourhood Plan Committee.
- 9.2 Following the reconsultation, the Parish Council confirmed that their view on the proposed development has not changed.

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 The original consultation exercise resulted in the submission of 17 letters of objection from 13 households, including the Great Tey Neighbourhood Plan Group (GTNPG), and three letters with general observations. Following the receipt of amended plans, a further seven letters of objection from five households and the GTNPG were received, in addition to one further letter making general observations.
- 10.3 The reasons for objecting to the original scheme (which are relevant to this current application) can be summarised as follows:
- Layout is not the one preferred by village residents
 - Design and architecture is inconsistent with the existing neighbourhood
 - Properties are very close to existing properties along eastern boundary
 - Dwellings closest to existing dwellings should be single storey
 - Loss of view
 - Loss of privacy
 - Loss of natural light
 - Outbuildings should be provided for all properties
 - SUDS basin is in the wrong place
 - More affordable, smaller houses would be better
 - Affordable housing should not be grouped together

The following reasons for objecting, which relate to the principle of development and are therefore not relevant to this current application as they were addressed at the outline application stage, are:

- Loss of green space that is home to (protected) wildlife
- No additional park or green space needed
- Loss of character
- School is at capacity
- No local shop/facilities
- Limited bus service
- Increased traffic
- Increase noise levels in the area
- Additional pressure on water supply
- Access road off a narrow lane used by pedestrians
- Roads are not designed for construction traffic

10.4 The reconsultation resulted mainly in previous objection comments being reiterated but also included the following comments (which are not relevant to the current application as this matter was assessed under the outline planning permission):

- Access to the site should be taken off Harvesters Way and Farmfield Road
- Access to the site should be taken off The Street/Brook House Road

10.5 The consultation has also resulted in two letters of support, stating that whilst they object to the principle of the development, the current application is supported for the following reasons:

- Proposed layout is preferable as it avoids a larger, sprawling development
- Keeps the new development in line with the existing 1970s estate
- Similar density
- A larger spaced out site would require more roadways and concrete
- Larger area of public open space is a welcome addition to the village

11.0 Parking Provision

11.1 20 out of the proposed 30 dwellings benefit from at least three parking spaces (a minimum of 2 spaces + 1 visitor space). For the remaining ten dwellings, three visitor spaces are provided scattered across the site. The proposed development is therefore compliant with adopted parking standards.

12.0 Accessibility

12.1 In considering the application due regard has been given to the Local Planning Authority's duties under the Equality Act 2010. Representations received have not identified any specific equality implications potentially arising from the proposed development and requiring additional consideration. The proposal does not give rise to any other concerns from an accessibility or equality perspective more widely.

12.2 All of the proposed affordable housing will meet Part M4 (2) Building Regulations and so will 2 of the open market houses.

13.0 Open Space Provisions

13.1 The application includes 1ha of POS and the residential development includes additional open space provisions which are in accordance with the minimum 10% requirement.

14.0 Air Quality

14.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

15.0 Planning Obligations

15.1 Whilst this is a “Major” application, contributions for this development have been secured under the Section 106 agreement completed pursuant to the outline permission.

16.0 Report

Principle of Development

16.1 The principle of this development has been established through the outline planning approval (212646) which was granted in August 2022 for the provision of 30 residential dwellings and a minimum of 1ha of POS together with access off Newbarn Road to the west of the site.

16.2 This application for reserved matters approval is submitted pursuant to this outline planning permission and submits the details of the approved scheme, and seeks to demonstrate that the design, layout, appearance and landscaping element of the proposed development are acceptable.

Design, Scale, Layout and Landscaping

16.3 The Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The Framework is supported by a collection of planning practice guidance which includes a National Design Guide. This document seeks to deliver places that are beautiful, enduring and successful by setting out the characteristics of well-designed places and outlining what good design means in practice.

16.4 At a local level these policies are carried through and adopted as part of the Colchester Borough Local Plan 2017 – 2033. Section 1 Plan Policy SP7 requires all new development to meet high standards of urban and architectural design with Section 2 Plan Policy DM15 requiring all development, including new build, extensions and alterations, to be designed to a high standard, positively respond to its context, achieve good standards of amenity, and demonstrate social, economic and environmental sustainability.

16.5 It is worth noting that the GTNPG are in the process of drafting a Neighbourhood Plan for Great Tey, however the Neighbourhood Plan is not yet at a stage where it can be afforded any significant weight in decision making and the following assessment is therefore made against the policies of the Local Plan and Framework only. We understand the GT NHP is to be submitted before the end of this year at which time CCC will be required to carry out 6 weeks consultation (Regulation 16). Consequently, at the present

time there is very limited weight which can be afforded to the emerging Plan. Once the Regulation 16 consultation has finished then at that stage the weight increases and varies according to the representations received (para 48 of the NPPF). Following Examination, if an Examiner recommends it can proceed to referendum, once the Council (CCC) have issued the decision to proceed (usually 1-2 weeks after ER received) it then has very significant weight and full once Referendum passed if successful. Accordingly, in conclusion currently the emerging plan carries no weight in decision making.

- 16.6 The site is located on the western rural edge of the existing settlement and consists of open countryside. The site sits adjacent to existing residential dwellings, highway connections and public open space on its eastern boundary, with open countryside to the north, south and west.
- 16.7 The proposed layout of the site appears logical in terms of the placement of the open space, SUDs and the built environment. The layout deals with sensitive edges appropriately and conserves the majority of existing hedgerows. The layout establishes a legible street hierarchy and makes provision for a good level of pedestrian/cycle permeability. The layout also accommodates policy compliant levels of public open space, parking provision, gardens, and back-to-back distances. On this basis, the proposed spatial strategy is considered appropriate and results in acceptable standards of public and residential amenity.
- 16.8 The proposed built environment adopts a variety of broadly vernacular forms, with traditional and contextual materiality and a good degree of detailing. Placement of the built environment, along with its plan form establishes a relatively consistent rhythm within the street scene. However, combined with relatively consistent building lines and a uniform approach to parking, the result is a lack of any genuine enclosure of space and a relatively suburban character. That said, the individual units are broadly eclectic and relatively inoffensive in themselves.
- 16.9 Overall, it is considered that, given the site's size, shape, adjacencies, context and the matters agreed at outline stage, the proposal achieves an acceptable standard of design and placemaking. The scheme also delivers a substantial area of public open space that has the potential to enhance walking routes within the village. On this basis, notwithstanding a couple of minor issues that can be resolved via condition, there is no objection to the proposed development on design grounds, subject to the below conditions.
- 16.10 Comments from the Parish Council, the GTNPG and local residents in terms of the proposed layout are noted and a meeting between representatives from the Local Planning Authority, applicant, agent and GTNPG was held to discuss this matter. As explained during that meeting, the development, as proposed, is held to comply with established place making principles and would provide an appropriate extension to the village. It also conforms to the allocation within the Local Plan. Providing a green space in a linear fashion (as requested by the GTNPG) would not only extend residential development beyond the established building line of adjacent development, and further into the countryside, it would also separate the new development from the existing village, thus act as a

barrier, rather than integrating the new development with existing built development. It is for that reason that the proposed layout is considered to be the most appropriate for this site.

16.11 The submitted plans also include generous soft landscaping along the frontages of the dwellings, including front gardens laid to grass, hedgerows and/or trees as well as the more strategic POS. The proposed scheme of planting and soft landscaping appears broadly acceptable, with both the Landscape Officer and Arboriculture Officer accepting it in principle. Full details of both hard and soft landscape proposals are required to be submitted for consideration in accordance with the relevant conditions of the outline planning permission before any works permitted by this reserved matters application can commence. The precise detailing of levels, boundary treatments and other associated landscaping features will therefore have to be the subject of a discharge of condition application. Notwithstanding this, given the importance of soft boundary enclosures to establishing the character of the area on this edge of settlement location, a condition is proposed removing permitted development rights in relation to boundary enclosures.

Impacts on Neighbouring Properties

16.12 Section 2 Plan Policy DM15 seeks to promote high quality design and requires development to demonstrate, amongst other matters, that they will protect and promote public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, pollution (including light and odour pollution), daylight and sunlight.

16.13 The scheme has been designed having due regard to the Council's amenity standards. With regard to the amenity of existing residents to the east of the site, the development is sufficiently far removed to not have an impact on the private amenity of these residents, either through overlooking, overshadowing or appearing overbearing.

16.14 The proposed two dwellings closest to the eastern boundary of the site are bungalows (Plots 16 and 21), which due to their limited height, combined with the proposed boundary treatment consisting of a solid enclosure and soft landscaping features, would ensure that no material harm would be caused on the existing neighbouring occupiers in Farmfield Road with regards to overlooking, loss of light or loss of privacy.

16.15 The proposed dwelling on Plot 22 follows the established building line created by dwellings along the southern side of Farmfield Road, and with no first floor windows in the side elevation of No. 9 Farmfield Way, and only one bathroom window in the flank elevation of the proposed property (which is to be obscure glazed), no concerns of overlooking arise from this dwelling.

16.16 Finally, the dwelling on Plot 30 is positioned forward of the front of the nearest neighbouring property in Harvesters' Way (No. 10) and this positioning, coupled with proposed intervening hard and soft boundary treatment, would ensure that no material harm is caused on the amenities of the neighbouring occupier.

16.17 In addition to the above, it is considered that the 30 dwellings and associated outbuildings are arranged in a way that avoids unacceptable impacts on the amenities of future occupiers of the proposed dwellings. There are therefore no concerns that the development would cause any harmful impact on existing occupiers to the east of the site or future occupiers of the proposed development.

Private Amenity Space/Public Open Space

16.18 Section 2 Plan Policy DM19 sets out a range of garden sizes which are as follows for houses:

- One or two bedroom houses – a minimum of 50m²
- Three bedroom houses – a minimum of 60m²
- Four bedroom houses – a minimum of 100m²

16.19 The rear gardens of the proposed dwellings range in size and the submitted information indicates that the vast majority of the gardens are generous, with all gardens complying with the provision of Policy DM19 in respect their size. Furthermore, all private amenity spaces are held to be designed to a high standard, with the siting, orientation, size and layout making for a secure and usable space.

16.20 The POS is overlooked by a number of dwellings which front onto it and therefore the open space benefits from passive surveillance. Its layout is consequently also considered acceptable.

Parking Provision and Highway Matters

16.21 Access to the site is taken off Newbarn Road to the west. Access was the only matter that was not reserved as part of the outline application and these parameters have therefore already been approved. The internal road layout includes one estate road which serves the majority of the proposed dwellings and five private drives. Following lengthy discussions and the submission of amended drawings incorporating their requests (relating to improvements to proposed footways/cycleways, private drives, turning heads, traffic calming features etc.), the Highway Authority raises no objection to the development subject to the development being carried out in accordance with the approved plans.

16.22 The Vehicle Parking Standards SPD, to which Section 2 Plan Policy DM22 refers, provides the parking standards for residential development. The adopted standard for dwellings of two or more bedrooms is a minimum of two car parking spaces per dwelling; and a minimum of one secure covered cycle space per dwelling (unless a secure area can be provided within the curtilage of the dwelling). Visitor car parking is also required: 0.25 spaces per dwelling (rounded up to the nearest whole number).

16.23 The submitted plans show that 15 plots have 2 on-site parking spaces and 1 on site visitor parking space, whilst the remaining 15 plots have 2 on-site parking spaces. A further 5 dwellings have space for unallocated visitor parking. This would leave ten dwellings with the need for additional visitor parking. As per

Policy DM22, 3 additional visitor spaces are required for these dwellings (rounded up) and the scheme includes 3 visitor spaces within the site.

16.24 The parking standards also require a minimum of 1 secure covered cycle space per residential dwelling (unless a secure area can be provided within the curtilage of the dwelling). Details for cycle storage are secured via condition on the outline planning permission. Nevertheless, the submitted plans indicate that appropriate cycle parking can be achieved through the provision of an on-site outbuilding for each dwelling.

Refuse & Recycling

16.25 Each dwelling will have dedicated storage within their own residential curtilage and it is expected that kerb site collection is proposed. To this extent, size 3 and size 5 turning heads are provided to enable refuse vehicles to get to each dwelling.

Other Matters

16.26 The outline planning permission required nine of the 30 dwellings to be affordable. The affordable housing mix comprises 4no. two-bed dwellings, 4no. three-bed dwellings and 1no. four-bed dwelling. Whilst it would be preferred for the affordable housing to not be clustered together, due to the size of the scheme, it is understood that this can prove difficult. The proposed housing mix has otherwise been agreed with the Affordable Housing Enabling Officer.

16.27 A proportionate financial contribution to mitigate wildlife impact from recreational disturbance (i.e. potentially caused by people occupying new residential units) in accordance with emerging Essex Coast RAMS requirements was also secured through the outline planning permission.

16.28 Other matters, including archaeological impacts, contaminated land, drainage and ecology, were addressed at the outline application stage and, subject to conditions, were found to be acceptable. Whilst updated consultation responses and requests for conditions in respect of some of these matters were received, the outline planning permission covers these aspects satisfactorily and there is no requirement for additional conditions.

17.0 Planning Balance and Conclusion

17.1 This reserved matters application is submitted pursuant to outline planning permission 212646. The principle of development is established by the outline permission with this reserved matters application covering all other aspects, including appearance, landscaping, layout and scale of the development.

17.2 While local objections (mainly to the proposed layout) are noted, the scheme is held to be generally well designed and thus satisfactory. The conditions attached to the outline planning approval and those subject below, will ensure that this development can be undertaken without material harm to matters of acknowledged planning importance.

18.0 Recommendation to the Committee

18.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following conditions:

1. Reserved Matters Applications

The reserved matters planning permission hereby granted is given in accordance with the terms of the outline planning permission reference 212646 relating to this site and the conditions attached thereto remain in force.

Reason: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 as amended by section 51 of 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

- 1118 R1.L.001 (Site Location Plan)
- 1118 R1.L.004 (E) (Proposed Site Plan)
- 1118 R1.L 005 (E) (Proposed Materials Plan)
- 1118 R1.L 010 ('AH3' - Proposed Floor Plans & Front Elevation)
- 1118 R1.L 011 ('AH3' - Proposed Side & Rear Elevations)
- 1118 R1.L 012 (AH4 - Proposed Floor Plans and Front Elevation)
- 1118 R1.L 013 (AH4 - Proposed Side & Rear Elevations)
- 1118 R1.L 014 ('AH 6' - Proposed Floor Plans & Front Elevation)
- 1118 R1.L 015 ('AH 6' - Proposed Side & Rear Elevations)
- 1118 R1.L 016 ('PD1' - Proposed Floor Plan & Front Elevation)
- 1118 R1.L 017 ('PD1' - Proposed Side & Rear Elevations)
- 1118 R1.L 018 ('PD2' - Proposed Floor Plan and Front Elevation)
- 1118 R1.L 019 ('PD2' - Proposed Side & Rear Elevations)
- 1118 R1.L 020 (PD3 Plots 14,15,20 - Prop Floor Plans and Front Elev)
- 1118 R1.L 021 (PD3 Plots 14,15,20 - Prop Side and Rear Elevs)
- 1118 R1.L 022 (PD3 Plots 17 & 18 - Prop Floor Plans and Front Elev)
- 1118 R1.L 023 (PD3 Plots 17 & 18 - Prop Side and Rear Elevs)
- 1118 R1.L 024 ('PD4 P7' - Proposed Floor Plans & Front Elevation)
- 1118 R1.L 025 ('PD4 P7' - Proposed Side & Rear Elevations)
- 1118 R1.L 026 ('PD4+ P8' - Proposed Floor Plans & Front Elevation)
- 1118 R1.L 027 ('PD4+ P8' - Proposed Side & Rear Elevations)
- 1118 R1.L 028 ('PD 5 Render' - Proposed Floor Plans & Front Elev)
- 1118 R1.L 029 ('PD 5 Render' - Proposed Side & Rear Elevations)
- 1118 R1.L 030 ('PD 5 Brick' - Proposed Floor Plans & Front Elev)
- 1118 R1.L 031 ('PD 5 Brick' - Proposed Side & Rear Elevations)
- 1118 R1.L 032 ('PD9 Brick' - Proposed Floor Plans and Front Elev)
- 1118 R1.L 033 ('PD9 Brick' - Proposed Side & Rear Elevations)
- 1118 R1.L 034 ('PD9 Render' - Proposed Floor Plans and Front Elev)
- 1118 R1.L 035 ('PD9 Render' - Proposed Side & Rear Elevations)
- 1118 R1.L 036 ('PD10' - Proposed Floor Plans and Front Elevation)
- 1118 R1.L 037 ('PD10' - Proposed Side & Rear Elevations)
- 1118 R1.L 038 ('PD 11' - Proposed Floor Plans & Front Elevation)
- 1118 R1.L 039 ('PD 11' - Proposed Side & Rear Elevations)
- 1118 R1.L 040 ('PD12' - Proposed Floor Plans and Front Elevation)

1118 R1.L 041 ('PD12' - Proposed Side & Rear Elevations)

1118 R1.L.042 (Proposed Outbuildings)

1118 R1.L.043 (Proposed Outbuilding)

Arboricultural Impact Assessment and Method Statements (Reference No. TPSQU0040, Issue No 4, dated 24th April 2023)

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

3. Materials

No external facing or roofing materials (including those of the on-site sub-stations), or brick boundary walls, shall be used in the construction of the development hereby permitted until 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 in the interests of good design and visual amenity as there are insufficient details within the submitted planning application.

4. Architectural Details

Notwithstanding the details submitted, no works shall commence (above ground floor slab level) until additional drawings that show details of the architectural detailing of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Details shall include window detailing (including details of the depth of reveal and any dormer features); rooflights to be used; doors, cills, lintels, arches, eaves, verges, ridge, brickwork /stone work detailing, chimneys; recessed/projecting/decorative brickwork; bays, porches, plinths; blank and faux windows; and any rainwater goods to be used, by section and elevation, at scales between 1:20 and 1:1, as appropriate. The development shall thereafter be implemented in accordance with the approved additional drawings.

Reason: Insufficient detail has been submitted to ensure that the proposed works are of high quality design and that the character and appearance of the area is not compromised by poor quality architectural detailing.

5. Utilities

No works shall commence (above ground floor slab level) until details (including position) of all external plant (including solar PV), extract ducts, vents, grilles and meter housings have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of good design and visual amenity, as there are insufficient details within the submitted planning application.

6. 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 protect the amenities of adjacent neighbouring occupiers.

7. PD Removal for boundary treatments

Notwithstanding the provisions of Class A of Part 2 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) 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, shall be erected on any public facing boundary 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.

19.1 Informatives

19.1 The following informatives are also recommended:

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.

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.

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

Informative for Reserved Matter Applications Regarding Outline Condition

PLEASE NOTE that the outline planning permission reference number 212646 together with this approval constitute the planning permission for this development. All of the conditions imposed on both the outline permission and this approval must be complied with.

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 City Council would appreciate your co-operation in taking the site notice down and disposing of it properly, in the interests of the environment.