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Item No: 7.2

Application: 231688

Applicant: Mr W. Sunnucks

Agent: Mr Peter Hinchcliffe

Proposal: Single-storey side extension to existing Public House to provide a Wheelchair Accessible Toilet.

Location: The Kings Arms, Broad Green, Coggeshall, Colchester, CO6 1RU

Ward: Rural North

Officer: Hayleigh Parker Haines

Recommendation: Approval

1.0 Reason for Referral to the Planning Committee

1.1 This application is referred to the Planning Committee because as the Applicant is a City Councillor.

2.0 Synopsis

2.1 The key issues for consideration are the impact of the development on the character and appearance of the site and surrounding area.

2.2 The application is subsequently recommended for Approval.

3.0 Site Description and Context

3.1 The application site is located to the north of the A120 (Coggeshall Road) outside any defined settlement boundary and is occupied by a public house. To the eastern and western boundaries are residential development with open countryside to the north. Over 100 metres to the north west is a Grade II Listed Building known as Bracks Cottage and again, over 100 metres to the southwest are Grade II Listed Buildings known as Broad Green Cottages. There is a public right of way to the north west along Bracks Lane

4.0 Description of the Proposal

4.1 Planning permission is sought for the construction of a modest single storey side extension to an existing outrigger at the front of the public house. This would be single storey in nature and would have a width of 1.65 metres and a depth of 2.53 metres. The proposed extension would provide an accessible toilet.

5.0 Land Use Allocation

5.1 The site as outlined in red, benefits from an established lawful use as a public house and B&B

6.0 Relevant Planning History

6.1 The relevant planning history is provided below:

182115 - To demolish an existing outhouse building. To erect x6 bedrooms and x1 managers accommodation within same new build. The proposal is for a single-storey building which will be attached to the existing public house. The existing land is part of the ground to a public house. The use of the development is to be a C1 retaining the existing building as its existing use. The proposal also includes removing existing trees and hedges at the rear of the grounds. - **Approved**

201204 - Erection of outdoor canopy for pub external drinking area. Erection of 1.8m sleeper fence for pub garden to reduce noise – **Approved**

223140 – Preliminary Enquiry - Retrospective advice requesting the layout of gravel and change of use for vehicular parking north of and in association with the Kings Arms pub and hotel. Proposed change of use of land from agricultural to domestic residential garden.

231197 - The layout of gravel and change of use for vehicular parking north of and in association with the Kings Arms pub and hotel. Proposed change of use of land from agricultural to domestic residential gardens. (Retrospective) – **Pending Consideration, approval recommended – see agenda.**

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:

- 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:

ENV1 Environment
OV1 Development in Other Villages
OV2 Countryside
DM15 Design and Amenity

7.5 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:

N/A

7.6 The Neighbourhood Plan for Marks Tey is also relevant. This forms part of the Development Plan in this area of the City.

- 7.8 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
 - Community Facilities
 - Sustainable Construction

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.

The Archaeological Consultant had not provided a response at the time of writing this report. However, the Officer has followed up on this and will provide members an update should a response be received.

9.0 Parish Council Response

- 9.1 The Parish Council have advised that they support the application subject to neighbours views

10.0 Representations from Notified Parties

- 10.1 The application had not resulted in any neighbouring representations having been received at the time of writing this report.

11.0 Parking Provision

- 11.1 The proposed development does not impact on the parking provision required or provided on site.

12.0 Accessibility

- 12.1 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. The proposed development does not raise any issues of potential direct or indirect discrimination. The provision of an accessible WC facility would remove any existing inequality.

13.0 Open Space Provisions

- 13.1 The proposed development is not required to provide any open space provisions.

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 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.

16.0 Report

Given the relatively minor nature of the works, set between existing built form on site alongside the degree of separation from neighbouring residential properties, it is not considered that the proposed development would represent an unneighbourly form of development, or would cause concerns in terms of design, parking, highway safety, tree impacts, flood risk etc... Therefore, the main material consideration is the acceptability in terms of design and impact on the character and appearance of the surrounding area.

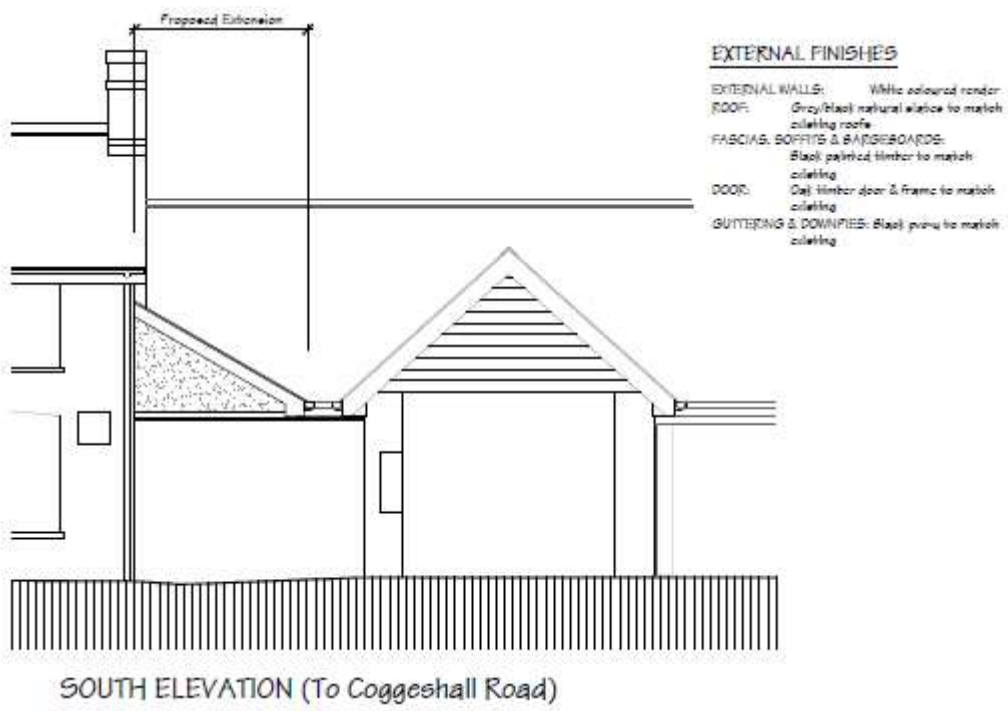
16.1 Design, Layout and Impact on the Surrounding Area

Local Plan Section 1 Policy SP7 requires all development to meet high standards of urban and architectural design, respond positively to local character and enhance the quality of existing places. Section 2 Adopted Local Plan Policy DM15 echoes these sentiments, requiring all development to be designed to a high standard and positively respond to its context, specifying that wherever possible development should enhance the character of the site, its context and surroundings in terms of its layout, architectural approach, height, scale, form, massing, density, proportions, materials, townscape and/or landscape qualities, and detailed design features.

The proposed extension is simple in terms of design and form. However, the proposed roof pitch follows visual cues from the parent building. Similarly, given the single storey nature and minor increase in the footprint of built form would be subservient addition to the site, the extension is proposed to be finished in materials to match the existing building and would therefore integrate appropriately with the site. Furthermore, the mono-pitched roof would be the only visible feature of the extension from the wider streetscene.



Site for new toilet as viewed from covered way to accommodation block



17.0 Conclusion

17.1 Taking into account the above, it is considered that the proposed development would be a subservient addition to the built form on site, that would not have a detrimental or material impact on the character and appearance of the site or surrounding area.

18.0 Recommendation to the Committee

18.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following condition:

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 Carried out in Accordance with the Plans

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers Site Block Plan 23/007/602 002, Floor Plan Proposed 23/007/602 010 and Elevations As Proposed 23/007/602 011 & 23/007/602 012.

Reason: For the avoidance of doubt and to ensure that the proposed development is carried out as approved.

3. Materials

The external facing and roofing materials to be used shall be those specified on the submitted drawings.

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