

AGENDA ITEM NO 6

PART B

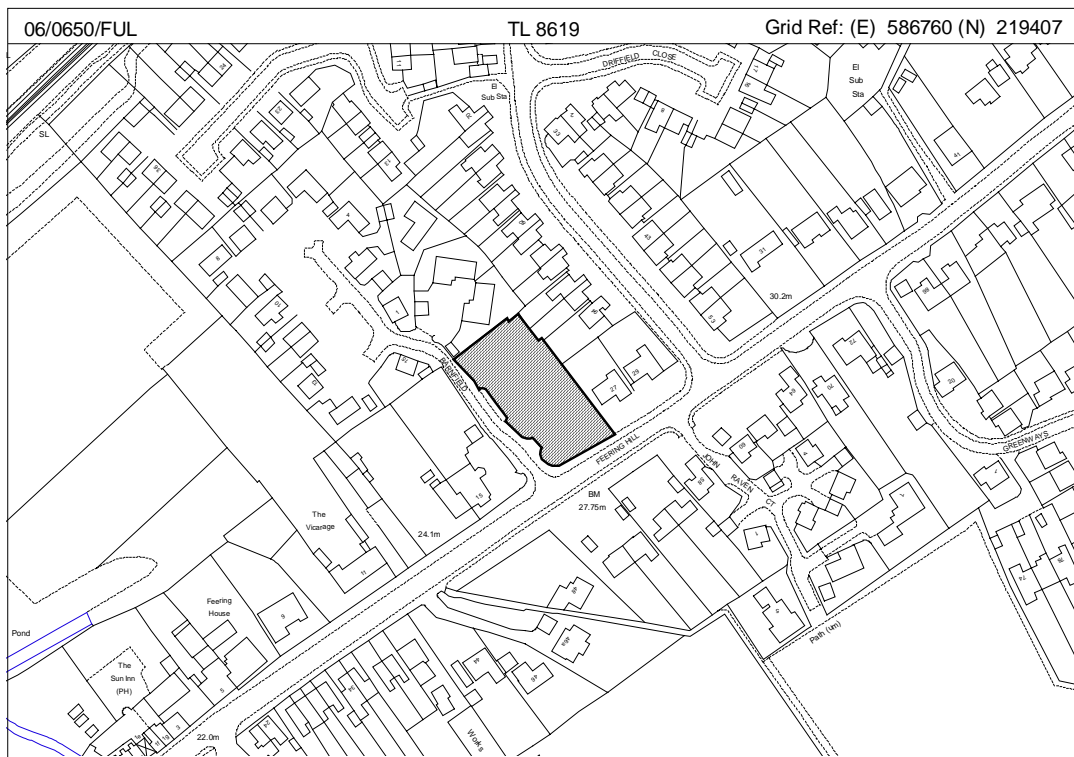
APPLICATION NO : 06/00650/FUL **DATE VALID :** 24.03.06

APPLICANT : Ms D O'Brien
C/o Agent

AGENT : Mark Perkins Partnership
Hamilton House Mersea Road Langenhoe Colchester
CO5 7JF

DESCRIPTION : Amendments to approvals 99/01874/PLD, 00/01463/FUL
& 00/01464/LBC - Single storey extension, conversion of
existing attached outbuilding and new car port

LOCATION : The Barn 15A Feering Hill Feering Colchester Essex
CO5 9NL



SITE HISTORY

00/00240/FUL	Erection of new double garage	PER	21.06.2000
00/01463/FUL	Proposed internal alterations, deletion of one brick flue and two rear rooflights and addition of two rooflights to bedroom	PER	19.12.2000
00/01464/LBC	Proposed internal alterations, deletion of one brick flue and two rear rooflights and addition of two	PER	19.12.2000

99/01874/PLD	rooflights to bedroom Change of use from barn to dwelling with office space	PER	10.03.2000
05/02438/FUL	Amendments to approvals 99/01874/PLD, 00/01463/FUL & 00/01464/LBC - Single storey extension, conversion of existing attached outbuilding, new car port and amendment to existing boundary wall	WDN	30.01.2006
05/02439/LBC	Amendments to approvals 99/01874/PLD, 00/01463/FUL & 00/01464/LBC - Single storey extension, conversion of existing attached outbuilding, new car port and amendment to existing boundary wall	WDN	30.01.2006
06/00651/LBC	Amendments to approvals 99/01874/PLD, 00/01463/FUL & 00/01464/LBC - Single storey extension, conversion of existing attached outbuilding, new car port	PDE	

POLICY CONSIDERATIONS

Essex and Southend On Sea Replacement Structure Plan

CS2	Protecting the Natural and Built Environment
HC2	Conservation Areas
HC3	Protection of Listed Buildings
HC4	Conversion of Listed Buildings

Braintree District Council Local Plan Review

RPL17	Extensions and Alterations to Dwellings in Towns and Villages
RPL95	Conservation Area Preservation and Enhancement
RPL100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings

REPORT

Proposal

The application has been submitted with listed building application 06/00651/LBC, the following item.

15A Feering Hill is a listed barn which has been barn part converted to residential use. Access to the property is from a new estate road Barnfield. The property is surrounded by residential development and

the northeast wall of the barn forms the rear boundary of three properties in Sherwood Way. On the eastern boundary 27 Feering Hill is set forward of the barn with a Leylandii hedge and shrub screen separating the two properties. To the west is number 15 Feering Hill separated by the access road Barnfield and to the north is the modern property Barnfield Lodge.

It is proposed that an attached outbuilding is converted to residential accommodation, a single storey extension is constructed and a new car port erected on the south east of the site adjacent to Feering Hill.

This application follows the withdrawal of previous applications, and incorporates comments from the Listed Building Advisor and planning officer. The original plans submitted with the application have been superseded and the amended plans omit a proposal to increase the height of the wall fronting Barnfields and re-siting of the proposed car port to enable the retention of the hedge to the rear of the proposed car port.

The conversion of the previous swimming pool changing rooms on north-eastern boundary to bedroom accommodation will provide three bedrooms. It will involve the insertion of two rooflights on north-eastern elevation to illuminate the corridor area, together with two new windows in existing door openings and one new doors in one window opening.

The proposed new extension on the front (south eastern elevation) will form a snug with three roof lights, and would measure 4.2m deep by a total of 6.8m wide. New doors and windows are also proposed in the converted barn.

Bedroom 5 and a study will be created at opposite ends of the first floor. The bedroom will be over the ground floor kitchen area and be illuminated with existing rooflights and the study by a rooflights already approved (under 00/1464/LBC) together with emergency egress hatch. A new chimneystack is to be installed in the kitchen / sitting room area. Other internal alterations are proposed.

The car port would measure 6.6m wide by 5.6m deep and a total of 5.8m high, and be finished in black stained featheredged weatherboarding and clay plain tiles.

It is also proposed that the outdoor swimming pool is removed.

CONSULTATIONS

The Listed Building Advisor recommends granting consent subject to conditions.

Environmental Health raise no objections subject to construction and noise.

Landscaping Team raise no objection (revised positioning of garage overcomes their original objection.)

REPRESENTATIONS

The Parish Council raise no objection to trees being removed, car port or extension. They query whether the swimming pool will be filled or completely demolished and prefer the latter option as it is environmentally friendly.

Three letters of representation have been received from 90 and 92 Sherwood Way (rear garden abuts the single storey element to be converted.) and Barnfield Lodge (to the rear of the site.) Objections relate to the original plans and although advised of revised plans no further representation have been received.

Barnfield Lodge objects to the increased height of wall to 2 metres (now deleted) and if the swimming pool is removed, the amount of earth required to landscape the garden will affect the height of the garden area (due to differences in the land levels between the house and Barnfield.) The garden level should not be raised.

90 and 92 Sherwood Way object to:

The proposed roof light when lit it will throw light towards their bedroom windows. Proposed new window in bathroom will open into the garden of no. 92.

Loss of privacy and overlooking from windows.

The barn will lose some of its attractiveness with roof lights being inserted.

Concern is raised about how access will be sought to do the work?
Devalue house price.

CONCLUSION

The main issues are the impact on the amenities of the neighbouring residents and impact on appearance and setting of Listed Building and Conservation Area.

Impact on the amenities of neighbouring residents

Planning permission is not required to insert windows into domestic buildings. As such the rooflights could be inserted into the roof of the corridor without the need for an application and is outside planning control. Listed building consent is however required and no objection has been raised on this basis.

The proposed new windows on the north-eastern (rear) elevation of the proposal will have battens to prevent direct overlooking into the rear gardens of the properties in Sherwood Way. One window will be to a bathroom and the other to a corridor area so that these are not habitable rooms.

As such the proposal is not contrary to policy RLP17 of the Braintree District Local Plan and it would not have an adverse impact on the amenities of residential properties.

Impact on the appearance and setting of the Listed Building

This application follows the withdrawal of previous applications and incorporates comments from the listed building advisor and planning officer. No objection has been raised to the proposal in terms of the impact on the character or appearance of the listed building and as such it is in accordance with policy RLP100.

Impact on the character and appearance of the Conservation Area

The application has been amended to retain the hedge which is at right angles to Feering Hill and is an important feature in the Conservation Area.

There will be no change to the wall fronting Barnfields which will be retained at the existing height.

RECOMMENDATIONS

It is RECOMMENDED that the following decision be made;
Application GRANTED subject to the following conditions and reasons :-

- 1 TIME21 Full PP 3 Years
- 2 The works hereby permitted shall be carried out only in accordance with the approved plans and specifications as shown on Drawing Nos 603/02A, 603/03B, 603/04A, 603/05, 603/06, 603/07A, 603.08B except as follows:
 - i) The roof on the garage shall be a full half-hip or the hips shall be omitted.
 - ii) Only one roof light is permitted on the lean-to extension on the south east elevation and the glazed walls shall be set back at the back of the front posts..
- 3 CONS7 Construction Hours
- 4 CONS9 Piling
- 5 CONS10 No Burning
- 6 CONS11 Dust and Mud
- 7 Samples of all materials to be used on the external finishes shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

REASONS

- 1 RTIM21 Time Reason
- 2 To ensure that the development is satisfactory in accordance with Policies HC3 and HC4 of the Essex and Southend on Sea Replacement Structure Plan and RLP95 and RLP100 of the Braintree District Local Plan Review.
- 3 To protect the amenities of the occupiers of nearby residential properties and the surrounding area and to comply with Policy BE1

- of the Essex and Southend on Sea Replacement Structure Plan.
- 4 To protect the amenities of the occupiers of nearby residential properties and the surrounding area and to comply with Policy BE1 of the Essex and Southend on Sea Replacement Structure Plan.
 - 5 To protect the amenities of the occupiers of nearby residential properties and the surrounding area and to comply with Policy BE1 of the Essex and Southend on Sea Replacement Structure Plan.
 - 6 To protect the amenities of the occupiers of nearby residential properties and the surrounding area and to comply with Policy BE1 of the Essex and Southend on Sea Replacement Structure Plan.
 - 7 To ensure the proposed works do not prejudice the architectural or historic merits of the listed building and to comply with Policies HC3 and HC4 of the Essex and Southend on Sea Replacement Structure Plan and RLP95 and RLP100 of the Braintree District Local Plan Review.
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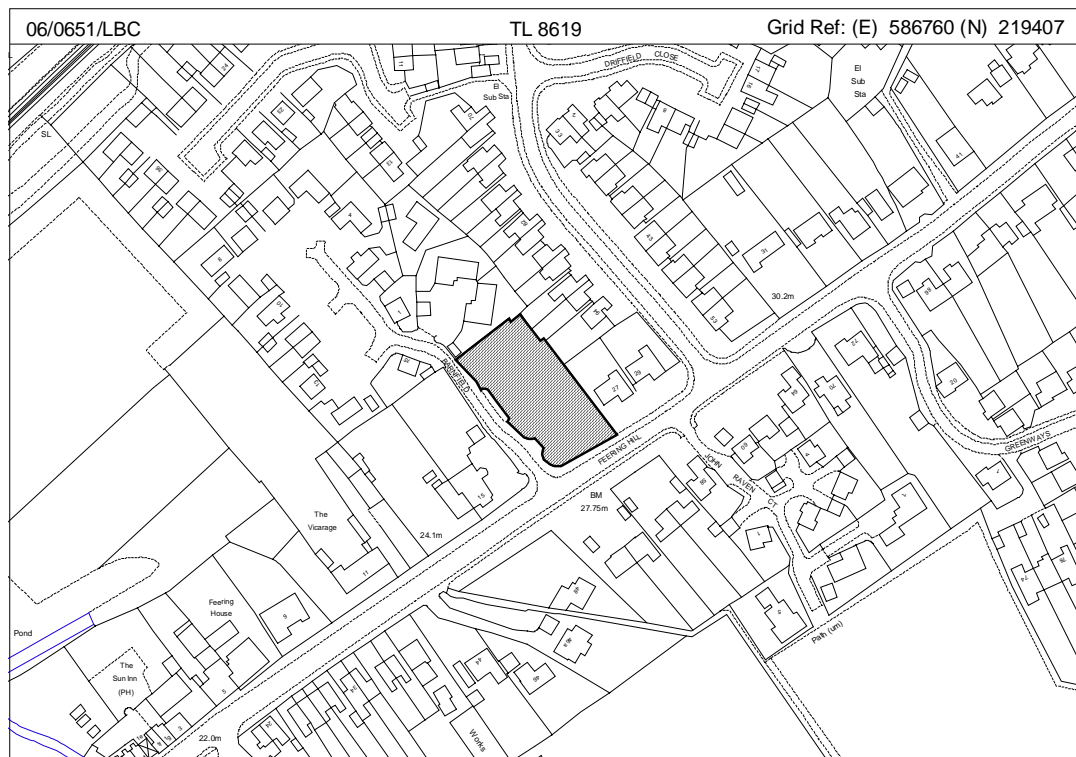
APPLICATION NO : 06/00651/LBC **DATE VALID :** 24.03.06

APPLICANT : Ms D O'Brien
C/o Agent

AGENT : Mark Perkins Partnership
Hamilton House Mersea Road Langenhoe Colchester
CO5 7JF

DESCRIPTION : Amendments to approvals 99/01874/PLD, 00/01463/FUL & 00/01464/LBC - Single storey extension, conversion of existing attached outbuilding, new car port

LOCATION : The Barn 15A Feering Hill Feering Colchester Essex
CO5 9NL



SITE HISTORY

00/00240/FUL	Erection of new double garage	PER	21.06.2000
00/01463/FUL	Proposed internal alterations, deletion of one brick flue and two rear rooflights and addition of two rooflights to bedroom	PER	19.12.2000
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99/01874/PLD	Change of use from barn to	PER	10.03.2000

05/02438/FUL	dwelling with office space Amendments to approvals 99/01874/PLD, 00/01463/FUL & 00/01464/LBC - Single storey extension, conversion of existing attached outbuilding, new car port and amendment to existing boundary wall	WDN	30.01.2006
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POLICY CONSIDERATIONS

Essex and Southend On Sea Replacement Structure Plan

CS2	Protecting the Natural and Built Environment
HC2	Conservation Areas
HC3	Protection of Listed Buildings
HC4	Conversion of Listed Buildings

Braintree District Council Local Plan Review

RLP17	Extensions and Alterations to Dwellings in Towns and Villages
RLP95	Conservation Area Preservation and Enhancement
RLP100	Alterations and Extensions and Changes of Use to Listed Buildings and their settings

REPORT

Proposal

The application has been submitted with planning application 06/00650/FUL, the previous item.

See previous item.

CONSULTATIONS

See previous item.

REPRESENTATIONS

See previous item.

CONCLUSION

See previous item.

RECOMMENDATIONS

It is **RECOMMENDED** that the following decision be made;
Application **GRANTED** subject to the following conditions and reasons :-

- 1 **TIME23 LBC Consent 3 Years**
- 2 **The works hereby permitted shall be carried out only in accordance with the approved plans and specifications as shown on Drawing Nos. 603/02A, 603/03B, 603/04A, 603/05, 603/06, 603/07A, 603.08B except as follows: i) The roof on the garage shall be a full half-hip or the hips shall be omitted. ii) Only one roof light is permitted on the lean-to extension on the south east elevation and the glazed walls shall be set back at the back of the front posts.**
- 3 **LB2 Details required**
- 4 **All boarded doors shall be retained not replaced, unless agreed in writing with the Local Planning Authority.**
- 5 **All internal boarding and lime plaster shall be retained and repaired, unless agreed in writing with the LPA.**
- 6 **Prior to the commencement of works further details showing the method of insulation and any structural alterations to the building shall be submitted to and approved in writing by the Local Planning Authority.**
- 7 **Prior to the commencement of works further details of the new fireplace shall be submitted to and approved in writing by the Local Planning Authority.**
- 8 **Prior to the commencement of works further details of the new hard landscaping to be submitted to and approved in writing by the Local Planning Authority.**
- 9 **No part of the fabric of the building, including any timber framing and external brickwork shall be cleaned without the prior, written approval of the Local Planning Authority.**
- 10 **Samples of all materials to be used on the external finishes shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.**
- 11 **Sections through the proposed windows to the north eastern face of the building, indicating the detail of the proposed horizontal batons shall be submitted to and approved in writing by the Local**

Planning Authority prior to the commencement of works.

REASONS

- 1 RTIM23 Time Reason
- 2 To ensure that the development is satisfactory in accordance with Policies HC3 and HC4 of the Essex and Southend on Sea Replacement Structure Plan and RLP 95 and RLP100 of the Braintree District Local Plan Review.
- 3 To ensure the proposed works do not prejudice the architectural or historic merits of the listed building and to comply with Policies HC3 and HC4 of the Essex and Southend on Sea Replacement Structure Plan and RLP95 and RLP100 of the Braintree District Local Plan Review.
- 4 To ensure the proposed works do not prejudice the architectural or historic merits of the listed building and to comply with Policies HC3 and HC4 of the Essex and Southend on Sea Replacement Structure Plan and RLP95 and RLP100 of the Braintree District Local Plan Review.
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- 11 To ensure the proposed works do not prejudice the architectural or

historic merits of the listed building and to comply with Policies HC3 and HC4 of the Essex and Southend on Sea Replacement Structure Plan and RLP95 and RLP100 of the Braintree District Local Plan Review.

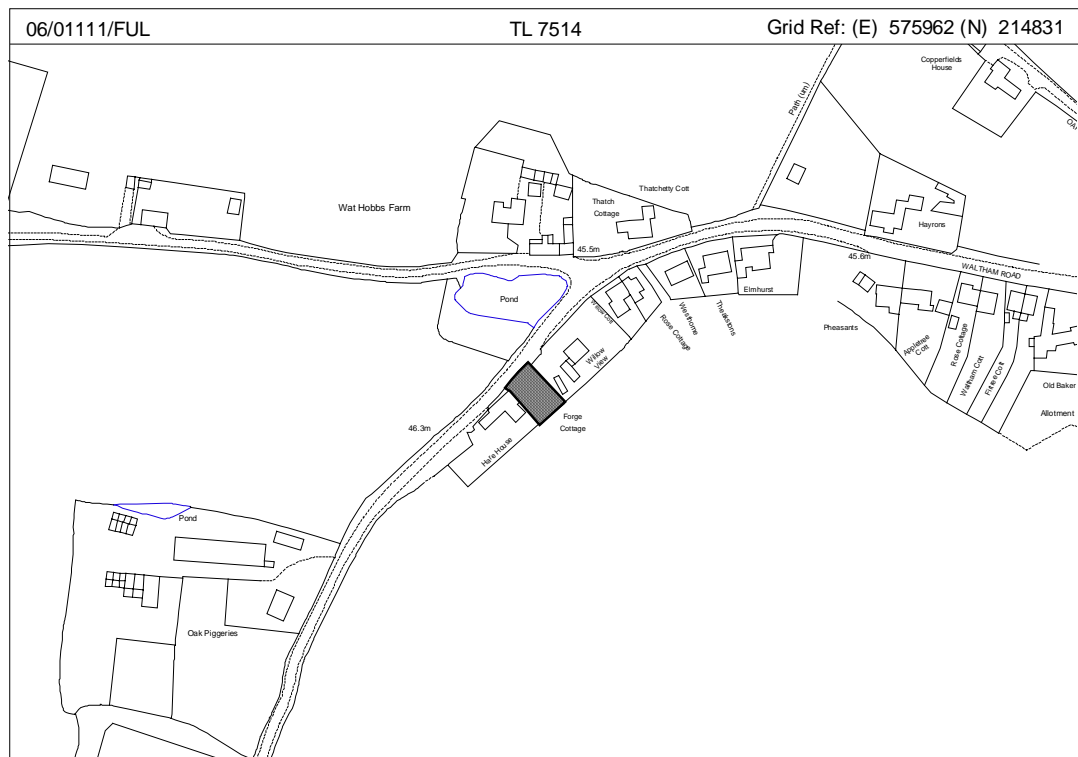
APPLICATION NO : 06/01111/FUL **DATE VALID :** 26.05.06

APPLICANT : Daniel Foreman
Forge Cottage Waltham Road Terling Chelmsford Essex
CM3 2RB

AGENT : John McCarthy
City County Designs Powers House Main Street
Ballycotton Co. Cork Ireland

DESCRIPTION : Erection of first floor extension to existing garage and
proposed enclosure of existing entrance porch

LOCATION : Forge Cottage Waltham Road Terling Chelmsford
Essex CM3 2RB



SITE HISTORY

74/00290/P	Change of use to prototype optics use as joinery shop	PER	02.07.1974
76/00023/P	Use of building for manufacture of pinewood furniture and joinery	REF	24.02.1976
76/01171/P	Demolition of buildings on site and erection of house and garage	PER	23.11.1976

POLICY CONSIDERATIONS

Essex and Southend on Sea Replacement Structure Plan

CS2 Protecting the Natural and Built Environment
BE1 Urban Intensification

Braintree District Council Local Plan Review

RLP3 Development within Town Development Boundaries and
 Village Envelopes
RLP17 Extensions and Alterations to Dwellings in Towns and
 Villages

REPORT

Application site is a two storey detached residential property set within the village envelope of Terling outside the Conservation Area. The proposed side extension built over an existing garage is to provide an additional bedroom and on-suite, and the introduction of a galvanised steel balcony to the rear, the existing garage is to remain. The open canopy area at the front will be enclosed, which measures 2.5m wide x approximately 2m length x 3355m height, just above the threshold for permitted development.

CONSULTATIONS

None

REPRESENTATIONS

Terling Parish Council object to the application on the following grounds:-

- The size of the proposed extension is out of keeping with the other properties in the village.
- Proposal too bulky and would create a terracing affect removing the spaciousness between the properties.
- Out of keeping and harmony to the detriment of the street scene and the identity of the area.
- Over development of the site, inadequate parking.

CONCLUSION

1. Policy Issues

The site lies within the Village Envelope for Terling. It is therefore acceptable in principle to extend the property so long as it satisfies amenity, design, environmental and highway criteria and where the development can take place without detriment to the character of the settlement. Within towns and villages proposals for the extension of an existing dwellinghouse will be considered

in relation to the footprint of the existing dwelling, its appearance, the amenities of neighbours and its effect on the street scene and the area.

The extensions are considered to be of a suitable scale and in character with the existing building.

2. Impact on original building and street scene

It is considered that this proposal will not result in over-development of the site given its footprint, the size of the plot and the existing dwelling. It is not felt that the proposed extensions would detract from the aesthetic amenity of the area. The proposed development is two-storey and would not dominate the original building or street scene. Finished materials will match those of the existing dwelling

This has to be balanced against the existing character of the street in this area. The proposed development would introduce a two storey side extension into Waltham Road which is a street characterised by mixed dwellings of varying age and design.

It is felt that due to the subordinate design of the extension that the balance lies in favour and that there would not be significant demonstrable harm to the appearance and character of the locality to warrant refusal, despite the closeness of the extension to the boundary.

3. Impact on Neighbouring Amenity

It is considered the proposed extensions would not result in material harm to the amenities of neighbours through overlooking, overbearing or overshadowing.

4. Other issues

The dwelling, as extended, would retain adequate space for the parking of vehicles clear from the highway and retain satisfactory private amenity space in accordance with the Council's standards.

RECOMMENDATIONS

It is RECOMMENDED that the following decision be made;
Application GRANTED subject to the following conditions and reasons :-

- 1 TIME21 Full PP 3 Years
- 2 The development hereby permitted shall be carried out only in accordance with the approved plans and specifications as shown

on Drawing Nos. 0604-210, proposed plans, no..0604-300, 0604-proposed elevations and layout plan 0604-100 unless otherwise agreed in writing by the local planning authority.

REASONS

- 1 RTIM21 Time Reason
 - 2 To ensure that the development is satisfactory in accordance with Policies CS2 and BE1 of the Essex and Southend on Sea Replacement Structure Plan and RLP 17 of the Braintree District Local Plan Review.
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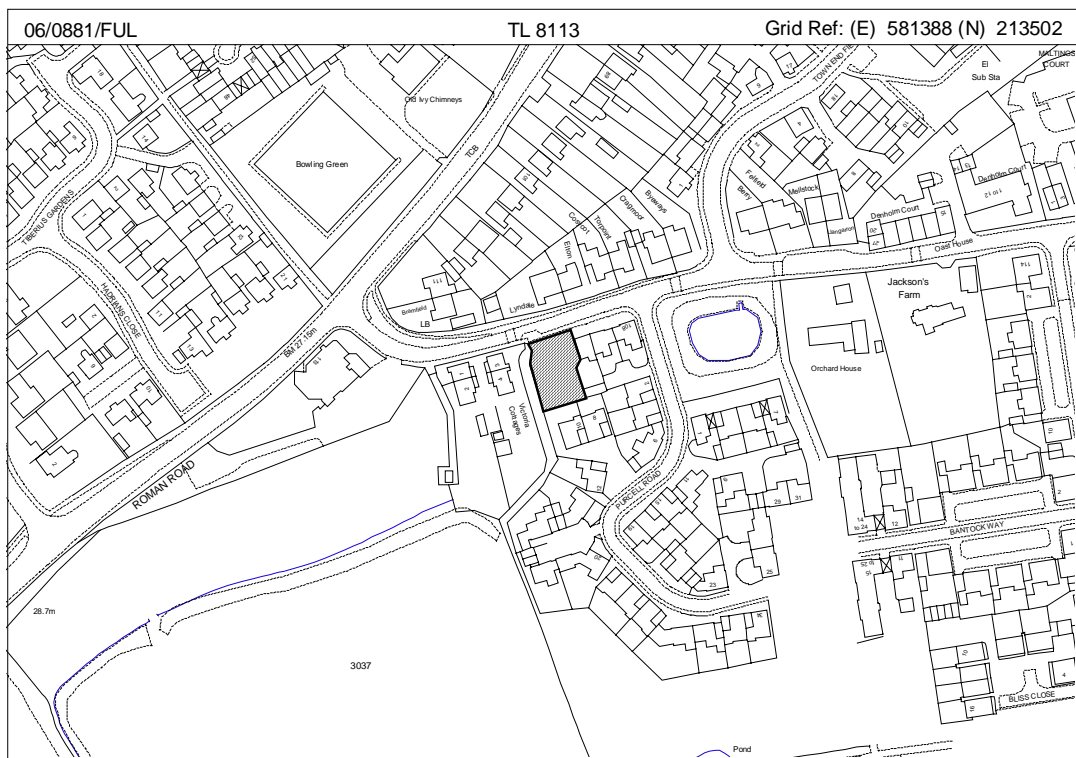
APPLICATION NO : 06/00881/FUL **DATE VALID :** 03.05.06

APPLICANT : Mr A Hilling
102 Maltings Lane Witham Essex CM8 1DP

AGENT : S Moran
30 Riverway London N13 5LJ

DESCRIPTION : Erection of close boarded fence to garden fronting highway

LOCATION : 102 Maltings Lane Witham Essex CM8 1DP



SITE HISTORY

05/00030/REF	Erection of one no. three bedroom house	DISMIS	24.11.2005
00/01764/OUT	Proposed Master Layout Plan: Erection of approximately 800 dwellings, business park, primary school, neighbourhood centre and community facilities	PER	27.11.2001
02/00748/REM	Proposed residential development of 50 dwellings - Area ML3	PER	06.08.2002
04/02138/OUT	Erection of one no. three bedroom house	REF	22.02.2005
05/00798/OUT	Erection of three bedroom house	REF	15.06.2005

POLICY CONSIDERATIONS

Essex and Southend-on-Sea Replacement Structure Plan

CS2 **Protecting the Natural and Built Environment**
BE1 **Urban Intensification**

Braintree District Local Plan Review

RLP3 **Development within Town Development Boundaries and Village Envelopes**
RLP17 **Extensions and Alterations to Dwellings in Towns and Villages**

REPORT

Epping Way is located towards the southern edge of Witham within the town development boundary. The property itself is a red brick dwelling, end terrace of four properties, with a side garden plot. The row was built as part of the Maltings Lane Development under application 02/00748/REM which was approved on the 6 August, 2002. Older, established properties are situated on the opposite side of the road and Victoria Cottages are situated to the left of the application property. Traffic calming measures exist directly in front of the application fence.

This is a retrospective application which seeks approval for a stained timber close boarded fence, 2 metres high which is situated to the right of the property and fences off the side garden. The fence runs to the front of the property with a pedestrian gate for 3.4 metres and then at right angles, following the property boundary for 7 metres.

CONSULTATIONS

None.

REPRESENTATIONS

An objection has been received from Witham Town Council – the issues are outlined below:-

- (i) The fence would be out of keeping with the street scene
- (ii) It could affect sight lines and be a safety issue in view of its close proximity to speed reduction measures.

To address the first issue, it is felt that the fence does not impact to the detriment of the street scene. It is accepted that because the fence is already there, it is impossible to note how the area looked prior to the fence being erected, but it has now become an integral part of the character of the area.

The Maltings Lane design brief refers to the development being open in character, however this particular property has a side garden, which is different to the remaining properties on the terrace and the fence is located on the very edge of the Maltings Lane development, with older style properties directly to the right. The fence does not therefore look out of place.

On the second issue, an opinion has been sought from Essex County Highways which concludes that the fence would not impede sight lines or be a safety issue; there is no vehicular access at this point from the properties and the proposal is felt to be acceptable.

CONCLUSION

It is felt that the fence is an integral part of the street scene and does not detract from the character of the area, neither is it considered to be safety hazard for pedestrian and road users; it is therefore recommended that retrospective approval is granted.

RECOMMENDATIONS

It is **RECOMMENDED** that the following decision be made;
Application **GRANTED**.
