



Design & Access Statement

Proposed Erection of One No Four Bedroom Detached House
with Detached Double Garage

43 Colne Road
Brightlingsea
Colchester
Essex CO7 0DU

May 2021

On Behalf of:
Mr G Hockey

Carried out by:
Nigel Berry MRICS

Reference:
NB/21039



1 Tollgate East
Stanway, Colchester
Essex, CO3 8RS

1. Introduction

This Design & Access has been prepared to accompany a full planning application for the erection of a detached four bedroomed house.

It has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).

2. Planning History

When reviewing the previous history of the site the only known application is reference 05/00291/FUL, for the retention of temporary office accommodation.

The last known use of the site was as a plumbing contractor where this use ceased approximately 3 years ago.

3. Site Context

The site is located centrally along Colne Road, opposite the junction of Duke Street. The rear of the property backs onto a caravan park area with a private vehicular access which serves the rear of all the properties along Colne Road.

The subject property is the only commercial use within the immediate area, with all surrounding properties being of residential use. The area is of a high density consisting of mainly Victorian constructed dwellings with some infill later properties.

The majority of the site is open yard with a store and an element of office to the rear part to the west along with temporary shipping containers. The application site area totals 0.05 hectares. The plot is currently enclosed by fencing and the adjoining buildings with no significant vegetation growth within.



4. Design

The application submitted is for outline consent only with appearance and landscaping reserved.

It is assumed that the elevational appearance will match that of the adjoining properties being of Victorian style, alternatively a concept design may be adopted.

The storey height of the adjacent dwellings is generous where it is proposed that the new dwelling will be 2½ storey with bedroom space within the roof area, likely to have views over the west.

The proposal is for a detached dwelling and detached double garage to the rear, which will be accessed from the western access road.

The new dwelling will contain four bedrooms over the first and second floor levels. A street view elevation has been provided with the outline shape only to provide an indication of scale and not appearance.

5. Use

The current use is deemed to be commercial with the proposed use being residential consisting of one detached house and double garage.



When reviewing the evolving planning policy and current development boundaries, it is noted that this is within the settlement area which is also supported by National Policy. We consider that this is a good use of the site as the continued commercial use may conflict with the surrounding residential properties.

We consider that this is a good use of the site and will comply with current Local and National Planning Policy.

6. Amount

The site is located between Colne Road and the vehicular access road to the west adjacent the caravan park.

The site was previously in commercial use with the majority of the area being open yard with offices and storage to the rear. The overall comprises 0.05 hectares with a site frontage of 9 metres and depth of 49 metres.

The gross internal floor area of the new dwelling will be approximately 180 sq m. The new garage will be double bay meeting the minimum size requires of the current Essex County Council Highway Parking Standards document

7. Layout

The new dwelling will continue the frontage of 41 & 45 Colne Road maintaining a minimum gap from the new dwelling flank wall to the adjacent boundaries of 1 metre. The double garage will be located to the rear of the site matching the layout of the adjacent properties.

There will be no overlooking of adjacent properties with the new dwelling being sited in accordance with the Essex Design Guide.

Within the rear the private garden space will exceed the minimum 100 sq m requirement.

The proposed buildings do not represent an overdevelopment of the site and the layout accords with the Tendring District Local Plan Policies and National Planning Guidance.

8. Scale & Appearance

The scale is incorporated within the outline application although appearance is a reserved matter.



The scale of the proposed dwelling will be comparable to that of the adjacent properties within Colne Road. It is proposed to have 2½ storey in height with accommodation within the roof

space. This approach has been adopted given that a number of properties to the north and south within Colne Road have extended within the roof with dormers formed at second floor level.

The eaves and ridge height will be similar to that of the adjacent dwellings where an indicative street view elevation has been provided. The ridge height of the new dwelling will not exceed 8.4 metres above ground level. This is in accordance with the ridge height of the adjacent dwellings and will also share a similar eaves height of 5.4 metres.

Although the street elevation is currently open between 41 & 45 Colne Road, the infilling will not prejudice the overall appearance of the street scene given the current density and style of the adjacent dwellings.

9. Landscaping

Landscaping is a reserved matter. There is however sufficient space to meet the minimum private amenity space requirements of 100 sq m.

10. Access

Vehicular parking is currently available to the rear of the existing building, where this access will be utilised in the proposed scheme. This will be comparable to the majority of the dwellings to the west, all sharing rear vehicular access.

The access road is privately owned and served from Oyster Tank Road being a maintained highway.

There will be no increase in the previous or potential current vehicular movement from when the site was or could be occupied as a commercial use.

The vehicular movements will be significantly less than the current/previous commercial use and limited to the rear only. The vehicular access onto Colne Road will be closed permanently.



Waste storage and recycling facilities can be contained within the site where there will be sufficient open space to the front of the dwelling fronting onto Colne Road.

11. Flood

A separate Flood Risk Assessment has been undertaken by Evans Rivers & Coastal dated March 2021 and forms part of the outline planning application.