



**REPORT of  
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

---

to  
**NORTH-WESTERN AREA PLANNING COMMITTEE  
3 DECEMBER 2025**

**MEMBERS' UPDATE**

**AGENDA ITEM: 5**

<b>Application Numbers</b>	<b>24/00919/FUL</b>
<b>Location</b>	Barn A At, The Barn, Braxted Park Road, Colchester CO5 0QB
<b>Proposal</b>	The erection of four new build dwellings (in lieu of Prior Approval for four dwellings, subject of application 24/00072/PACUAR).
<b>Applicant</b>	C Burrows
<b>Agent</b>	Stanfords
<b>Target Decision Date</b>	5 December 2025 (EoT)
<b>Case Officer</b>	Matt Bailey
<b>Parish</b>	<b>GREAT BRAXTED</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the local plan

The following paragraphs have been updated to more accurately describe the comparisons between the design of the previously approved conversion scheme (24/00072/PACUAR) and the current proposal.

**3 SUMMARY**

- 3.1.5 *The proposed pair of two-bedroom dwellings would be contained within a new building to replace the barn closest to Braxted Park Road (plot one). The design of the building would be broadly similar in terms of its overall scale and materials to that of the prior approval scheme as viewed from Braxted Park Road - albeit in a "horseshoe" arrangement with rear wings and a central amenity area, and slightly and footprint in comparison to the converted barn scheme.*
- 3.1.6 *The proposed pair of three-bedroom dwellings would be contained within a new building to replace the barn to the southern side of the site (plot two). Again the design of the building would be similar in terms of its overall scale and materials to that of the prior approval scheme – albeit arranged in an L-shaped form with a reduced overall height (4.8m in lieu of 5.8m) and slightly reduced footprint in comparison to the converted barn scheme.*
- 3.1.10 *The overall design of the replacement barns is similar in form to that of the conversion scheme, with some reductions in overall scale and minor alterations and improved planting to the soft landscaping areas to the front of the site.*

## **5      MAIN CONSIDERATIONS**

### **5.3    *Design and Impact on the Character of the Area***

- 5.3.6 *As noted above the scale, form and massing of the proposed new build scheme are similar to that of the prior approval scheme – with a reduction in height to the rear building, reduced footprint and minor changes to the internal layouts to allow for improved circulation, as well as improvements to the external surfaces to provide additional soft landscaping to the front highway facing section of the site. As such, the current proposal would not give rise to any materially greater landscape or spatial impacts than the conversion scheme already accepted under the prior approval. Although the proposal constitutes a new building rather than a conversion, the resultant effects on the intrinsic character and beauty of the countryside, as referred to by Policy S8, would be comparable to the existing structure. In light of the established prior approval fallback, it is considered that the proposal would not result in additional or unacceptable harm beyond that which could occur under the extant consent.*