



Planning Committee
9th December 2025

Application No	:	24/00775/S73 Section 73
Location	:	10 Moulsham Chase Chelmsford Essex CM2 0TB
Proposal	:	Variation of condition 2 to approved application 24/00775/FUL (Outbuilding for office, games room and garden storage) Increase height and addition of solar panels
Applicant	:	Goldman
Agent	:	Mr Isaak Jackson
Date Valid	:	10th October 2025

Contents

1. Executive summary	2
2. Description of site	2
3. Details of the proposal	2
4. Other relevant applications	3
5. Summary of consultations	3
6. Planning considerations	3
7. Community Infrastructure Levy (CIL)	5

Appendices:

Appendix 1	Drawings
Appendix 2	Consultations

1. Executive summary

- 1.1. The application has been referred to the Planning Committee because the applicant is a Chelmsford City Councillor and representations have been received on the application.
- 1.2. The proposal seeks retrospective planning permission to vary Condition 2 attached to planning permission reference 24/00775/FUL which relates to a detached outbuilding that has been built taller than originally approved.
- 1.3. The enlarged outbuilding would retain a design, form and appearance that would remain in character with the local area and other similar outbuildings in the locality. The enlarged outbuilding would not, by virtue of its size or siting, adversely affect the residential amenity of any neighbouring properties.
- 1.4. The application is recommended for approval.

2. Description of site

- 2.1. The application property is a recently constructed two storey detached house located on the eastern side of Moulsham Chase. It is set back from the road and served by a front garden and an area of hardstanding.
- 2.2. The property is situated in a predominantly residential area which consists of dwellings with a mix of sizes, styles and ages. Many houses have been enlarged and benefit from ancillary outbuildings located within their garden spaces.
- 2.3. The boundary of the site is marked by 1.8m tall close boarded timber fencing. The rear boundary adjoins the western side boundary of No. 2 Fraser Close. The northern side garden boundary adjoins the rear garden boundary of No 9 Moulsham Chase.
- 2.4. Dwellings along the eastern side of Moulsham Chase and along Fraser Close generally benefit from large gardens.
- 2.5. The property lies within the Urban Area of Chelmsford where development is acceptable in principle.

3. Details of the proposal

- 3.1. Planning application 24/00775/FUL granted planning permission for the construction of a single storey outbuilding for use as an office, games room and garden storage located at the end of the garden.
- 3.2. The outbuilding permitted had a height of 2.5m with a flat roof. A Non-Material Amendment application was subsequently approved under reference 24/00775/NMAT/1. This permitted a height increase to 2.8m.
- 3.3. This proposal now seeks to vary Condition 2 of the governing planning permission to increase the height of the roof of the outbuilding to 3.1m, as well as the addition of solar panels. The outbuilding has been constructed at this greater height and solar panels have been installed.

- 3.4. No other changes have been made or are proposed. The footprint of the outbuilding is unchanged.

4. Other relevant applications

- 4.1. The main application for the outbuilding was approved under 24/00775/FUL on the 12th July 2025.
- 4.2. An application for the replacement of the dwelling was approved 23rd July 2025 under reference 24/00774/FUL.
- 4.3. The non-material amendment application 24/00775/NMAT/1 to increase the height of the outbuilding from 2.5m to 2.8m was approved on the 4th April 2025.

5. Summary of consultations

- 5.1. Consultees:

Public Health & Protection Services – No Public Health comments with regard to this application.

- 5.2. Local Residents:

Three comments have been received from local residents raising the following issues:

- The building is tall and unsightly.
- Proximity of the building to the rear boundary fence.
- Overbearing.
- Loss of light.
- Devaluation of properties.
- Location of building on a shared waste drain.
- Loss of privacy.

6. Planning considerations

Main Issues

- 6.1. The principle of a flat roofed outbuilding at the end of the garden has been previously accepted. The main issues for consideration with this application is the impact of the development on neighbour amenity.
- 6.2. Policy DM29 of the Local Plan states that development proposals must safeguard the amenities of the occupiers of any nearby residential property by ensuring that development is not overbearing and does not result in unacceptable overlooking or overshadowing.
- 6.3. Relationship with No 2 Fraser Close
- 6.4. The building is located to the south west of the rear elevation and patio of No. 2 Fraser Close. The neighbours garage is positioned closest to the outbuilding. This orientation would not lead to any

reduction in the reception of natural light during the morning or the middle of the day, where the amount of light is at its peak.

- 6.5. Some minor reduction of light would be experienced during the afternoon, though this is already when levels of light are diminishing and would not lead to a level of harm that would warrant a refusal of planning permission.
- 6.6. The outbuilding has a width of 9.8m and is located 0.5m away from the shared boundary with No. 2 Fraser Close. The top part of the outbuilding is visible above the neighbour's fence and as such it does have a visible presence in views from the patio and rear facing windows of No. 2 Fraser Close.
- 6.7. Despite its visibility above the fence line, the outbuilding would only occupy peripheral views within the context of No. 2 Fraser Close's garden. This is because this neighbour has a large garden that extends beyond the width of the outbuilding towards the south, and views rearwards down the garden would be largely unobstructed by the outbuilding.
- 6.8. The nearest habitable room of No. 2 to the outbuilding is the kitchen, which is approximately 5.6m away. Views from this room are directed rearward down the garden and due to the separation between this room and the outbuilding, it would only be visible in peripheral views.
- 6.9. The screening provided by the boundary fence provides some softening of the outbuilding and there is ample space within the garden of No. 2 Fraser Close that can be enjoyed that is unaffected by the development. This provides sufficient escapism from the proximity of the outbuilding.
- 6.10. There are no new windows within the rear facing elevation of the outbuilding facing No 2 Fraser Close and the neighbour's garden would not be overlooked by the development.
- 6.11. Relationship with No 9 Moulsham Chase
- 6.12. The narrow end of the outbuilding sits adjacent the bottom corner of No. 9's rear garden and does not extend across the rear facing elevation of this neighbour. The fencing along the shared boundary provides some screening. The outbuilding is clearly visible from this neighbouring garden and property but is not so overbearing or dominating to result in a harmful relationship.
- 6.13. The development would not lead to harmful levels of overbearing, overlooking or loss of light that would justify a refusal of planning permission.
- 6.14. The proposal would have a satisfactory relationship with all neighbouring properties and complies with the requirements of Policy DM29 of the Chelmsford Local Plan.

Other matters

- 6.15. Concern that has been raised regarding the construction of the building on a shared waste water drain. However, this is not a planning matter and is a building control matter. It cannot be considered against the merits of the application.
- 6.16. Concern has been raised that a clear glazed side facing window located within the northern side elevation of the main dwelling has led to a loss of privacy of some neighbouring houses. The application does not relate to the main dwelling and this is not a matter relevant to this planning application.

7. Community Infrastructure Levy (CIL)

7.1. This application is not CIL liable.

8. Biodiversity Net Gain

8.1. This application is exempt due to its nature as a Section 73 planning application.

RECOMMENDATION

The Application be APPROVED.

Notes to Applicant

- 1 Many planning permissions are required by The Environment Act 2021 to provide Biodiversity Net Gain (BNG) and are subject to a statutory condition that requires a Final BNG plan to be submitted and approved by the local planning authority before work commences.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions apply.

Positive and Proactive Statement

The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework to promote the delivery of sustainable development and to approach decision taking in a positive way.

Plans to be listed on any Decision Notice:

0318 050/P3
0318 110/P4
0318 113/P4
0318 210/P7
0318 211/P5

Appendix 2 – Consultations**Public Health & Protection Services**

Comments
16.10.2025 - No PH&PS comments with regard to this application

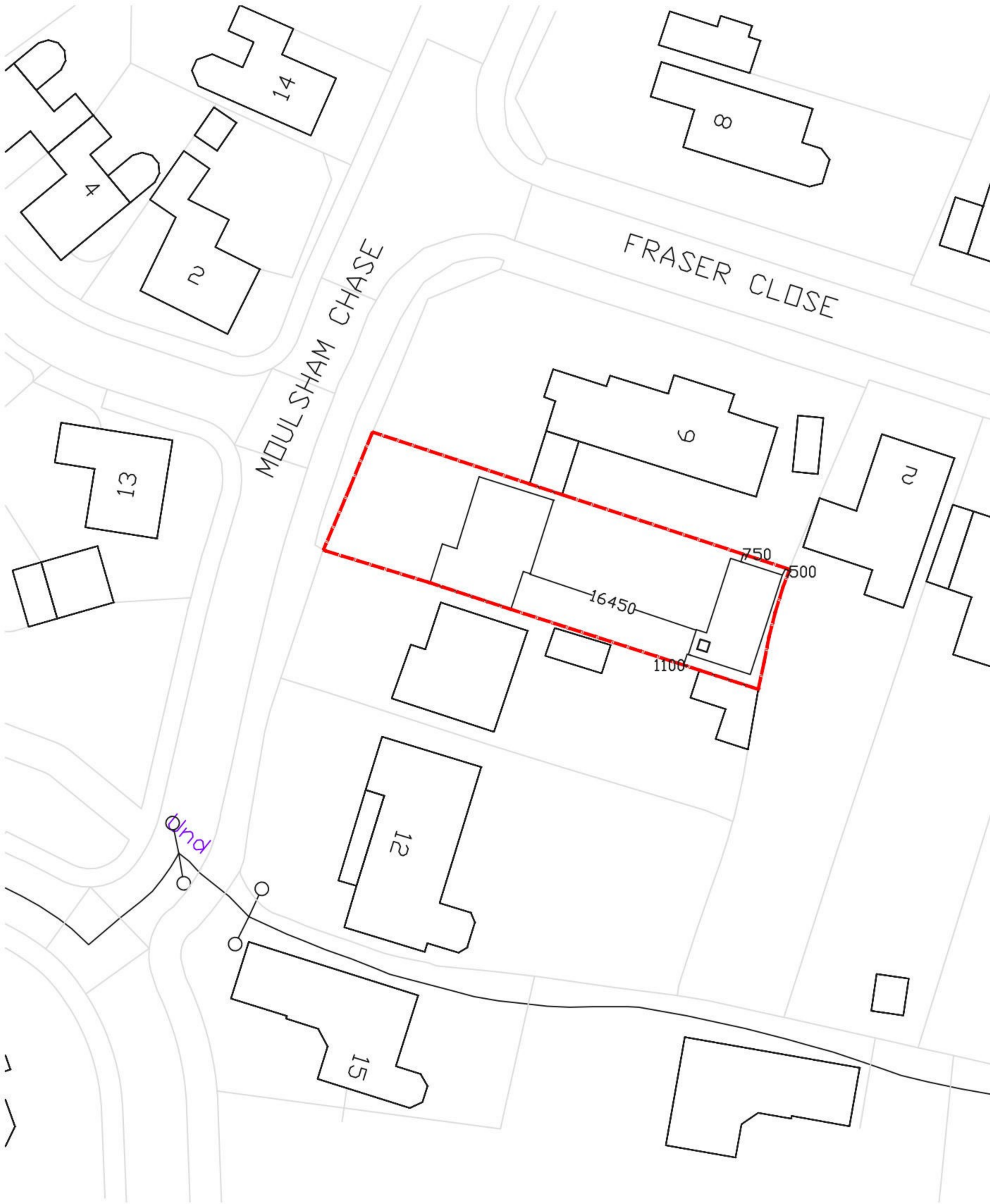
Local Residents

Comments
<p>Representations received – 3 comments have been received by local residents. A summary of these comments follows:</p> <ul style="list-style-type: none">• The building is too tall and unsightly. Too high above back fence• Too large a building to be an office and store• Proximity of the building to the rear boundary fence.• Overbearing.• Loss of light.• Devaluation of properties.• Location of building on a shared waste drain.• Loss of privacy.• First floor window within the side elevation of the main house causes overlooking.• Reconstruction of dwelling was unnecessary.• Whole building not in keeping with surrounding homes



EXISTING LOCATION PLAN

1:1250
0 10 20 30 40 50 m



PROPOSED SITE PLAN

1:500
0 2 4 6 8 10 20 m



PLANNING

REV	DESCRIPTION	DATE
P3	TC - Openings Update	29.01.24
P2	TC - General Update	10.01.24
P1	First Issue	23.11.23

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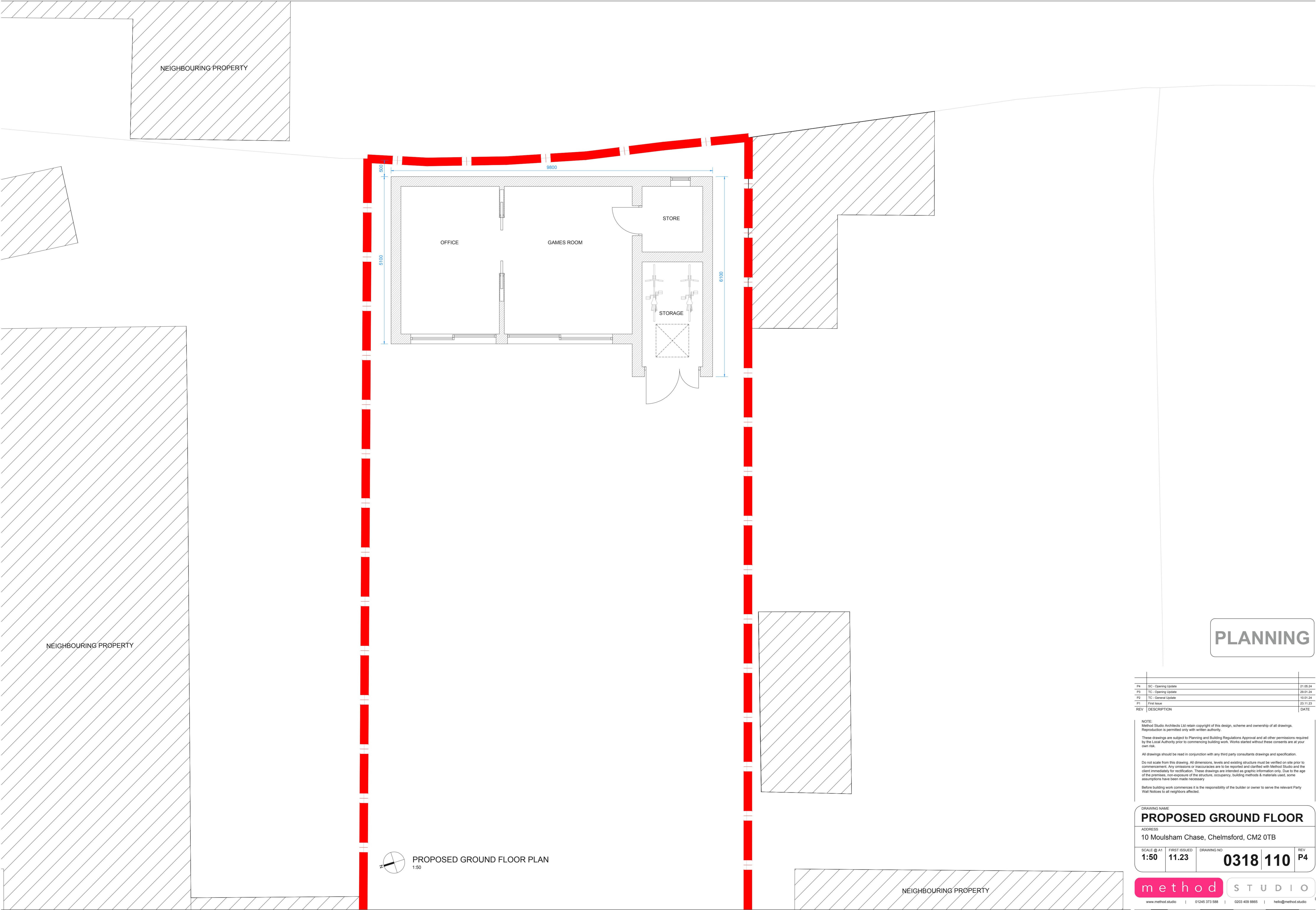
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Before building work commences it is the responsibility of the builder or owner to serve the relevant Party Wall Notices to all neighbors affected.

DRAWING NAME			
SITE LOCATION PLAN			
ADDRESS			
10 Moulsham Chase, Chelmsford, CM2 0TB			
SCALE @ A3	FIRST ISSUED	DRAWING NO	REV
VAR.	11.23	0318 050	P3



PLANNING

REV	DESCRIPTION	DATE
P4	SC - Opening Update	21.05.24
P3	TC - Opening Update	26.07.24
P2	TC - General Update	10.01.24
P1	First Issue	23.11.23

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DRAWING NAME

PROPOSED GROUND FLOOR

ADDRESS

10 Moulsham Chase, Chelmsford, CM2 0TB

SCALE @ A1

1:50

FIRST ISSUED

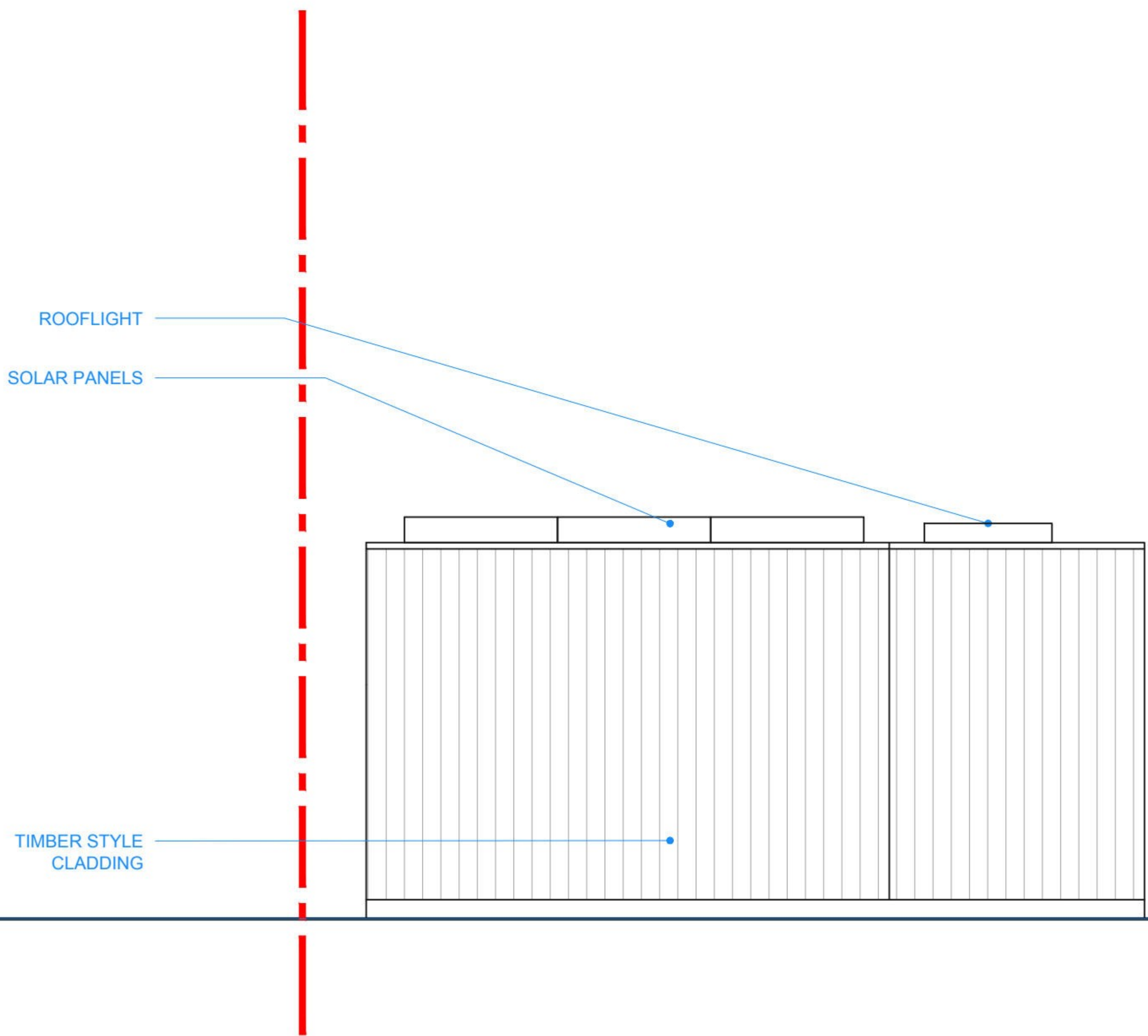
11.23

DRAWING NO

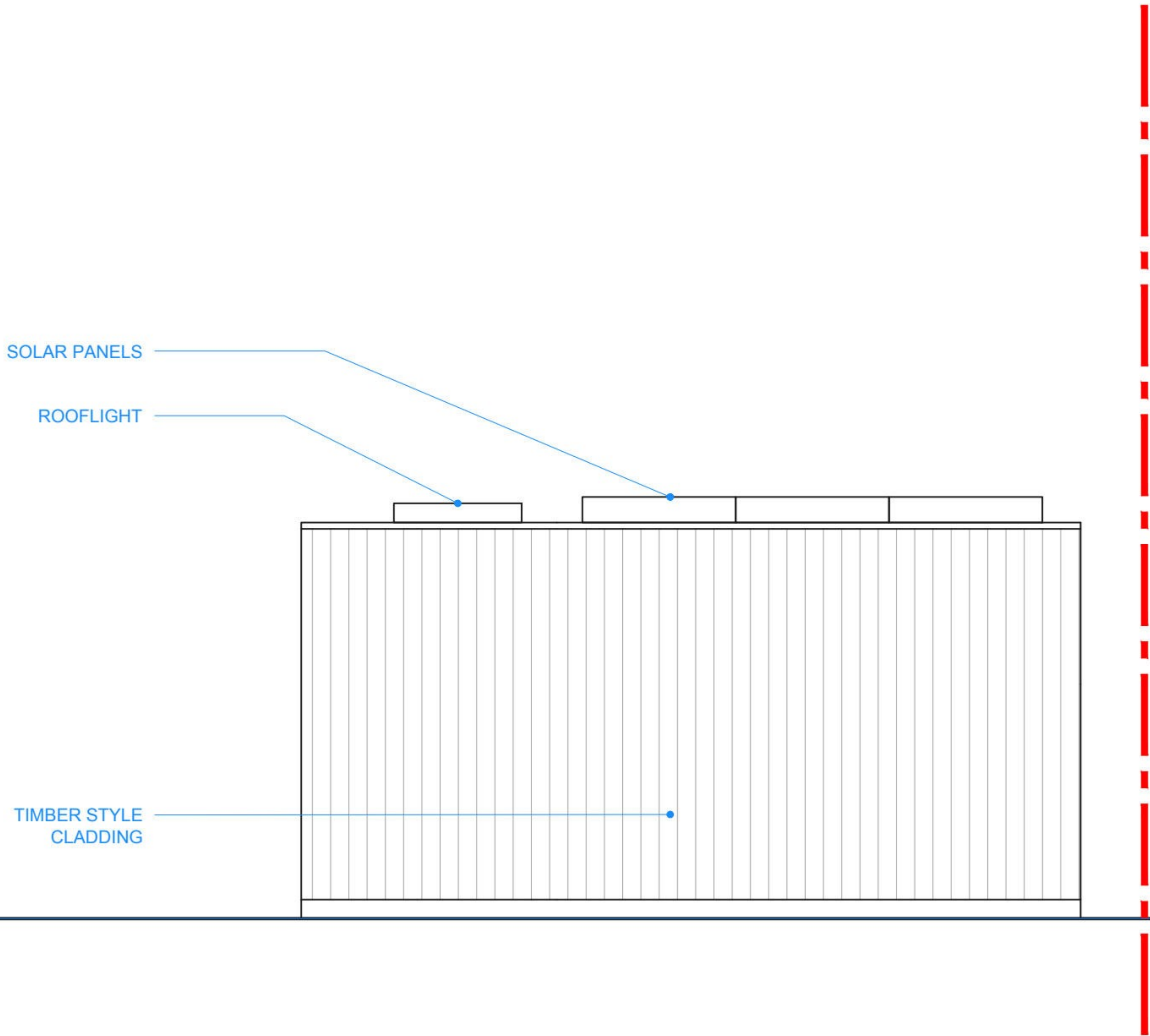
0318 110

REV

P4



PROPOSED LEFT ELEVATION
1:50



PROPOSED RIGHT ELEVATION
1:50

PLANNING

PS	U - Solar Panels added	29.09.25
P4	U - Height change	14.03.25
PS	TC - Covering Update	26.07.24
P2	TC - General Update	10.01.24
P1	First Issue	17.11.23
REV	DESCRIPTION	DATE

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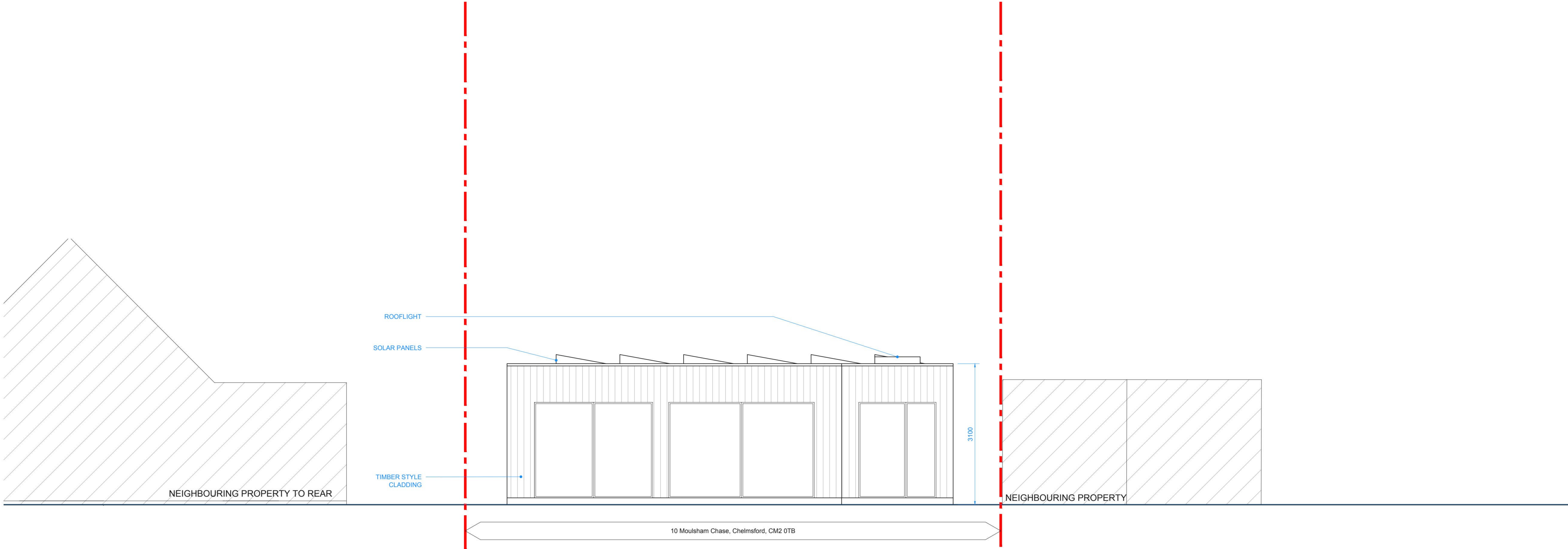
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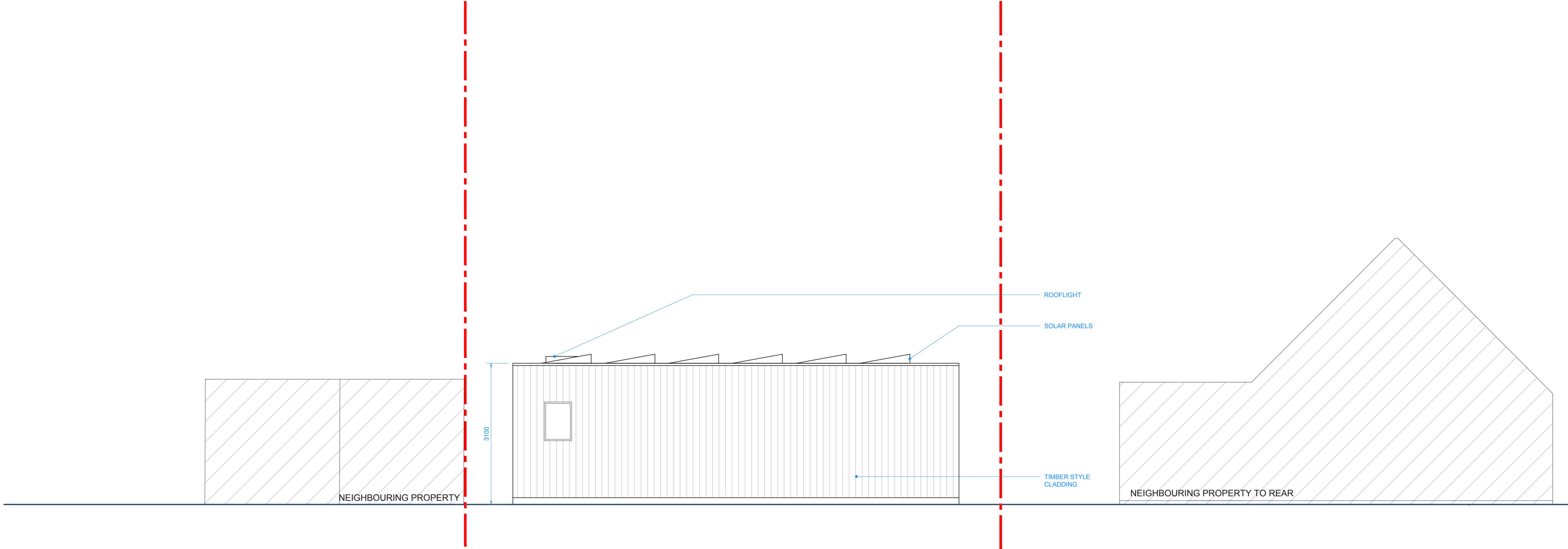
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DRAWING NAME: PROPOSED LEFT AND RIGHT ELEVATIONS			
ADDRESS: 10 Moulsham Chase, Chelmsford, CM2 0TB			
SCALE @ A1 1:50	FIRST ISSUED 11.23	DRAWING NO 0318 211	REV P5



PROPOSED FRONT ELEVATION
1:50



PROPOSED REAR ELEVATION
1:50

PLANNING

REV	DESCRIPTION	DATE
P7	U - Solar Panels added	26.09.25
P6	U - Height change	14.03.25
P5	SC - Opening Update	21.05.24
P4	TC - General Update	06.02.24
P3	TC - Opening Update	29.01.24
P2	TC - General Update	10.01.24

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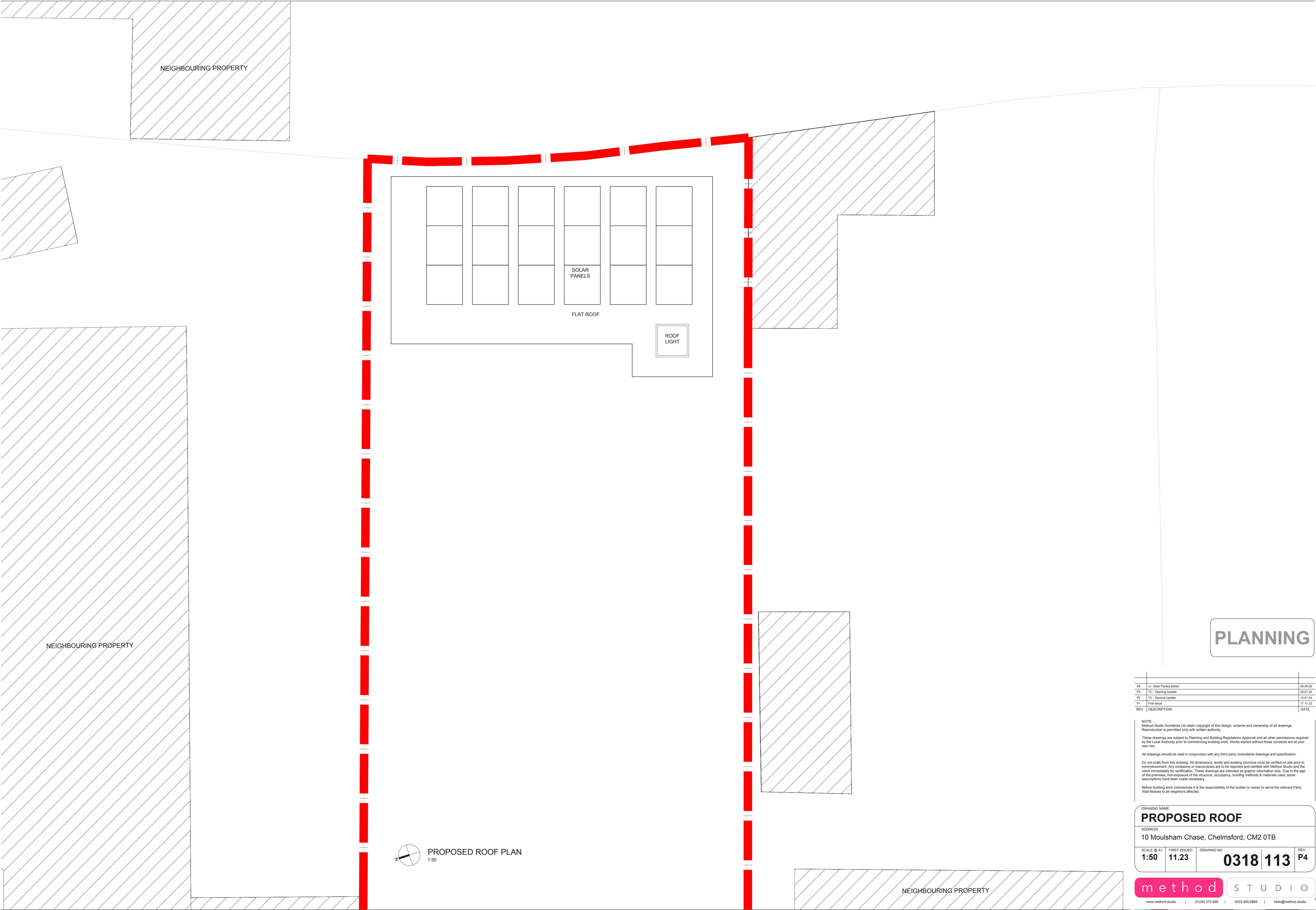
Before building work commences it is the responsibility of the builder or owner to serve the relevant Party Wall Notices to all neighbors affected.

DRAWING NAME			
PROPOSED FRONT AND REAR ELEVATIONS			
ADDRESS			
10 Moulsham Chase, Chelmsford, CM2 0TB			
SCALE @ A1	FIRST ISSUED	DRAWING NO	REV
1:50	11.23	0318 210	P7

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1:50 0 0.5 1 2 3 4 5 m



PROPOSED ROOF PLAN
1:50

PLANNING

REV	DESCRIPTION	DATE
P4	U - Solar Panels added	29/09/25
P3	TC - Covering Update	26/07/24
P2	TC - General Update	10/01/24
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DRAWING NAME

PROPOSED ROOF

ADDRESS

10 Moulsham Chase, Chelmsford, CM2 0TB

SCALE @ A1

1:50

FIRST ISSUED

11.23

DRAWING NO

0318 113

REV

P4