

Item No: 1

Reference: B/08/00352/FUL

Parish: POLSTEAD

Location: Cherry Nook, Straight Road, Polstead Heath

Proposal: Erection of 2no. two storey detached dwellings (existing dwelling "Cherry Nook" to be demolished)

Applicant: Volute Property Limited

Case Officer: Chris Tivey

Date for Determination: 22.04.08

The consideration of this application was deferred by Development Committee at their meeting on 30 April 2008 for site inspection. A panel of Members visited the site on 7 May 2008.

SITE

1. The application site comprises the residential curtilage to a detached bungalow set within a rectangular parcel of land, 0.15 hectares, to the north of Straight Road. It has a frontage of 28 metres and a total depth of 58 metres.
2. An access into Jubilee Farm runs along the western boundary and leads into a yard which wraps around the northern boundary of the application site. To the east is a detached residential property known as 'Fenners' a 1½ storey chalet bungalow.
3. The general character of the area is very mixed in terms of architectural forms and styles, however notwithstanding this, detached dwellings predominate.
4. The site is within the built-up area boundary of Polstead Heath as identified in the Babergh Local Plan Alteration Number 2 (2006).

PROPOSAL

5. Planning permission is sought to demolish the existing bungalow on the site and replace it with 2no. four bedroom detached two storey houses.
6. The properties would be set back approximately 18.5 metres back from the carriageway edge, roughly in the same location as the existing bungalow. Each plot would have its own driveway, albeit in the form of a shared parking and turning area.
7. The properties are essentially the same in design albeit handed. In terms of maximum dimensions, each property would be 10 metres wide and up to 13.4 metres deep. The distance between these properties would be approximately 3.5 metres with the Plot 1 dwelling shown to be 1.9 metres from the western boundary line and the Plot 2 dwelling being a similar distance to the eastern boundary line.
8. Ridge heights for these properties would range between 7.7 metres and 7.1 metres, with eaves heights varying between 4.4 metres and 4.2 metres.
9. Each property would have private amenity space of approximately 400m².

RELEVANT HISTORY

10. None relevant to the application site.

NATIONAL GUIDANCE

11. **PPS1:** Delivering Sustainable Development
PPS3: Housing

PLANNING POLICIES

12. The following Development Plan Policies are applicable to this proposal:

Babergh Local Plan Alteration Number 2 (2006)

- **LP01** (Planning Obligations)
- **HS02** (Villages)
- **HS27** (Density and House Types)
- **HS28** (Infilling)
- **HS30** (Design and Layout)
- **HS32** (Public Open Space)
- **CN01** (Design Standards)
- **TP15** (Parking Standards)

This report only includes policy references. For further details please see Page 4.

OBSERVATIONS

13. PC – object. They consider that the proposal for two houses on the site does not conform to Policy CN01 and in particular where it requires proposals to be appropriate in scale and form and pay attention to the scale, form and nature of adjacent development and the environment surrounding the site. They consider that the proposed development is too large for the available plots.
14. LHA – no objection subject to the imposition of conditions.
15. Environment Agency – no objection to the proposal however subject to the approval of Building Control a percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions.
16. Suffolk Wildlife Trust – the fabric of the building is such as to allow access to bats and whilst often associated with older structures, many species will colonise relatively new properties.

REPRESENTATIONS

17. Two letters of representation have been received covering the following issues:
 - Development not in keeping with rest of area: No two properties along the road are identical.
 - The development will block light to neighbouring properties.
 - The buildings are built very close to the boundaries.
 - The close proximity to the farm access may cause problems with the occupiers of the Plot 2 dwelling in the future.

- Concerns raised over the erection of a separate double garage.
- No objection raised to one 2 storey dwelling.

PLANNING CONSIDERATIONS

18. The application site is situated within the Built-Up Area Boundary of Polstead Heath wherein there is no objection to the principle of development on the site. The character of the area is very mixed but mainly comprises detached dwellings: single, 1½ and 2 storey properties.
19. The properties as proposed would be set back on a similar line to the existing bungalow, following concern expressed by officers with relation to the forward sited garage building this element has now been omitted from the proposal.
20. Policy HS02 of the Local Plan states that new development will be acceptable providing there is no adverse impact on the scale and character of the village, residential amenity, highway safety and the natural and built environment is protected. For the purposes of PPS3 the site can be described as previously developed land as it forms part of the curtilage to a residential dwelling which is situated within an established settlement.
21. Whilst the proposal is for two sizable detached dwellings, the density is such that it would equate to approximately 13 dwellings to the hectare which is far below the Government's suggested minimum density of 30 dwellings to the hectare in PPS3: Housing.
22. The depth of the footprint of the proposed dwellings is very similar to the existing building and whilst the proposal would introduce full two storey dwellings on the site where currently there are none, any views from the first floor rear elevation, of Plot 1 in particular, would be oblique and therefore would protect the amenities of the neighbouring property 'The Fenners' from overlooking.
23. Architecturally the proposed dwellings are acceptable and whilst there is no clearly definable character within the locality, they would, nonetheless, be respectful of the vernacular, the street scene would therefore be protected and the requirements of Policy CN01 satisfied.
24. The proposal provides adequate off street parking to meet the Council's Adopted Parking Standards and approximately 400m² of rear garden to each property. Therefore, the proposal could not be described as over development of the site.
25. The proposal is for a development that would not be detrimental to the character of the locality, residential amenity or highway safety; the layout provides an reasonable standard of privacy and garden size; and it is of a scale, density and form which would be in keeping with the surrounding area, thereby compliant with Policy HS28 which is concerned with infill development.
26. In accordance with Policies LP01 and HS32 the development attracts the need for a financial contribution towards the provision of Public Open Space and therefore a S106 agreement will be required.

REASON FOR APPROVAL

27. The proposed development by virtue of scale, design and form would not be detrimental to the amenities of adjoining residential properties and would not give rise to harm to the character of the street scene. Therefore it is compliant with Policies

HS03, HS28, HS30 and CN01 of the Babergh District Local Plan Alteration Number 2 (2006).

RECOMMENDATION

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:
 - Financial contribution towards Public Open Space provision
- (2) That, subject to the completion of the Planning Obligation in Resolution (1) above being secured, the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:
 - Standard Time limit
 - Landscaping details to be submitted.
 - As per LHA requirements.
 - Material samples to be submitted.
 - Removal of Permitted Development Rights for insertion of further windows and extensions.
 - Bat Survey to be carried out prior to demolition of existing bungalow
- (3) That, in the event of the Planning Obligation referred to in Resolution (2) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission for the following reason:
 - Lack of financial contribution towards Public Open Space provision.