

WOOLVERSTONE – Land to the north of Garden House, Main Road.

Erection of 2 No. detached dwellings. Alterations to existing vehicular access (amended scheme to that approved under planning permission B/03/02122/OUT).

Applicant: Ingleton Homes Ltd.

Case Officer: Gareth Durrant.

SITE

1. The application site extends to approximately 0.09 hectares and has a frontage of 49 metres and a maximum depth of 26 metres. It is used to form part of a nursery which has recently closed. The application site is wholly within the settlement boundary of the village, the Woolverstone conservation area and the Dedham Vale Area of Outstanding Natural Beauty. The walled gardens and ancillary buildings of the former nursery to the north east of the site are all listed (grade II).

PROPOSAL

2. The application is for full planning permission and proposes the erection of two detached dwellings with attached garaging, off a single shared vehicular access. The access would also serve the former nursery site to the north-east.
3. The proposed dwelling at plot 1 to the north of the site is an 'L' shaped and measures 12.3 metres in width and 13.8 metres in depth. The height of the dwelling to ridge is 8.1 metres.
4. The dwelling proposed at plot 2 to the south is also 'L' shaped and has a width of 16.6 metres and a depth of 10 metres. The height to ridge is 8.1 metres.
5. Both dwellings contain four bedrooms and are proposed to be constructed in red facing brickwork with clay plain tiles, clay pantiles or natural slate to the roofs.
6. The application is accompanied by a design and access statement which can be viewed in advance of the meeting by prior arrangement with the case officer.

RELEVANT HISTORY

7. 2002 – Outline planning permission refused for the erection of four no. detached dwellings (B/02/01801/OUT).
8. 2004 – Outline planning permission (with only landscaping reserved) granted for the erection of two dwellings with associated garaging. Construction of vehicular access B/03/02122/OUT refers.

NATIONAL GUIDANCE

9. **PPS1 (2005) Delivering Sustainable Development** - relates to achieving sustainable development and high quality layout and design.
10. **PPS3 (2006) Housing** - sets out the Government's housing policies for planning.
11. **PPG15 (1994) Planning and the Historic Environment** – includes Government Guidance regarding (inter alia) conservation areas and the setting of listed buildings.

PLANNING POLICIES

12. The following Development Plan policies are relevant to this application:

Suffolk Structure Plan 2001

- CS1 (distribution of new development and provision of infrastructure)
- CS3 (location of housing development)
- ENV1 (character and setting of conservation areas and listed buildings)
- ENV3 (design standards)
- T9 (development related private car parking)

Babergh Local Plan (Alteration No.2)

- HS02 and HS03 (housing development in villages)
- HS27 (housing density and house type)
- HS28 (infilling)
- HS30 (design of new housing)
- HS32 (public open space provision – small sites)
- CN01 (maintaining local distinctiveness)
- CN06 (development affecting the setting of listed buildings)
- CN08 (development having an impact upon conservation areas)

** please note that details or extracts of policies are no longer included in reports - see page 4 of these papers*

OBSERVATIONS

13. PC – object to the application and offer the following comments;
 - As the designs stand, certain aspects do not conform with the traditional materials used in the village (slate to roof and design of porches).
 - The houses were considered to be too large. The village as a whole is losing a mix of housing and is being dominated by large and relatively expensive properties. This is undermining its original character.

14. LHA – recommend that any planning permission granted should include conditions to secure improvements to and surfacing of the existing vehicular access and to ensure the vehicle parking/manoeuvring areas are provided and retained.
15. EA – no objections
16. Third Party Representations: Two letters received from local residents objecting to the application. The issues and objections raised are summarised as follows;
 - The frontage walls are out-of-keeping and would deflect traffic noise to other dwellings.

ASSESSMENT

17. The application site is in the built up area boundary of the village and has not been identified as an important open space in the village for visual or recreational amenity. In light of this, there is no fundamental objection to the principle of the residential development of the site. Indeed outline planning permission was granted for a similar development of two dwellings in 2004. Site-specific issues however need to be assessed in line with Development Plan policies listed above.
18. The application site is situated within the Woolverstone Conservation Area and Dedham Vale and Stour Valley Area of Outstanding Natural Beauty. The site is also adjacent to the listed walled gardens (and ancillary buildings) of the former nursery to the north. Relevant Development Plan policies generally protect these areas from inappropriate forms of development, and specifically, from development that would neither preserve nor enhance the character of conservation areas or would adversely affect the setting of listed buildings or the landscape of AONB's.
19. In this case, the dwellings proposed in the application would not result in significant harm to the general character or appearance of the area. Surrounding development varies between Victorian and 1970's/1980's dwellings, resulting in a mixture of styles and designs. There would be no significant harm to either the Conservation Area or AONB to such an extent that it would be possible to substantiate an objection. However, a minor change is considered necessary to alter the choice of materials proposed to the roof of plot 1. Slate is not common on the roofs of dwellings in Woolverstone. Clay pan/plain tiles are the prevalent materials in the village. Revised details have been requested in this respect and Members will be updated at the meeting. The Parish Council has expressed concerns regarding the 'porches' proposed to the dwellings. These are not actually porches, rather detailing around the front doors. This detail is consistent with that approved in the 2004 scheme.
20. The dwellings proposed in the application would not block any important public views of the listed structures to the north. The majority of these are hidden from view already. The existing public vista through the site access to the rear of the site will remain. The proposal will not have a detrimental impact upon the setting of the listed buildings.
21. Concerns have been expressed regarding the boundary treatment proposed to the frontage of plot 1 (a 1.6 metre high brick wall). This feature would not be so out of context or harmful to the character of the conservation area that it would be possible to substantiate an objection. It is however, important that the walls are constructed with appropriate materials and detailing.

22. Vehicular access to both plots is to be taken from the existing vehicular access, which would also serve the nursery site behind (should it become operational again). This is acceptable and there are no concerns arising on highway safety grounds.
23. The proposed dwellings would sit alongside existing dwellings in the streetscene as in-fill development. There are no dwellings situated behind the site. The buildings proposed would not dominate or overshadow the adjacent dwellings or their gardens and there are no concerns regarding potential overlooking of their windows/garden areas from the proposed buildings.
24. Whilst the concerns of the Parish Council regarding the size of the proposed dwellings is noted, there are no grounds to refuse planning permission for these reasons. The application does not represent over-development of the site; the plots are able to accommodate the dwellings proposed in an acceptable manner. Furthermore, there are no concerns regarding the scale or bulk of the buildings proposed.
25. Policy HS32 of the adopted Local Plan requires all applications proposing new dwellings to make provision for public open space. This is either in the form of on-site provision (minimum of 10% of the application site area) or off-site provision in the form of a commuted payment. In this case, given the small size of the site and the layout proposed, on-site provision is not considered appropriate. Accordingly, the recommendation below makes provisions to secure a commuted payment.

REASONS FOR APPROVAL

26. The proposal for the erection of two dwellings accords with the provisions of Development Plan policies ENV1, ENV3, T9, HS02, HS27, HS28, HS32, CN01, CN06 and CN08. These policies seek to protect the landscape qualities of areas of outstanding natural beauty, character of conservation areas and setting of listed buildings from inappropriate development. They also require high design standards for new housing development, adequate parking, protection of residential amenity and highway safety. In this case, the proposed dwellings are of a high quality of design and layout and would not be harmful to the AONB, conservation area or setting of listed buildings to the north. Furthermore, the proposed development would not be harmful to the amenities of occupiers of adjacent dwellings and would be acceptable with regard to highway safety issues.

RECOMMENDATION

- A. The Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the 1990 Act to ensure the payment of contributions towards public open space provision.
- B. Following completion of the agreement the Chief Planning Control Officer be authorised to grant planning permission subject to conditions, including –
 - Materials (excluding slate) and detailing.
 - As recommended by CHA.
 - Provision and retention of vehicle parking and manoeuvring areas.
 - Landscaping scheme

- Boundary treatment

- Archaeology

Otherwise,

C. Refuse planning permission. Reason;

- Inadequate provision for public open space being contrary to Policy HS32 and PPG17.

DECISION
