

HINTLESHAM – DUKE STREET

Erection of 2 No. detached two-storey dwellings with associated garaging. Construction of new vehicular access.

Applicant: Heathpatch

Case Officer: Fiona Bradley

SITE

1. The site is located on the eastern side of Duke Street, to the south of Vine Cottage, and comprises a flat, vacant piece of land. The site has a tree and hedge on it with the remainder of the site being covered in grasses and scrub. The site has an existing access at the southern boundary which is a shared access with the existing access track to the field to the rear. Public Footpath 39 runs parallel to the southern end of the site with a row of established bungalow properties to the south. Opposite the site, on the western side of Duke Street, is a pair of semi-detached cottages and a newly erected two-storey dwelling.
2. The application site straddles the built up area boundary for the village.

PROPOSAL

3. The application proposes the erection of two, two-storey detached dwellings. This application is a revision of the planning permission approved in March 2007 for the erection of two dwellings on the site. The general layout of the dwellings is similar to that previously approved however the size and scale of the dwellings differs in this proposal.
4. The house on Plot 1 has a maximum ridge height of approximately 6.5m, an overall depth of 10.3m and a maximum width of approximately 10.2m.
5. The house on Plot 2 has a maximum ridge height of approximately 7.9m, an overall depth of 10.2m and a maximum width of approximately 12.3m (including attached garage).
6. A new vehicular access is proposed to be constructed adjacent to the northern boundary of the site to provide access to one of the proposed houses. This dwelling would have an attached single garage and parking space. The existing access at the southern end of the site will be modified to serve the second dwelling and will be a shared access with the track to the field at the rear of the site. The second dwelling will have a detached single garage and parking space on site.
7. An existing tree and portion of hedgerow will be removed as part of this proposal. The tree is not covered by a Tree Preservation Order.

8. The application is supported by a design and access statement which in summary indicates that:
- The proposal involves the provision of two dwellings on land formerly used for agriculture with valid consent for the erection of two houses (design varies).
 - Both houses front onto Duke Street, approximately parallel to Duke Street.
 - The spacing arrangement of adjoining development has been followed.
 - Principal rooms are rear facing to overlook rear gardens and open fields beyond.
 - Built frontage to plot frontage ratio, plot width and dwelling width are comparative with surrounding development.
 - Car turning provision is made on site, turning areas enable vehicles to enter and leave the site in forward gear.
 - The proposal seeks to introduce two dwellings of traditional rural cottage character. Form and materials reflect buildings nearby.
 - The site lies substantially within the village settlement. Approval exists for two dwellings, substantially the same site area.

RELEVANT HISTORY

9. 2007 – Planning permission approved for the erection of two. No. detached dwellings and construction of new vehicular access (B/06/01264/FUL). This application was approved for the following reason:

“Having regard to the pattern of existing development in the area and the relevant provisions of the Development Plan (namely policies EN19, HS02, HS04, HS28, HS30, CR01 and CN01 of the Babergh Local Plan, Alteration No. 2, 2006, it is considered that the proposed development would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers, would not result in the loss of any important trees and would be acceptable in terms of traffic safety and convenience.”

10. 2006 – Planning permission refused for the erection of two No. detached dwellings and construction of new vehicular access (B/05/00511/FUL).
11. 2004 – Planning permission approved on the adjoining site to the north of the application site (part side garden of Vine Cottage) for the erection of a two-storey dwelling and construction of new vehicular access (B/04/00716/UL refers).

NATIONAL GUIDANCE

12. **Planning Policy Statement 1: Delivering Sustainable Development**

Planning Policy Statement 3: Housing

PLANNING POLICIES

13. The following Development Plan policies are applicable to the proposal.

Babergh Local Plan, Alteration No.2 (2006)

- HS02 & HS03 (Villages)

- HS04 (Countryside)
- HS27 (Housing Density and Type)
- HS28 (Infilling and Groups of Dwellings)
- HS30 (Design)
- HS32 (Public Open Space – Developer Contributions)
- CN01 (General Design)
- TP15 (Parking Standards)
- CR01 (Landscape Quality)

OBSERVATIONS

14. PC – no objection but raise concern about the Public Footpath being blocked by the proposed gate (the gate has since been removed from the proposal).
15. LHA – No objection recommends the imposition of standard highway related controlling conditions to ensure the accesses and turning/parking areas are provided.
16. One letter of objection has been received. The main points can be summarised as follows:
 - The proposed development will represent overdevelopment of the site resulting in harm to the open character of the countryside.
 - Since purchasing our property there has been a total of seven planning applications submitted in Hintlesham which would directly impact on our standard of life.
 - The building of the property would destroy the space that currently forms a visual break and would introduce an obtrusive feature, detrimental to the character of the locality and the countryside.
 - Positioning of the dwellings will be built on land that is currently farm land.
 - Noise, disruption, mess and parking issues caused by the building.
 - Traffic issues generated if parking were allowed on the verge and with cars entering and leaving the property due to the location of the property on a bend.
 - An application for another dwelling (B/07/01413/FUL) has been submitted. The area is inadequate for three dwellings.
 - The previous application was submitted on the premise that it was for local farmer's relatives but was then sold to a commercial developer.

ASSESSMENT

Principle of development

17. The site straddles the built up area boundary for the village. However, planning permission was approved in March 2007 for the erection of two, two-storey detached dwellings on this site thereby establishing the principle of residential development in this location. The reason for approving the previous application included that the proposal would not materially harm the character or appearance of the area. Accordingly, this application, for a similar form and density of development is acceptable.

18. A neighbouring resident has objected to the application as it will represent overdevelopment of the site and will be built on farmland. Given the previous approval for two dwellings on the site the proposal is acceptable in terms of location, density and the amount of development.

Impact on the character of the area

19. The proposed development differs from that previously approved in terms of the siting and size of the dwellings but maintains the general design and appearance. The scale of the detached dwellings, although slightly larger in footprint and height than the two dwellings previously approved, are appropriate in terms of the setting and character of the surrounding area. Each house has a private garden to the rear. The gardens are not large but are of sufficient size for a family dwelling.

Highways/Parking

20. The proposed vehicular access and modifications to the existing access are in keeping with that previously approved. The Local Highway Authority have stated that the proposal is acceptable and have no objection subject to the imposition of conditions relating to parking and turning provision on site, in accordance with the plans submitted.

Amenity

21. The erection of the two dwellings will not impact upon the neighbouring properties in terms of residential amenity. There are no windows at first floor level on the proposed dwelling on Plot 1, therefore no loss of privacy or overlooking to the house to the south of the site. The two first floor windows on the northern elevation of Plot 2 serve bathrooms therefore limiting potential for overlooking and loss of privacy to the property to the north (garden of Vine Cottage). The main windows to both dwellings are located to the rear of the properties overlooking the field. Windows to the front of the dwellings are separated from the nearest residential property opposite (Rosemary House) by Duke Street.

Public Open Space

22. Policy HS32 requires the applicant/developer to either provide 10% of the application site as public open space (where agreed in advance with the Local Planning Authority) or financial contributions towards the upgrade/expansion of existing Local Authority maintained areas of public open space away from the site. In this case, the provision of 10% of the application site is not a suitable option given the small size of the site (which will not provide a useable area of open space). The applicant's agent has been advised of the contribution and has indicated that they are willing to provide a financial contribution towards the off-site provision of new, or upgrade of existing, public open space.

REASON FOR APPROVAL

Having regard to the pattern of existing development in the area and the relevant provisions of the Development Plan (namely policies EN19, HS02, HS04, HS28, HS30, CR01 and CN01 of the Babergh Local Plan, Alteration No. 2, 2006) the proposed development would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers, would not result in the loss of any important trees and would be acceptable in terms of traffic safety and convenience.

RECOMMENDATION A

- A The Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the 1990 Act to ensure:
- i) The payment of contributions towards off-site public open space provision.
- B Upon securing the above obligation, the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:
- Materials
 - As recommended by LHA
 - Landscaping
 - Boundary treatment

Otherwise,

RECOMMENDATION B

Refuse planning permission.

- Inadequate provision of public open space and play equipment contrary to Policy HS32 and PPG17.

DECISION
