

STUTTON - ORCHARD HOUSE, HOLBROOK ROAD

Submission of details under O.P.P. B/04/01560/OUT – the siting, design and external appearance of and the landscaping of the site for the erection of 5 No. dwellings (existing detached dwelling/outbuildings to be demolished). Alterations to existing vehicular access.

Applicant: Ryden Developments

Case Officer: Lynda Bacon

SITE

1. The application site is located to the south of Holbrook Road, opposite the junction with Larksfeld Road. To the west the site is adjacent to Primrose Cottage, which is an extended two-storey detached dwelling situated in close proximity to the back edge of the footpath. To the east the side boundary of the application abuts the rear boundaries of nos. 21 – 25 Stutton Close and to the south the land is used as an extension to the garden associated with a nearby property known as Holly Trees. The site is located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and wholly within the built-up area boundary for the village.
2. The application site comprises a wedge shaped parcel of land measuring 0.27 hectares in area. It has a frontage of approximately 43m with a depth of between 47m and 80m (average depth 60m) and is currently occupied by a detached two-storey dwelling (date stone 1912) situated centrally within the plot. A detached double garage is situated to the rear of the existing dwelling and a glasshouse and an elongated red brick outbuilding are situated in close proximity to the highway, the outbuilding is attached to the neighbouring property, Primrose Cottage.

PROPOSAL

3. This reserved matters application has been submitted for the consideration of five dwellings following the demolition of the existing buildings on the site. The submitted layout proposes the erection of three two-storey dwellings at the front of the site arranged as a semi detached pair and a single detached dwelling, positioned either side of the central vehicular access. Two further detached dwellings are proposed towards the rear of the site.
4. In respect of the proposed semi detached pair of properties, one will transfer to a Housing Association to provide an affordable housing unit of accommodation and the other is a two bed open market dwelling, to accord with the terms of the outline planning permission.
5. Each dwelling will have access to dedicated parking areas and/or garaging and in the case of the semi detached pair the parking is provided in a shared area located behind the dwellings.

6. The dwellings have been individually designed and incorporate elements of the Suffolk vernacular with a traditional range of construction materials being proposed, including brick, render, weatherboarding and pantiles.

RELEVANT HISTORY

7. 1989 – Outline planning permission granted for the severance of the side garden and the erection of a detached two-storey dwelling and garage, and erection of a double garage for Orchard House, (B/89/00518).
8. 2006 - Outline planning permission granted for the erection of 5 dwellings following the demolition of the existing dwelling and outbuildings, subject to a S106 legal agreement securing one affordable housing unit and a public open space contribution (B/04/01560/OUT). The current application is in respect of the details pursuant to this outline permission.

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 strategy, including supply, affordable housing, densities etc.

PLANNING POLICIES

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

Suffolk Structure Plan 2001

- Policy CS1 (sustainable development)
- Policy CS3 (location of housing development)
- Policy CS9 (Affordable Housing)
- Policy ENV3 (Design Standards)
- Policy ENV7 (Areas of Outstanding Natural Beauty)

Babergh Local Plan Alteration No.2 (2006)

- Policy LP01 (Planning obligations)
- Policy HS02 (Housing in Villages)
- Policy HS03 (Defines villages)
- Policy HS04 (New housing intergrated into villages)
- Policy HS09 (Affordable Housing)
- Policy HS28 (Criteria for Infilling and Groups)
- Policy HS30 (Layout and Design)
- Policy HS32 (Public Open Space)
- Policy HS34 (Smaller dwellings)
- Policy CN01 (General Design)
- Policy CR02 (AONB landscape)

Please note that details or extracts of policies are no longer included in reports – see page 4 of these papers.

OBSERVATIONS

12. PC – No objection subject to conditions regarding the provision of street lighting and the retention of the hedge to the southern boundary along with secure fencing. The Parish Council also observe that the existing wheelwrights workshop is worth saving, as this is the last remaining rural industrial building in the village, and is the sole-surviving clue to Stutton's historical heritage and would prefer the character of it to be retained with its sympathetic conversion to a dwelling, in keeping with the village street scene. Parking for plots 1 and 2 is detached from the rest of the design. Plots 3, 4 and 5 are suitable designs and layouts which the Parish Council do not object to. The boundaries shown for Holly Cottage are incorrect and extend behind the southern boundary of the plot.
13. LHA - Recommend the imposition of three standard conditions concerning the layout of the access, visibility and the provision and retention of the parking areas.
14. EA – Offers standard advisory comments for the applicant.
15. S.C.C. Archaeology – There would be no significant impact on known archaeological sites or areas, therefore no objection to the development.
16. SWT - Records indicate that Stag Beetles have been recorded in this area. (listed as a UK and Suffolk Biodiversity Action Plan Species) and therefore request that should Stag Beetle larvae be discovered an appropriately qualified ecologist is contacted to confirm identification and to advise on a suitable course of action.
17. Suffolk Coasts & Heaths Project - To be reported verbally at the meeting if received.
18. AWS - To be reported verbally at the meeting if received.
19. Third Party Representations –one letter of objection and one letter of support has been received. The objection is summarised as follows:
 - Impact on privacy along the southern site boundary with the garden of Holly Trees.
 - A preservation order should be made on the existing holly hedge along part of the southern boundary to prevent it being reduced in height by future occupiers.
 - The exact position of the southern boundary needs to be established between both parties.
 - A condition should be imposed requiring the erection of close boarded, full height fence along the southern boundary to give security and some provacy before building commences.

The letter of support confirms that there is no objection to the proposal and reaffirms that a section of the existing hedge on the eastern boundary is to be retained at a height of 4 metres.

ASSESSMENT

20. The application site is within the defined built up area boundary of the village and the principle of this development has been established with the grant of outline planning permission for five dwellings in 2006. The principle of the residential development on this site has therefore been established. The outline permission also secured the provision of an affordable housing unit and a small 'open market' dwelling, and a financial contribution towards the provision or upgrade of existing areas of public open space. The issues considered central to the outcome of this application are whether the development will have an adverse impact on the amenities of adjoining properties and whether the detailed design is appropriate for the location.
21. The layout of the development along the frontage of the site has been designed to reflect the sense of enclosure on this side of Holbrook Road, currently provided by the existing outbuilding. A section of this outbuilding is to be retained as a 2 metre high wall linking the development with the neighbouring property, Primrose Cottage. The use of brick and render on the front elevations has reduced the visual mass of this frontage development and the entrance to the site is defined by two storey gabled elements on either side. The detailing of the side elevations to the entrance road would maintain interest on approaching the development and 1.65m high osier fencing adjacent to the access road and a shaped screen wall continue visual interest within the development.
22. The dwellings are of a traditional design and incorporate elements of Suffolk vernacular and in respect of the detached properties proposed. The garages have been positioned within each plot so as to minimise the loss of neighbouring privacy from overlooking. Furthermore, first floor side windows have been avoided for each property and where such windows are proposed they service bathrooms/ensuites or wardrobe rooms and would be obscure glazed. A side bedroom window is however proposed at plot 3 but this is a second window serving that room and will be fixed shut and glazed with obscure glass to protect privacy.
23. In respect of the comments received by the Parish Council it should be noted that the principle of demolishing the existing outbuilding to the front of the site was established by the outline planning permission and its retention cannot now be achieved. The parking area serving the semi detached pair (plots 1 and 2) is conveniently located behind the dwellings it serves and direct access is achieved via individual footpaths through the rear gardens.
24. The issue concerning the loss of privacy resulting from the development proposed at the rear of the site is raised by the occupier of Holly Trees to the west. It concerns a parcel of land associated with their dwelling that is located to the south of the application site, which is some distance from Holly Trees itself. The land in question is used for recreational purposes and includes a tennis court with swimming pool beyond. The private rear garden area of Holly Trees is protected by the layout of the proposed development. Given that the recreation area is somewhat isolated from the dwelling it serves, and coupled with the fact that it is not in frequent use year round any loss of any privacy here would not be significant or sufficient to support an objection to the application on this ground.
25. In view of the above and having regard to the provisions of the Development Plan the planning application can be supported.

REASON FOR APPROVAL

The proposal, for the erection of five dwellings and alteration of the vehicular access, would accord with the provisions of policies HS02, HS03, HS04, HS09, HS28, HS30, HS32 HS34, CR02 and CN01 of the Babergh Local Plan Alteration No.2 (2006). Having regard to the pattern of existing development in the area and subject to compliance with the conditions attached to this permission the dwellings would not reduce the amenities enjoyed by occupants of neighbouring property, would not result in the loss of any significant trees and would be acceptable in terms of highway safety.

RECOMMENDATION

Grant planning permission, subject to the following conditions: -

- First floor side windows glazed with obscure glass.

DECISION
