

SHOTLEY – LAND BETWEEN 36 AND 38 KINGSLAND

Erection of 2 no. semi-detached two bedroom bungalows. Construction of new vehicular access.

Applicant: Suffolk Housing Society

Case Officer: Chris Tivey

SITE

1. The application site comprises an area of approximately 0.1 hectares grassed land, situated on the western edge of Shotley. The boundary with the Parish of Erwarton runs along the western boundary of the site where abutting open agricultural land.
2. The site is accessed at the turn in Kingsland, between No.s 36 and 38. No. 36 is a two-storey semi-detached house with a vehicular access to the southern rear boundary, via the application site. No. 38 is a semi-detached bungalow and is orientated at approximately 90° to the former property.
3. The site itself is square in shape and measures up to approximately 38m wide (excluding the driveway) and up to 30.5 m deep. An informal footpath crosses the site connecting into the rural footpath network that surrounds the village.
4. Boundary treatment to the rear garden is of the neighbouring properties comprise established evergreen hedging.

PROPOSAL

5. Planning permission is sought to erect a pair of two-bedroom bungalows within the heart of the application site. The bungalows would be orientated 45° to Nos. 36 and 38 with their front elevations being approximately 20 m and 12 m setback from the rear elevations of those properties respectively.
6. The existing vehicular access would be hard surfaced leading to a parking and turning area, in addition to the existing rear access to No.36. The new footpath link would be created along the remainder of the northern boundary shared with No.36 connecting to the footpath that runs along the rear (western) boundary.
7. Each bungalow would have a footprint of around 10.4 m deep and 8.1 m wide, the plot one unit would be situated approximately 0.55 m further forward than its adjoining neighbour. The bungalows would have a ground to ridge height of 5.65 m and a ground to eaves height of approximately 2.5 m. The buildings would be finished in facing brick with Pantiles to the roof, fascias and soffits would be in uPVC.
8. In terms of layout each property would comprise a central porch and entrance hallway, with a bedroom to each side at the front, a bathroom situated midway along the flank of each respective unit, and a living/dining and kitchen to the rear.

RELEVANT HISTORY

9. None relevant to this application.

NATIONAL GUIDANCE

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PLANNING POLICIES

10. The following Development Plan Policies are relevant to this application:

Babergh Local Plan (Alteration No. 2) 2006

- HS02 & HS03 (Villages)
- HS27 (Housing Density and Type)
- HS28 (Infilling and Groups of Dwellings)
- HS30 (Design)
- HS32 (Public Open Space – Developer Contributions)
- CN01 (Design Standards)
- TP15 (Parking Standards)

OBSERVATIONS

11. PC – No comment to make on this application.
12. Local Highway Authority – Do not wish to restrict the grant planning permission.
13. One letter of representation has been received from the occupiers of No.36 Kingsland who state that their first objection is to the very narrow vehicular access which means that any vehicles leaving the site will pass close to their window which would completely destroy the peace and privacy that they currently enjoy. Furthermore they state that the way the bungalows are to be positioned would mean that they would look straight into their windows, this could be overcome by positioning them parallel and nearer to the fence of 38 Kingsland.

ASSESSMENT

14. The principle of residential development on this site is acceptable with the site being situated within the built up area boundary of Shotley.
15. The general character of the area is mixed, comprising both single storey and two-storey properties. Those properties immediately adjacent to the application site are semi-detached in nature. Spacing between dwellings within the locality is also varied, the fact that the proposed dwellings are situated to the rear of existing properties is not in itself a reason to refuse planning permission, subject to all other material planning considerations.

16. With the exception of the existing wrought iron access gate and low brick wall immediately to the rear of No.36 the remainder of the boundary treatment to that property is such that there would be no material increase in overlooking from the proposed units, with the hedge providing an effective screen. The proposed dwellings are to be built on land which currently has informal public access, including access for utilities and other vehicles. The development should not therefore cause any additional harm.
17. The distance from the front elevation of the plot one unit to the open aspect of that boundary (the No.36 rear access) at its closest is approximately 13m. Taking into account the fact that bedrooms are proposed to the front and are therefore less likely to be in use during daytime, it would be difficult to substantiate an objection on the grounds of mutual overlooking between these properties, particularly when bearing in mind that one can currently see clearly into the rear of No.36. To reorientate the buildings as suggested by the objector would if anything create more direct overlooking of the garden area immediately to the rear of their property.
18. Comments have also been raised by the neighbours respect to traffic generation and the impact that the proposal would have on their amenities. Bearing in mind that they themselves, in addition to other residents and utilities workers have vehicular access into the application site it would be very difficult to substantiate a reason for refusal on this basis. The window that they are referring to appears to relate to a utility or other service room.
19. The designs of the proposed dwellings reflect the style, character and detail of the immediate vicinity and taking into account the proposal will provide additional affordable units of accommodation (the applicant being Suffolk Housing Society) to residents of the local community that planning permission should be granted.
20. 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 or off-site provision in the form of a commuted payment. Given the relatively small size of the site and layout of the development, an on-site Public Open Space provision is not considered appropriate and accordingly the Officer Recommendation below makes provision to secure a commuted payment.

REASONS FOR APPROVAL

21. The proposed development would make efficient use of a site situated within the built-up area boundary of Shotley. The design and scale of the dwellings is appropriate to the street scene and furthermore, they would not give rise to a material loss of amenity to neighbouring residential properties by reason of the siting of the proposed bungalows or through the proposed access. The proposal is therefore compliant with Policies HS02, HS03, HS27 and CN01 of the Babergh District Local Plan (Alteration No. 2) 2006.

RECOMMENDATION

- 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 Public Open Space provision.

B Upon securing the obligation the Chief Planning Control Officer be authorised to GRANT planning permission subject to the following conditions –

- As recommended by CHA
- Landscaping scheme

Otherwise,

C REFUSE planning permission

- Inadequate provision of Public Open Space and play equipment.

DECISION
