

GLEMSFORD – LAND ADJ. SILVERLEA, FLAX LANE

Outline – Erection of 2 no. detached two-storey dwellings with garages. Alteration to existing vehicular access.

Applicant: Mrs E M Piper; Mrs S Peck; Mrs A Howe

Case Officer: Gemma Pannell

SITE

1. The site is approximately 0.1 hectares in size and is within the Built Up Area Boundary. The frontage of the site is approximately 23 metres with a maximum depth of 42 metres. The site is within the built up area boundary and adjacent to the Glemsford Conservation Area but not within it.

PROPOSAL

2. See report heading. The application seeks outline planning permission for the erection of 2 no. detached dwellings which front Flax Lane. The dwellings will be built in the side garden of Silverlea.
3. The application is in outline form with all matters reserved for later consideration. However, the agent has provided an illustrative layout and indicative access positions, which show how the site can accommodate two no. dwellings with provision for off street parking.
4. The applicants' agent has submitted a Design and Access statement to support the application which is summarised below:
 - The site is adjoined by existing residential development to the East, South and West. To the North, the site adjoins the public highway of Flax Lane with further residential development beyond.
 - The site has mature established hedgerows along its eastern and southern boundaries. These are to be retained. The western boundary will be defined by a new wooden fence.
 - The site is situated on the Southern side of Flax Lane between two existing detached dwellings – Silverlea to the West and Birch Lodge to the East.
 - In the past 12 months the former commercial premises to the west of the site has been redeveloped with a substantial terrace of housing comprising 12 houses and flats. To the south of Silverlea/the site two detached bungalows have been constructed.
 - The proposed dwellings represent a satisfactory form of infill development and will ensure the effective and efficient use of the application site without compromising the ability to secure a satisfactory form of development.

- The dwelling on Plot 1 is proposed to sit slightly forward and the dwelling on Plot 2 is proposed to sit slightly behind the front elevations of both Silverlea to the west and Birch Lodge to the east. The design approach will help to provide a variable treatment to the street scene.
- Both dwellings are situated substantially behind the building line created by the recent development of Flax Lane and Egremont Street. However the proposed garage to the front of Plot 1 will help to form a courtyard effect and appearance when viewed in the context of the recent development to the west of Silverlea.
- The scale of the proposed dwellings will not exceed the following dimensions:-

Plot 1 – 7.0m (w) x 13.5m (l) x 7.5m (h)

Plot 2 – 10.5m (w) x 13.5m (l) x 7.75m (h)

- The appearance of the application site will be consistent with and complementary to the character and appearance of the existing street scene. The proposed dwellings will be two storey in height, and therefore, consistent with the scale, height and appearance of the existing detached dwellings on the southern side of Flax Lane, Glemsford.

HISTORY

5. 1970 – Outline planning permission refused for 2 no. dwellings and access (S/70/00266/M refers)
6. 1971 – Planning permission granted for the erection of garage and store (S/71/00879/M refers)
7. 1974 – Outline planning permission granted for the erection of house and garage (B/74/00788/OUT refers)

POLICY

8. The following policies are considered to be relevant to this application;

Suffolk County Structure Plan 2001

- ENV3 (Design Standards)

Babergh Local Plan Alteration No.2 (2006)

- HS02 (Villages)
- HS27 (Density)
- HS28 (Infilling)
- HS30 (Design of new housing)
- CN01 (Maintaining local distinctiveness)

OBSERVATIONS

9. PC – Recommend approval
10. CHA – Recommend standard conditions

11. Letters – 4 letters have been received objecting to the development and making the following comments:
- The rear of our property will be surrounded by houses in very close proximity on all three sides.
 - The planned garage will directly border the boundary beside our front garage and is in front of the building line.
 - The site is far better suited to the erection of a single detached house.
 - Loss of a view
 - The infrastructure can not support any more buildings
 - Trees and hedges on the boundary should be protected

ASSESSMENT

12. The lead policies in considering this application are HS28 and HS30 which considers the principle, layout and design of new development. It also states that the proposal should be refused where, in the opinion of the District Council, represents over development to the detriment of the environment, the character of the locality, residential amenity or highway safety. It is considered that the development of the site with 2 no. dwellings would not represent an over-development of the site, neither would the proposal be out of character with the pattern of surrounding development.
13. It is considered that this proposal meets the objectives of PPS3 and that the development of this site would not have any detrimental impact on the wider landscape.
14. The County Highway Authority have recommended conditions to ensure that safe access can be achieved to the site and they have not objected to the principle of developing the site with two dwellings.
15. The neighbour raises concerns about the size and scale of the properties. These concerns have been noted and taken into account, however the application is in outline form and the detailed design of the properties is not for consideration at this stage. It is considered that the development of the site with two storey development would be appropriate.
16. Although the application has been submitted in outline form the illustrative layout indicates a garage in a position forward of the existing properties. The concerns raised about the garage to serve Plot 1, are considered valid and an amended layout has been requested from the agent to delete this element from the proposal in order that no commitment is given to a garage in this position without full details.
17. 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, it is considered that the provision of 10% of the application site area is not a suitable option given the small size of the site (which will not provide a usable area of open space). The applicants have been asked to confirm 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

The proposed development is considered to be in accordance with policies HS27, HS28 and HS30 by reason of the scheme constituting acceptable infill development in terms of its scale, density and relationship to adjoining development. In addition the proposal is entirely in accordance with the aims and objectives of PPS3 Housing.

RECOMMENDATION

A Subject to the receipt of amended plans 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 above obligation, the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:-

- Materials
- As recommended by CHA
- Landscaping

Otherwise

RECOMMENDATION B

Refuse planning permission.

- Inadequate provision of public open space and play equipment

DECISION

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