

HOLBROOK – VINE COTTAGE, THE STREET

Erection of 2 no. detached dwellings. Construction of new vehicular access (following demolition of existing dwelling).

Applicant: Edward Clarke Ltd

Case Officer Lynda Bacon

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SITE

1. The application site comprises approximately 0.14 hectares of land and is currently occupied by a detached two-storey dwelling with associated outbuildings, access to which is from the south of the site. The site is situated on the eastern side of The Street and the existing curtilage of Vine Cottage is within the Built Up Area Boundary for Holbrook with the north and east boundaries of the site defining the extent of the village envelope. The application site extends beyond the existing curtilage of Vine Cottage to the north by some 6.5m to include an existing field access, which increases in a splay to approximately 45m adjacent to the highway. The frontage of the site excluding the splay is approximately 36 metres with a maximum depth of 45 metres.
2. To the south of the application site is a pair of semi detached two-storey cottages and to the north and east is paddock land.

PROPOSAL

3. This outline application seeks to establish the principle of erecting 2 detached dwellings following the demolition of the buildings occupying the site. The matters to be determined at this stage are access and layout.
4. Access to the development will involve the closure of the existing point of access to the south of the site and it is proposed to incorporate the existing field access to the north into the development, which will be improved to comply with Local Highway Authority standards. Access to the existing paddock will be relocated from the front of the site to the rear and will share the driveway serving the proposed development. Parking for the development will be at the rear of the properties and includes the erection of a detached double garage.
5. The layout of the proposal provides for adjacent dwellings to be located 6.2m and 6.8m from the back edge of the highway. The dwellings will be 8.2m and 9.9m wide and will have respective maximum depths of 10.6m and 11.1m.
6. The application is supported by a Design and Access Statement which provides background information regarding the applicant's original intention to develop an affordable housing scheme on the paddock land to the north. It is explained that the Local Highway Authority could not support that development therefore the current modest redevelopment is proposed, which might allow the prospect of affordable housing to be revisited in the future.

7. The Design and Access Statement goes on to advise that;
- The existing residential use is established and the proposal involves the provision of one additional dwelling (following the replacement of the existing dwelling) and will therefore make a more efficient use of the land by building two modern sustainable dwellings without causing loss of amenity to adjoining occupiers.
  - The scale of the buildings is to be restricted to two storeys in a traditional form, with the possibility of a small amount of accommodation in the roof consistent with the pattern of development locally.
  - An indication of the scale of the buildings (height and footprint) has been included.
  - A new access will be provided in the position discussed and agreed with CHA, which resolves the current issue of poor visibility.

### RELEVANT HISTORY

8. 2005 – Outline planning application withdrawn prior to determination for the erection of 17 dwellings (12 affordable), B/05/00616.
9. 2006 - Outline planning application withdrawn prior to determination for the erection of 5 dwellings (2 affordable), B/06/00418.
10. 2006 - Outline planning application withdrawn prior to determination for the erection of 4 dwellings (2 affordable), B/06/00618.
11. 2006 – Outline planning permission sought for the erection of 3 dwellings remains undetermined, B/06/01373.

### NATIONAL GUIDANCE

#### **PPS 1 (2005) Delivering Sustainable Development**

#### **PPS 3 (2006) Housing**

### PLANNING POLICIES

12. The following Development Plan Policies are relevant to this application;

#### **Suffolk County Structure Plan 2001**

- ENV3 (Design Standards)
- CS3 (New Development)

#### **Babergh Local Plan Alteration No.2 (2006)**

- HS02 & HS03 (Villages)
- HS27 (Housing Density and Type)
- HS28 (Infilling)
- HS30 (Design of new housing)

- HS32 (Public Open Space)
- CN01 (Design Standards)
- CR01 (Landscape Quality)

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

## OBSERVATIONS

13. PC – The parish council are concerned that the access road may have gone outside the village envelope. If this is the case refusal is recommended.
14. LHA – Recommend that standard conditions are imposed relating to the layout of the access, visibility and the provision of parking and manoeuvring areas.
15. SCC Archaeology – The site is adjacent to an area of archaeological cropmarks which indicate early occupation and is likely to extend into the proposal area. A condition requiring an archaeological work programme is recommended.
16. EA – offers advice to the applicant and require a percolation test to be carried out to investigate soakaways.
17. SWT – Grass snakes have been recorded near this site and reptiles are protected under the Wildlife and Countryside Act 1981 and advice regarding best practice is offered.
18. AWS – to be reported verbally at the meeting if received.
19. Third Party Representations – Two letters have been received objecting to the development and making the following comments:
  - Loss of rural amenity – the proposed works to the access will cause a substantial change to the rural aspect and the inclusion of street lights would impact on the secluded nature of the property opposite.
  - Unsuitable highway for vehicular access – causing substantial extra run off of rain water into the road where there is a long history of flooding affecting properties opposite.
  - No need for further executive housing – more affordable housing is needed.
  - Pressure to develop adjacent land which is outside the village envelope.

## ASSESSMENT

20. The main issues to be considered when assessing the application are whether, in the first instance, it is appropriate to include land outside of the built up area boundary in the application site before considering whether the principle of the development and the matters relating to access and layout are appropriate in terms of highway safety and visual and neighbouring amenity.

21. In this instance the inclusion of land beyond the built up area boundary and encroachment of development into open countryside, is acceptable. The dwellings proposed are wholly within the village envelope and therefore there can be no objection in principle to the redevelopment of Vine Cottage. The proposed access and driveway will be located outside the defined village envelope and will be achieved via the improved field access, which will serve both the new development and the existing paddock, thereby facilitating the closure of the existing sub-standard access to Vine Cottage. The paddock to the north of the access and driveway is within the control of the applicant and appropriate native hedgerow planting to screen the driveway may be secured by way of a condition.
22. The layout of the dwellings within the site is acceptable in relation to the prevailing pattern and spacing of development in the vicinity, and whilst the detailed design of the dwellings is reserved for future consideration, officers are confident that an appropriate design of dwelling may be secured to protect the amenities of neighbouring properties.
23. This proposal therefore satisfies Central Government guidance and Local Plan Policy in so far as the development respects the environmental quality and character of the locality and would not have a detrimental impact on the wider landscape. Furthermore, the layout of the dwellings is such that it respects the character and scale of surrounding development.
24. In terms of the surface water drainage the Environment Agency have commented that a percolation test should be undertaken by the applicants to demonstrate the suitability of surface water drainage to soakaways. In the event that soakaway drainage is proven inadequate, alternative proposals can be secured by a condition of the outline permission.
25. 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 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.
26. In the light of national guidance, Development Plan policies and other material considerations, the application may be approved.

#### REASON FOR APPROVAL

27. The proposed development is considered to accord with policies ENV3, CS3, in the Suffolk Structure Plan (2001) and policies HS02, HS27, HS28, HS30, HS32, CN01 and CR01 in the Babergh Local Plan (2006) by reason of the scheme constituting acceptable infill development in terms of its layout and access in relation to the prevailing pattern of development. In addition the proposal is considered to respect the aims and objectives of PPG3 Housing.

## 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
  - Screen walls and fences
  - Levels
  - Landscaping
  - Materials
  - Surface water drainage details
  - archaeological work programme

Otherwise,

- C. REFUSE planning permission
- In adequate provision of Public Open Space and play equipment.

## DECISION

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