

**Parish: BILDESTON**

**Location: 1 Brookfield**

**Proposal: Erection of 1 pair semi-detached two storey dwellings and alteration to existing vehicular access. Erection of detached single garage to serve No.1 Brookfield and construction of a new vehicular access (existing garage to be demolished).**

**Applicant: Ellisdale Builders Ltd.**

**Case Officer: Lynda Bacon**

**Date for Determination: 26/03/08**

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### **THE SITE**

1. No.1 Brookfield is a two storey semi-detached property fronting onto Wattisham Road to the north west. The estate road (one way) serving Brookfield is to the north east, from which Vehicular access is achieved to an existing single garage located to the rear of the host property.
2. The application site is within the built up area boundary of the village and comprises part of the rear garden of No.1 Brookfield, amounting to 0.03 hectares in area. The site has an 18 metre frontage onto Brookfield and is 17 metres deep.

### **THE PROPOSAL**

3. The application proposes the erection of two no. two-storey semi-detached dwellings. The proposed dwellings each have two bedrooms, a bathroom and en-suite facilities on the first floor with a kitchen/breakfast room, w.c. and living room on the ground floor. A parking space is proposed in front of each dwelling, accessed via the existing vehicular access which will be amended.
4. The houses are set back from the front boundary by 8.2 metres and provided for a 3 metre deep rear garden with a separation to both side boundaries of 1.5 metres.
5. The dwellings present a shared central gable feature to the front elevation and will be constructed from facing brickwork under a concrete interlocking tile roof. Both will have a maximum ridge height of approximately 7.6 metres, a depth of 5.3 metres and a width of 7.6 metres.
6. A detached single garage with new vehicular access serving No.1 Brookfield is proposed to be erected adjacent to plot 2, in place of the existing garage that will be demolished with this proposal.
7. The application is supported by a design and access statement, which can be viewed online via the Council's website or by arrangement with the case officer.

## RELEVANT HISTORY

8. 2005 – Outline planning permission refused under ref B/05/01482/OUT for the erection of one dwelling for the following reason:
  - *The development, if approved, would result in a cramped form of development and the loss of off-road parking for 1, Brookfield displacing parked cars on to the highway, adding to congestion and road safety dangers. Furthermore, the size of the site means it would be unlikely to result in a satisfactory layout having regard to the limited space available both for the proposed dwelling and no. 1 Brookfield and inadequate useable private amenity space.*

## NATIONAL GUIDANCE

9. **PPS1** – Delivering Sustainable Development

**PPS3** – Housing

## PLANNING POLICIES

10. The following development Plan policies are applicable to the proposal:
  - **HS02 & HS03** - (Villages)
  - **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)

**This report only includes policy references. For further details please see Page 4.**

## OBSERVATIONS

11. PC – Comments relate to poor access, insufficient parking and the development being too intensive.
12. LHA – Recommend the imposition of six standard conditions in relation to both the existing amended driveway and the new driveway concerning the layout of the accesses and the provision and maintenance of visibility splays.
13. EA – Have assessed the application as having a low environmental risk.

## REPRESENTATIONS

14. Two letters of support have been received, one of which states that the site is in an ideal position to build two small dwellings that would suit a young working couple.

## PLANNING CONSIDERATIONS

15. The application site is situated within the built-up Area Boundary of Bildeston wherein there is no objection in principle to the development of this site. For the purposes of PPS3 this site can be described as previously developed land as it forms part of the curtilage of a residential dwelling, which is situated within an established settlement.

16. Policy CN01 of the Local Plan states among other things that all new development proposals will be required to be of an appropriate scale, form, detailed design and construction materials for the location. In particular, proposals must pay attention to the scale, form and nature of adjacent development and the environment surrounding the site.
17. Policy HS02 of the Local Plan states that new development will be acceptable providing there is no adverse impact on the scale and character of the village, residential amenity, highway safety and protection of the natural and built environment amongst other things. Policy HS03 defines Bildeston as a sustainable village where infilling within the built up area boundary will be accepted in principle. Policies HS28 and HS30 require new development to be of a high standard of design, to be of a scale and form that reflects the character of the locality, without adversely affecting residential amenity or highway safety and for the layout to provide for a reasonable standard of privacy and garden size.
18. The configuration of the site, which comprises ample width but limited depth, would not adequately reflect the existing pattern, spacing and grain of development that is characteristic of the locality. The position of the dwellings within the plot will provided for a 3 metre deep rear garden and the proposal seeks to compensate for the lack of private rear amenity space by enclosing the front gardens of both properties with fencing and a gate. Although not specified on the submitted plan it is reasonable to expect that future occupiers are likely to require a solid screen fence to afford privacy, which would be detrimental to the appearance of the development within the street scene. Furthermore, the scope of the development to accommodate domestic outbuildings and equipment is also considered to be limited by the lack of private rear amenity space.
19. In both dwellings, the layout of the first floor accommodation has been arranged so that the bathroom and ensuite are located at the rear with first floor windows serving these rooms being glazed with obscure glass and fixed shut. As such, the close proximity of the dwellings to the boundary with neighbouring property is unlikely to lead to a loss of privacy by overlooking, however, the bulk and mass of the semi-detached pair resulting from their position relative to the rear boundary will unacceptably dominate the outlook from neighbouring property. In the light of the above the proposal would fail to satisfy the requirements of Local Plan Policies HS02, HS28 and HS30.
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 (minimum of 10% of the application site area) or off-site provision in the form of a commuted payment. In this case, a commuted sum payment would be considered appropriate if the development was to be granted planning permission and the applicant has submitted a draft S106 agreement with the application.

## **RECOMMENDATION**

Refuse planning permission –

- Contrary to policies HS02, HS28, HS30 & CN01