

Item No: 11 Reference: B/07/01645/FUL  
Parish: ASSINGTON  
Location: Top Marques Embroidery, The Street  
Proposal: Erection of 2 (no.) two storey dwellings with detached cartlodge. Alterations to existing vehicular access  
Applicant: Alexian Homes  
Case Officer: Chris Tivey Date for Determination: 1 December 2007

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**This item is referred to the Development Committee as the Parish Council response is contrary to the Officer recommendation.**

1. THE SITE

1.1 The application site comprises a roughly rectangular parcel of land situated to the southern end of the built up area boundary of the village of Assington. The site measures 29m across the road frontage and tapers down to 13m at the rear (eastern boundary). The total site depth is 34m. The application site currently comprises a run down commercial building which adjoins a motor vehicle repair garage to its north. To the south of the application site is a listed building, Cootes Cottage and to the south east is a bungalow known as Tamara. The site can be considered to be previously developed land wherein the principle of residential development is acceptable. The site has the benefit of outline planning permission (B/03/01340/OUT).

2. THE PROPOSAL

2.1 Planning permission is sought to demolish the existing building and in its place erect two detached two storey houses, both with four bedrooms. The dwellings would be designed in a similar form: 1½ storey with two storey crosswing creating front and rear gable projections. The Plot 1 dwelling would be up to 8.4m high and the Plot 2 dwelling 8.2m, the former would be finished in facing brickwork, the latter in render. Both properties would have tiles or slates to the roof which are yet to be agreed.

3. RELEVANT HISTORY

3.1 B/03/01340/OUT – Erection of two detached dwellings. Alteration to existing vehicular access – Approved 01.12.05

4. NATIONAL GUIDANCE

4.1 PPS1: Delivering Sustainable Development  
PPS3: Housing

## 5. PLANNING POLICIES

5.1 The following Development Plan policies are applicable to the proposal:

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

- HS02 (New Housing in Villages)
- HS28 (Infilling)
- HS30 (Design of New Housing)
- HS32 (Public Open Space)
- CN01 (Design and Context)

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

## 6. OBSERVATIONS

6.1 PC – Object on the following grounds:

- Cootes Cottage marks the western entrance and sets the street scene to the village of Assington, which the proposed application will overpower by its scale and close proximity.
- The height of the two dwellings would overpower Cootes Cottage.
- The two properties that are built on the plot will set the street scene for any future development that may occur in time on the neighbouring plot and this should be sympathetic to that set by Cootes Cottage.
- The proposal would not be of a high standard of layout and design.
- With no car parking facility on the highway the location of the houses does not allow for any off road parking.
- If approved, the development would, by virtue of its poor and inappropriate siting, scale, form and design, introduce a discordant feature within the street scene detrimental to the visual amenity and character to the cottage Cootes Cottage.

6.2 LHA – No objection subject to the imposition of conditions.

6.3 EA – Raise no objection to the proposal.

## 7. REPRESENTATIONS

7.1 Neighbours were notified and a site notice placed on site, but no representations have been received.

## 8. PLANNING CONSIDERATIONS

8.1 The principle of residential development on this site is acceptable with there being an extant permission in place (B/03/01340/OUT) for the erection of two detached dwellings. An application for approval of reserved matters may be submitted up until 1<sup>st</sup> December 2008.

- 8.2 The main issues to be considered are: whether the proposed development in terms of its form, scale and design is acceptable in the street scene; the impact that the development would have upon the setting of the listed building Cootes Cottage; and whether the proposal would lead to loss of residential amenity to surrounding residential properties.

#### Design Matters

- 8.3 The applicant has provided axonometric views of the proposed dwellings in addition to a proposed street scene which compares the ridge height with that of the adjoining buildings, namely the garage/workshop building to the north and Cootes Cottage to the south.
- 8.4 The drawings as submitted show buildings which are appropriate in their scale and would not appear over dominant in the street scene. The relationship of the properties to the street is similar to that of Cootes Cottage and the ridge line of the Plot 2 dwelling would only marginally be higher than Cootes Cottage (0.4m).
- 8.5 The garage/workshop building is of no architectural merit, the front elevation of which would be approximately in line with the rear elevation of the Plot 1 dwelling. Notwithstanding the significant variation in heights between these two adjoining properties (3.1m) the development would not create a discordant situation.
- 8.6 The dwellings have been designed with an attention to detail and, provided that quality materials are employed, should enhance the character of the street scene.

#### Setting of Listed Building

- 8.7 By virtue of the distance of Cootes Cottage to the southern site boundary (13m at its closest) which has an east-west orientation fronting directly onto the junction of Assington Street with Barracks Road, the proposed development would not give rise to harm to the setting of the listed building.

#### Residential Amenities

- 8.8 The property Tamara to the south east of the site is a single storey building with windows on the west facing elevation. The windows facing this property on the rear elevation of Plot 2 comprise an en-suite and bathroom window within dormers of the 1½ storey element and two windows serving the master bedroom situated within the rear projecting gable.
- 8.9 The windows to both the en-suite bathroom and bathroom would likely be obscurely glazed and the distance between the master bedroom and the western elevation of Tamara is approximately 19m. This is acceptable in that it would not give rise to a material loss of amenity through overlooking.

#### PC Comments

- 8.10 With respect to the Parish Council's comment, it is not considered that the proposed development would over power either the street scene or the listed building, Cootes Cottage.

The forward siting of these properties is acceptable and, with garaging and parking to the rear of the properties, it ensures that the private motorcar does not dominate the development. The Parish state that if the properties are built in the location proposed it will set the street scene for any future development that may occur on the neighbouring garage/workshop plot. Notwithstanding what may or may not happen with that site in the future, any precedent set would not be undesirable.

- 8.11 In conclusion the proposed development by virtue of its scale, design and form, in addition to siting would not give rise to harm to the character of the street scene or the adjacent listed building and therefore, the proposal would be compliant with Policies HS02, HS28, HS30 and CN01 of the Local Plan.

#### Planning Obligation Requirements

- 8.12 Policy HS32 requires the provision of public open space and play equipment either in the form of on site provision or as a financial contribution. While the outline permission could still be implemented, and was not subject to an obligation, this applicable has been submitted for permission in full and must therefore be considered afresh. As such, a Planning Obligation agreement is required in this instance.

#### REASON FOR APPROVAL

- 8.13 The proposed development by virtue of its scale, design and form, in addition to siting would not give rise to harm to the character of the street scene or the adjacent listed building and therefore, the proposal would be compliant with Policies HS02, HS28, HS30, HS32 and CN01 of the Local Plan.

#### RECOMMENDATION

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:
  - The payment of contributions towards Public Open Space provision.
- (2) That, subject to the Planning Obligation referred to in Recommendation (1) above being secured, the Chief Planning Control Officer be authorised to grant planning permission, subject to the following conditions:
  - Standard Time limit
  - Landscaping details to be submitted.
  - As per LHA requirements.
  - Material samples to be submitted.
  - Removal of Permitted Development Rights for further extensions.
- (3) That, in the event of the Planning Obligation referred to in Recommendation (1) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission for the following reason:
  - Inadequate provision of Public Open Space and play equipment.

#### DECISION