

BURES ST MARY – FORMER COTTAGES AND PACKING SHEDS, EVES ORCHARD

Erection of 2 no. detached dwellings and garages.

Applicant: Messers Cockrell & Eves

Case Officer: Gemma Pannell

SITE

1. The site is approximately 0.1 hectares in size and is within the Built Up Area Boundary. The access is between 1 Nayland Road (a Listed Building) and the Three Horseshoes Public House and is formed onto Nayland Road. The site is within the Bures St Mary Conservation Area and the Special Landscape Area.

PROPOSAL

2. See report heading. The application seeks the erection of 2 no. dwellings which front Friends Field but have a vehicular access off of Nayland Road. The dwellings will replace the existing derelict dwellings and outbuildings, which currently occupy the site. Conservation Area Consent has already been granted for their demolition (see para. 5).
3. The dwellings are of two-storey design with maximum ridge height of approximately 7.4 metres. They are to be constructed in render, with a brick plinth and a plain and pan tiled roof.

HISTORY

4. 2005 – Planning permission refused for the erection of 2 no. two-storey dwellings and detached garages. (B/05/01669/FUL refers).
5. 2005 – Conservation Area Consent granted for the demolition of former cottages and packing shed. (B/05/01670/fUL refers).

POLICY

6. 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) *(the policy references below relate to the adopted version of the Local Plan - the policy numbers in some cases differ from those in the second deposit draft. Where this is the case, the previous reference number is given in brackets.)*

- HS28 (HS12) (Infilling)
- HS30 (HS14) (Design of new housing)

- CN01.(Maintaining local distinctiveness)
- CN08 (CN02a) (Conservation Areas)
- CN06(CN10) (Listed Buildings)
- CR04 (CR05) (Special Landscape Areas)

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

OBSERVATIONS

7. PC – Bures St Mary Parish Council support the application, however they ask that access be via Friends Field, not Nayland Road. The BT access road is dangerous for pedestrians using the footpath and the pavement of Nayland Road.
8. CHA – Recommend standard conditions
9. Letters – 2 letters have been received (from the same person) objecting to the development and making the following comments:
 - The waste ground is ripe for proper development and I welcome improvement.
 - I am dismayed that the access remains the same as the original application.
 - Many people including a large number of elderly residents and young children use the right of way regularly.
 - If using this access increases traffic then safety could be severely compromised.

ASSESSMENT

10. The lead policies in considering this application are HS28 and HS30 which considers the principle, layout and design of new development. The design and external appearance of the dwellings is considered acceptable, and the proposal is not considered to lead to an increase in overlooking or an over-development of the site.
11. It is considered that this proposal meets the objectives of PPG3 and that the development of this site would not have any detrimental impact on the wider landscape, the Conservation Area or the setting of Listed Buildings in the vicinity of the site in accordance with policies CN06 and CN08. Furthermore, it is considered that the design of the buildings are such that it respects the character and scale of existing surrounding development and represents a considerable improvement to the previously refused scheme.
12. The concerns raised regarding the vehicular access to the site are noted and although both the objector and the Parish Council prefer an access off of Friends Field the application has to be considered as submitted. The County Council Highway Department have not objected to the principle of an access off of Nayland Road and is therefore considered suitable to serve two dwellings. The plans submitted identifies a right of way which runs along side the site and cross through the vehicular access (which already serves a BT Exchange). The proposed development will still allow pedestrians to have pedestrian access between Friends Field and Nayland Road.

REASON FOR APPROVAL

The proposed development is considered to be in accordance with policies HS28, HS30 by reason of the scheme constituting acceptable infill development in terms of its scale, design, density, materials and relationship to adjoining development. Furthermore the development is not considered detrimental to the Conservation Area nor does it impact on the setting of adjoining Listed Buildings, in accordance with policies CN06 and CN08. In addition the proposal is entirely in accordance with the aims and objectives of PPG3 Housing.

RECOMMENDATION

Grant Planning permission subject to the following conditions:

- As recommended by CHA
- No additional windows at first floor level
- Screen walls and fences
- Levels
- Landscaping
- PD Rights removed for alterations/extension and outbuildings
- Materials

DECISION
