

Parish: WHATFIELD

Location: Grubbs Edge, The Street

Proposal: Erection of 1no. detached two storey dwelling and detached single garage

Applicant: Mr T Leach

Case Officer: Chris Tivey

Date for determination: 27.03.08

The consideration of this application was deferred by the Development Committee on 5 March 2008 so that Members could undertake a site visit. A site visit took place on 12 March 2008. The application was originally referred to the Development Committee as the applicant is related to a Member of staff. The application has been passed to the Monitoring Officer for consideration.

SITE

1. The application site comprises a rectangular parcel of land that provides an area of open front garden to Grubbs Edge.
2. Grubbs Edge is a modern detached house that is situated immediately to the east of Street Farm. A detached garage building is situated between the Grubbs Edge dwelling and the application site.
3. The application site is 357m² and is accessed via a gravel drive which is shared with Grubbs Edge. A gravel driveway to Street Farm to the south west is separated from this by a flush kerb stones. The driveway where it adjoins The Street is 2.95m and with the adjacent Street Farm access of 3.5m, gives an overall visual gap of 6.5m.
4. The site is within the built-up Area Boundary of Whatfield. Street Farm is a Grade II Listed Building. Willowdene to the north east is a relatively modern (circa 1960s) detached bungalow.

PROPOSAL

5. Planning permission is sought to erect a detached one and a half storey cottage on the application site with a front elevation set back 11m from the road edge.
6. The width of the front elevation would be approximately 9.4m and the total depth of the building would be 9m, where including a two storey rear gable projection. The height of the dwelling would be 7.3m from the ground to ridge height with a rear gable projection being 6.8m high.
7. The dwelling has been designed in a cottage style with three dormer windows to the front elevation set within a clay pantile roof. Windows would be in timber with an open timber porch situated over the central access door at ground floor level. Additional detailing would include a brick plinth and a chimney to each gable end. The main elevations including the rear projection would be finished in a painted render. The dwelling would have three bedrooms.
8. A picket fence would be erected along the south western boundary adjacent to the Grubbs Edge driveway which would then merge into a brick boundary wall from the rear elevation of the proposed property. The brick wall would curve around the rear garden area to a

proposed single brick and weatherboarded garage with a driveway area to its front. Approximately 74msq of private rear garden space would be provided to the dwelling.

RELEVANT HISTORY

9. None relevant to this application site.

NATIONAL GUIDANCE

10. **PPS1:** Delivering Sustainable Development
PPS3: Housing
PPG15: Planning and the Historic Environment

PLANNING POLICIES

11. The following Development Plan Policies are applicable to this proposal:

Babergh Local Plan Alteration No. 2 (2006)

- **LP01** - (Planning Obligations)
- **HS01** - (Villages)
- **HS27** - (Density and House Types)
- **HS30** - (Design and Layout)
- **HS32** - (Public Open Space)
- **CN01** - (Design Standards)
- **CN06** - (Listed Buildings)
- **TP15** - (Parking Standards)

OBSERVATIONS

12. PC – Object - Consider the site is too small, the proposal dwelling would not respect the adjoining listed building, it would be too close to an adjacent dwelling, it would result in a loss of light, there would be insufficient parking and turning space, and it would lead to drainage problems.
13. LHA – no objection, subject to conditions.

REPRESENTATIONS

14. Letters of representation have been received from four neighbours. A number of concerns relating to the application, have been raised including:
- Surface water flooding in their garden and the immediate area.
 - The fact that the applicants include the width of their driveway in the Design and Access Statement.
 - There are no footpaths or pavements in the street at or anywhere near the proposed site.
 - Inaccuracies of submitted plan with respect to the boundary.
 - Limited parking to the property.
 - Proximity of dwelling to Willowdene and loss of sunlight.
 - Loss of privacy.
 - Insufficient private amenity space provided.
 - Inaccurate reporting of community consultation.
 - Social and economic benefits questionable.
 - A large Pine tree shown on the architect's plan in the front garden of Street Farm not existing.
 - Impact on Street Farm, a Grade II Listed Building.

- Development would be of cramped appearance.
15. They state, however that should planning permission be granted, they do not think that the building should be allowed to go ahead before adequate partition of the site along the existing boundary currently denoted by the flush kerb stone and approximately 6m of fence is put in place.

PLANNING CONSIDERATIONS

16. The application site is situated within the built-up Area Boundary of Whatfield wherein there is no objection to the principle of development on this 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.
18. For the purposes of PPS3 this site can be described as previously developed land as it forms part of the curtilage to a residential dwelling which is situated within an established settlement.
19. Policy CN01 of the Local Plan states 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; the materials forming the external elevations and roofs of the buildings; retaining and incorporating local features both natural and built; existing and proposed hard and soft landscaping and creating an interesting and attractive public and private space amongst other things.
20. Policy CN06 states that where development is proposed within the setting of a listed building development should, inter alia, be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting; and retain a curtilage and/or setting which is appropriate to the listed building and the relationship with its surroundings. The application site is a parcel of land which is distinctly separate from Street Farm.
21. It is acknowledged that in recent years the development of the dwelling known as Grubbs Edge by the former owners of Street Farm (and the applicants for this development) have taken place. The total width of the gravel driveway serving both of these properties is such that there is an adequate separation distance between the application site and the listed building so that its setting would not be materially eroded.
22. A street elevation has been provided by the applicant which shows the separation distance and also identifies a logical stepping down in the ridge heights from Street Farm to the proposed dwelling to Willowdene, the detached bungalow to the north east. The architectural detailing is considered appropriate and is acceptable.
23. The provision of two off-street parking spaces would meet the District Council's Adopted Parking Standards and whilst as highlighted by the representations received, the garden may be slightly smaller than one would normally expect for a three bedroom home, it is acceptable in this case.
24. The proposed dwelling is well set back from the road so that it would not appear incongruent in the street scene and subject to appropriate to boundary treatment would fit into its surroundings.
25. A number of other issues have been raised by the letters of representation received. The issue of surface water and flooding is acknowledged and therefore it is recommended that on any grant of planning permission that a condition be imposed to ensure that an adequate scheme of surface water drainage be implemented prior to the commencement of development.

26. The Local Highway Authority have raised no objections to the development subject to the imposition of conditions to control access construction and the provision of visibility splays.
27. The neighbours require adequate partition of the site along the existing boundary currently denoted by the flush kerb stone and approximately 6m of fence is to be put in place. Whilst this may be desirable, it is not considered that it would meet the tests of Circular 11/95 concerning the imposition of conditions on planning permissions.
28. The dwelling has been designed so as not to give rise to overlooking and by virtue of its location in proximity to Willowdene (and taking into account that Willowdene has a detached garage to the shared boundary) that it should not give rise to an overbearing feature or loss of light. The occupiers of Willowdene state that their boundary to the application site omits a 'dog-leg' which exists. Amended drawings have subsequently been submitted to address this point.

Planning Obligations

29. In accordance with Policies LP01 and HS32 the development attracts the need for a financial contribution towards the provision of Public Open Space.

REASON FOR APPROVAL

30. The proposed development by virtue of its scale, design and form would protect the amenities of adjoining residential properties, would not give rise to harm to the character of the street scene and would preserve the setting of the adjoining listed building. The proposal is therefore compliant with Policies HS03, HS28, HS30, CN01 and CN06 of the Babergh District Local Plan Alteration No. 2 (2006).

RECOMMENDATION

- (1) That the Solicitor to the Council be authorised to secure a planning obligation agreement under Section 106 of the Town and Country Planning Act 1990 to ensure:
 - Financial contribution towards Public Open Space provision.
- (2) That subject to the completion of the planning obligation in resolution (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 the insertion of further windows and erection of further extensions
 - Removal of Permitted Development Rights for the erection of outbuildings
- (3) That, in the event of the planning obligation referred to in Resolution (2) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission for the following reason:
 - Lack of financial contribution towards Public Open Space provision.