

HADLEIGH – 61 CASTLE ROAD

Erection of 2 no. two-storey detached dwellings (existing dwelling to be demolished). Construction of new vehicular accesses. (Amended scheme to that approved under P.P. B/06/01627/FUL.) As amended by drawing no. 688/02A received on 03/09/07.

Applicant: Tudor Oak Developments (Essex) Ltd

Case Officer: Marianna Broomfield

SITE

1. The application site is situated on the west side of Castle Road and currently supports a detached two-storey dwelling and detached outbuilding, with a mixture of mature trees and hedging to the site perimeter. The site measures approximately 0.14ha in area and has a frontage of some 22 metres and a maximum depth of approximately 66.8 metres. Immediate neighbouring properties are of two-storey design, with bungalow and chalet style properties to the east side of Castle Road. The site is situated within the defined built up area boundary for the town and within a designated Special Landscape Area.

PROPOSAL

2. The application proposes the erection of 2 no. two-storey detached dwellings and the construction of new vehicular accesses to serve each property.
3. Plot 1 is sited adjacent to No.57 Castle Road, with Plot 2 being adjacent to No.63 Castle Road. Although not identical, the properties are very similar in terms of their design and both incorporate integral garages.
4. Both properties provide the following accommodation at ground floor level:
 - Lounge, kitchen/dining area, study and W.C.
5. The following accommodation is provided at first floor level for both properties:
 - 4 no. bedrooms (one with en-suite facilities) and bathroom.
6. The proposed dwellings have a maximum ridge height of approximately 7.7 metres, an overall depth of some 12.5 metres and a maximum width of approximately 8.1 metres.
7. The dwellings are to be finished in a combination of facing brickwork, painted render and weatherboarding, with natural slates and clay pantiles to the roofs.

8. A Design and Access Statement has been submitted with the application and provides information regarding the site and its surroundings, access/highway issues, and design. The salient points of the Statement are summarised below, however, full copies are available from the case officer if required:

- Two separate plots are considered right for this part of the street, where three or four would be out of scale with the character of the area.
- The houses have been carefully sited to avoid conflict with the existing street pattern, being set back from the main road.
- The proposed dwellings are modest 4 bedroomed properties which will sit comfortably within the street scene. Natural slates have been specified so that the roofscapes can be reasonably low pitched in line with adjoining properties.
- The site contains many established trees and shrubs to the rear of the site helping to soften the proposed buildings. Additional planting may be implemented and a condition attached to any approval would be adhered to if required.
- The design concept has been to create modern houses whilst respecting the surroundings. We have been keen to create individually designed dwellings utilising natural materials.
- The layouts have been designed to avoid overlooking and respect the amenity of neighbours.
- Accessibility has been considered and a level threshold will be added to the main entrance of each property to assist the less able-bodied, disabled and children.

RELEVANT PLANNING HISTORY

9. 2006 – Planning application submitted and subsequently withdrawn for the erection of 2 no. two-storey detached dwellings (following demolition of existing dwelling) and construction of new vehicular access (B/06/01259/FUL).
10. 2006 - Planning permission granted for the erection of 2 no. two-storey detached dwellings (existing dwelling to be demolished) and construction of new vehicular accesses (B/06/01627/FUL).

NATIONAL GUIDANCE

11. **PPS1 (2005): Delivering Sustainable Development**
PPS3 (2006): Housing

PLANNING POLICIES

12. The following Development Plan policies are relevant to the determination of this proposal.

Suffolk Structure Plan 2001

- CS3 (Location of new housing development)
- ENV3 (Design standards)
- ENV8 (Special Landscape Areas)

Babergh Local Plan Alteration No.2 (2006)

- HS01 (New housing in towns)
- HS28 (Infilling)
- HS30 (Design of new housing)
- HS32 (Public open space)
- CR04 (Special Landscape Areas)
- CN01 (Design and context)

Please note that details or extracts of policies are no longer included in reports – see page 4 of these papers.

OBSERVATIONS

Original plans submitted with the application:

13. TC – No objection. The Council recommended approval on the previous scheme. It was noted that there is ample room on this site for two dwellings.
14. LHA - Recommend imposition of five standard highways conditions.
15. Third Party Representations – One letter of objection has been received and the main points are summarised as follows:
 - The houses are now 1.6m longer than the original plan and will extend back beyond my house some 5m on my south side and form a solid brick wall approx. 9m high 1.5m from my boundary. Natural light will be taken from windows to my property and the development will cast a considerable amount of shade over my patio area.
 - Landing window of the proposed house on plot 2 would overlook my patio and rear garden.
 - The other plots along the road support much smaller houses. The site is too narrow to accommodate the proposed dwellings.
 - Request that if planning permission is granted, this includes the provision for a close boarded fence along my boundary to maintain privacy.

Amended plan received on 03/09/07 showing revision to siting of Plot 2:

16. TC – To be reported to Committee if available.
17. LHA - To be reported to Committee if available.
18. Third Party Representations – One letter of objection has been received and the main points are summarised as follows:
 - The houses remain approximately 20% longer than the original approved plan.
 - The proposed house will not only extend some 13 feet back beyond my house but, under this latest amendment, some 6 feet at the front. This will cast a considerable amount of shade and take natural light from my windows on my south side now both front and back.
 - Dwellings are too oversized for the width of the plot.

- Request that if planning permission is granted, the window that will overlook my patio be made of obscured glass and provision is made for a close boarded fence along my boundary to maintain privacy.

ASSESSMENT

Policy Considerations

19. The main issues that are material in considering the proposal are:

- The principle of development
- Design and layout
- Residential amenity
- Highway safety
- Impact upon Special Landscape Area
- Planning Obligation requirements

The principle of development

20. In light of the planning permission granted in 2006 (B/06/01627/FUL), the principle of residential development on the site, and specifically for two dwellings, has already been established.

Design and layout

21. In relation to the previously approved scheme for two dwellings on the site, the proposed dwellings have a slightly increased ridge height (by approximately 0.4 metres) and have been reduced in width (by approximately 0.8 metres). The overall depth of the dwellings has also been reduced from approximately 14.5 metres to 12.5 metres. The proportions of the dwellings are comparable both to the previously approved dwellings and to neighbouring two-storey developments. Furthermore, the detailed design of the proposed dwellings is considered to be appropriate in this location, having regard to the style of existing properties in the immediate locality.

Residential amenity

22. The point raised by the resident at No.63 Castle Road regarding the increased depth of Plot 2 when compared to the approved scheme refers specifically to the two-storey element of the dwelling. The overall depth of the previously approved dwelling in this location was approximately 14.5 metres, including a single-storey rear conservatory. The overall depth of the proposed dwelling has been reduced to 12.5 metres, however, the two-storey element of the scheme has increased.

23. The two-storey element of the previously approved dwelling at Plot 2 projected approximately 3.5 metres beyond the rear building line of No.63. In comparison, the original plan submitted with this current application showed Plot 2 (being entirely two-storey in design) as projecting approximately 5.4 metres beyond the rear of the neighbouring property, thus increasing this projection by some 1.9 metres. The siting of Plot 2 has subsequently been amended, moving forward within the site by 1 metre. This means that it now projects approximately 4.4 metres beyond the rear building line of No.63, therefore increasing the projection in terms of the two-storey element from the previously approved scheme by only 0.9 metres. Having regard to the small

scale of this difference between the two schemes, the proposed scheme would not have a significantly increased impact on the neighbouring property when compared to the previous proposal for the site, which already has the benefit of planning permission.

24. In terms of the forward projection of Plot 2 in relation to the building line of No.63, the previously approved dwelling was sited slightly forward of the neighbouring property by approximately 0.5m. Under the current application Plot 2 would be sited 2m forward of No.63, i.e. a further 1.5m forward than previously approved. The dwelling has been moved forward within the site in order to reduce the impact of the development on the private rear garden area of No.63. While the property would be sited slightly further forward within the plot, any harm caused would be insignificant and outweighed by the benefits that would arise.
25. Although the ridge height of the dwellings has increased slightly from the approved scheme, the properties have been reduced in terms of their width which has enabled them to be sited a further 0.5 metres away from the side boundaries with existing properties.
26. The proposal would not have a material adverse impact on neighbouring properties in terms of overlooking from the single first-floor window in the side elevation of each property. In both cases the window serves the landing area, and, if planning permission is to be granted, a condition can be imposed to ensure that the windows are obscure glazed.
27. The neighbouring properties are currently well screened from the application site by a variety of mature planting, with the private rear amenity areas being particularly well screened. Both landscaping and boundary treatment would be controlled by condition if the application is approved, enabling the provision of screening from neighbouring properties to be secured.
28. In light of the above, the proposal would not result in material harm to the residential amenity of neighbouring properties.

Highway safety

29. The site is currently served by a single vehicular access and, as with the previously approved scheme, each proposed dwelling is to be served by a new vehicular access to the front of the site. Suffolk County Council has no objection to this proposal subject to compliance with standard conditions.

Impact upon Special Landscape Area

30. Given the urban nature of the site and its surroundings, the development of the site in the manner proposed is not considered to result in any material adverse impact upon the Special Landscape Area.

Planning Obligation requirements

31. Policy HS32 requires the provision of public open space and play equipment in proportion to the number of dwellings proposed. Developers can either provide a financial contribution or provide 10% of the application site as open space. In this case a financial contribution is sought.

Conclusion

32. In view of the above and having regard to the relevant development plan and its policies, the following recommendation is made.

REASON FOR APPROVAL

Having regard to the pattern of existing development in the area and the relevant provisions of the development plan, namely policies HS01, HS28, HS30, CR04 and CN01 of Babergh Local Plan Alteration No.2 (2006) and policies ENV3 and ENV8 of the Suffolk Structure Plan 2001, it is considered that subject to compliance with the conditions attached to this planning permission, the proposed development would not materially harm the character or appearance of the area or the living conditions of neighbouring occupiers, would not result in the loss of any significant trees, and is acceptable in terms of traffic safety and convenience.

RECOMMENDATION

- A. The Solicitor to the Council be authorised to secure a S106 Planning Obligation for a financial contribution to the provision, or upgrading of existing areas, of public open space in the locality.
- B. Upon securing the above Obligation, the Chief Planning Control Officer be authorised to Grant Planning Permission subject to the following conditions:
- Materials to be agreed
 - Landscaping
 - Boundary treatment
 - As recommended by LHA
 - Levels
 - No additional openings to side elevations or roof
 - Removal of PD Rights for extensions, outbuildings etc.
 - First-floor windows to south elevation of Plot 1 and north elevation of Plot 2 to be obscure glazed.

Otherwise:

- C. Refuse planning permission - Contrary to Policy HS32:
- Non payment of financial contribution to the provision, or upgrade of existing areas, of public open space.

DECISION
