

Parish: MONKS ELEIGH**Location: 2 The Street****Proposal: Erection of one pair of semi-detached social dwellings. Alterations to existing vehicular access.****Applicant: Orwell Housing Association Ltd****Case Officer: Ben Elvin****Date for Determination: 02/05/08**

SITE

1. The application site forms part of the existing side garden of 2 The Street. The site lies on the approach to Monks Eleigh village, on the A1141.
2. To the west of the site lies the pair of properties at 1 & 2 The Street. There is a tree screen to the northern and eastern boundary of the site, and to the east is a commercial orchard. The site lies opposite some recently completed residential properties.
3. The site slopes upwards from the road and currently provides gated vehicular access from the road into the curtilage of No.2, The Street.
4. There is a mixture of building materials and styles in the immediate vicinity. The existing properties (No's 1 & 2) are rendered, whilst there are examples of both brick and render along the street frontage. Roof materials consist of a mixture of pantiles, slate and plain tiles.
5. The site is situated within a Conservation Area and Special Landscape Area.

PROPOSAL

6. The application proposes the erection of a pair of semi-detached properties to provide rented accommodation under the operation of Orwell Housing Association, a registered social landlord.
7. A new vehicular access would be provided to the road, with the existing brick wall being altered/extended to provide the boundary with The Street. The new access would serve No.2 The Street as well as the proposed dwellings. Parking is proposed to the front of the properties, with the provision of landscaping to the frontage to provide screening.
8. The proposed dwellings are of red facing brickwork, with stone cills and lintels to the windows. The proposal identifies dummy stacks to the roof, where the roof covering will be agreed with the local planning authority.
9. A Design and Access Statement has been provided which makes the following points;
 - The dwelling proposed will provide continuity in the streetscene.
 - The primary focus of the design process has been to ensure that the development represents an enhancement of local character while making efficient use of the site.

- The layout shows a logical approach to access and offers passive surveillance to the parking area at the front, along with good refuse collection on the street.
 - The style of the building is of a scale commensurate with the local character. The style of the building is traditional and relates well to existing properties in the street.
 - The development attempts to achieve Code for Sustainable Homes Level 4, including as a minimum; water use reduction measures, energy efficient lighting, composters, A-rated white goods and minimal CO2 and NOX emissions.
10. The applicants have been asked to provide an indicative streetscene to show the relationship to the existing dwellings.
11. The plans originally submitted with the application have been superseded following discussions between the applicant, agent and the local planning authority. Consultation has been carried out in respect of the revised plans and the responses are awaited.

RELEVANT HISTORY

12. B/96/01408/FUL – planning permission granted for construction of vehicular access. Associated Conservation Area Consent for part demolition of wall (B/96/01519 was also granted).
13. B/06/02103/DPA – Outline application for 1 dwelling and detached double garage with construction of new vehicular accesses (withdrawn).
14. B/07/00388/DPA – Outline application for 1 no. dwelling with attached garage and construction of new joint vehicular access (withdrawn)

NATIONAL GUIDANCE

15. **PPS1:** Delivering Sustainable Development
16. **PPS3:** Housing

PLANNING POLICIES

17. The following Development Plan policies are applicable to the proposal:
- **CN01** (General Design)
 - **CN08** (Conservation Areas)
 - **HS02** (Villages)
 - **HS03** (Sustainable/Non-Sustainable Villages)
 - **HS09** (Affordable Housing – Small Settlements)
 - **HS27** (Housing Density)
 - **HS28** (Infilling)
 - **HS30** (Design of New Houses)

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

OBSERVATIONS

18. PC – Not received at the time of preparing this report.
19. LHA – No objection – subject to the imposition of conditions
20. EA – No objection.

21. Archaeological Service –No objection subject to the imposition of a condition requiring on site investigation.
22. Anglian Water Services – to be reported

Any further representations received following the additional consultations will be reported at the meeting.

REPRESENTATIONS

23. One letter of representation received. Comments have been made in connection with the proposed boundary treatment.

PLANNING CONSIDERATIONS

24. The site lies within the defined built-up area and the principle of additional residential accommodation in this location is acceptable. Indeed Government Guidance (PPS3) seeks to promote the development of previously developed land and to make efficient use of land within towns and villages subject to local character and identity being preserved. Further, the application proposes housing which would be managed by a Registered Social Landlord to meet local need.
25. Whilst the principle of development can clearly be supported, the issues that require consideration in this case are design, highways matters, and the impact of the development on the character of the Conservation Area.
26. Policy CN08 provides that proposals for development within Conservation Areas should enhance or preserve the existing character of the area by retaining important spaces, being of a suitable form, scale, materials and detailed design, and ensure that natural features such as trees and hedges are retained.
27. The applicant is committed to achieving a Code 4 home on this land. This presents some issues to be resolved in terms of the design of the building where, for example, open chimneys would not enable the proposal to meet the required sustainability criteria. However, the design of the scheme as now proposed is of a form, scale and detailed design that would not detract from the character of the Conservation Area. The semi-detached form of the properties is acceptable and the exact choice of materials to be used can be controlled by the imposition of a condition.
28. There are some site level issues within the site that will need to be addressed. The site slopes considerably from the road up towards the rear of the site. The proposal shows that a retaining wall would be incorporated to the rear of the property with stepped access up into the rear gardens. As the proposed dwellings would be set-back behind the frontage of No's 1 & 2 The Street, and be of a similar height, the development should not appear overly-dominant. A streetscene drawing has been requested to show this relationship.
29. The provision of a single shared access to the parking areas will enable the frontage wall to be retained and enhanced. This element of the proposal is considered important in terms of the streetscene, as multiple accesses at this point would significantly alter the character of the Conservation Area. Therefore, a shared access can be supported subject to some landscaping within the site to provide screening to the parking area.

30. The use of a single access should not, subject to agreement with the Local Highway Authority, cause any particular conflict with highway safety and the parking provision is acceptable.
31. In conclusion, the proposed scheme provides two units of affordable accommodation that meet the requirements of the Code of Sustainable Homes (Level 4), whilst preserving the character of the Conservation Area and ensuring that there is no detriment to residential amenity or highway safety.

REASON FOR APPROVAL

The proposal is considered to be in accordance with policies HS02, HS03 and HS27 given the existing exception to the general pattern of development in the locality. The scheme provides an acceptable level of parking and, by virtue of the siting and orientation of the dwellings, will ensure that the amenity of neighbouring premises is not harmed. The proposal also achieves widening of the existing vehicular access, to ensure that highway safety is not jeopardised.

RECOMMENDATION

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the 1990 Act to provide:-

The development is managed so as to meet identified housing needs in perpetuity

- (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 conditions, including –

- Materials for extension
- As required by the Local Highway Authority
- Provision and retention of vehicle parking and manoeuvring areas.
- Landscaping scheme
- Removal of permitted development rights for extensions and outbuildings.
- Boundary treatments
- Details of retaining wall
- Archaeology
- Contamination

- (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 Affordable Housing