

Item No: 3 Reference: B/07/01411/FUL

Parish: NEDGING WITH NAUGHTON

Location: Crowcroft Road, Nedging with Naughton

Proposal: Erection of 12 no. dwellings (4 no. to be affordable housing) as amended by agent's letter dated 13th December 2007 and drawing no's 13E, 17B, 30E, 31 and 32. Construction of new vehicular access and improvement to visibility splay for Crowcroft Road

Applicant: J Breheny Contractors Ltd

Case Officer: Fiona Bradley Date for Determination: 6 December 2007

THE SITE

1. The site encompasses an area of approximately 0.68ha of vacant land comprising two wedge-shaped parcels of land. The majority of the site comprises approximately 0.59ha on the western side of Crowcroft Road. The second parcel is located at the junction of Crowcroft Road with the Needham Market to Bildeston Road (B1078). The site lies outside the defined built up area boundary of the settlement.
2. The site is flat with little in the way of vegetation cover except along the boundaries where there are hedges.

THE PROPOSAL

3. The application proposes the erection of 12 no. dwellings as follows:
 - 1 no. 2 bed bungalow
 - 1 no. 3 bed bungalow
 - 2 no. 3 bed semi-detached houses
 - 2 no. 3 bed semi-detached houses
 - 3 no. 3 bed detached houses
 - 3 no. 4 bed detached houses

With the exception of the two bungalows, which are located immediately adjacent to Crowcroft Road, all other houses are two storeys in height.

Details of the dwelling sizes, height and materials are details below:

	Type	Beds	Max. Ridge Height (metres)	Materials
Plot 1	Bungalow	3	5.6	Red facing brick work/render, red pantiles. Timber windows, fascias and soffits.
Plot 2 and 6	Detached	3	7.5	Red facing brick work/render. Pan tiles. Timber windows, fascias and soffits.

	Type	Beds	Max. Ridge Height (metres)	Materials
Plots 3 and 4	Detached	4	7.4	Red facing brickwork. Plain roof tiles. Timber windows, fascias and soffits.
Plot 5	Detached	4	7.7	Red facing brick work/renders. Pan tiles. Timber windows, fascias and soffits.
Plot 7	Detached	3	8.8	Red facing brick work/render. Grey slates.
Plot 8	Semi-detached	2	8.8	Red facing brick work/render, red pantiles
Plot 9	Semi-detached	3	8.8	Red facing brick work/render, red pantiles
Plot 10	Semi-detached	3	7.9	Red facing brick work/render, red pantiles
Plot 11	Semi-detached	2	7.9	Red facing brick work/render, red pantiles
Plots 12	Bungalow	2	5.6	Red facing brick work/render. Pan tiles. Timber windows, fascias and soffits.

4. The affordable houses have on-site car parking provided whilst the remaining houses have either single or double garages provided together with parking spaces.
5. All houses have adequately sized private gardens in keeping with the size of the dwellings.
6. A total of 10% of the site is dedicated as public open space. This land is located to the front of the site, adjacent to Crowcroft Road.
7. Access to the site is via two access points from Crowcroft Road which provides a circular road to the houses and surrounds the public open space.
8. The Design and Access Statement submitted with this application and letters from the applicant dated 23rd August 2007 and 13th December 2007, make the following salient points:
 - The scheme includes 4 no. affordable dwellings comprising: 2 no. 2 bed shared ownership dwellings; and 2 no. 3 bed dwellings for rent.
 - The small wedge of land adjacent Crowcroft Road junction with the B1078 is included as part of the application site to provide an improved visibility splay to the junction, which is used by many commercial vehicles and employees at the business on the small industrial estate adjacent to the military base.
 - The site benefits from planning permission for 8 houses (3 to be affordable shared equity).

- The density of the site will be 18 dwellings per hectare which is low but reflects the general pattern/density of residential development in the village.
- The application will provide an increase from 3 to 4 no. affordable units (from the previously approved) which equates to 33% of the total on site.
- The proposal provides an opportunity to develop a vacant brownfield site.
- The scheme aims to achieve an informal layout to reflect the rural location with parking sympathetically incorporated into the scheme.
- A public footpath has been incorporated into the scheme providing safe access along Crowcroft Road.
- Public surveillance was a major consideration in designing the scheme, the open space sits at the front of the site and is overlooked by many dwellings and achieves a good level of surveillance.
- Nedging village has many facilities including a public house, farm shop, garage, playing field and village hall.

RELEVANT HISTORY

9. 1972 – Outline planning permission refused for the erection of 4 dwellings (S/72/118C).
10. 1978 – Outline planning permission refused for residential development (B/78/01257), appeal dismissed.
11. 1980 – Outline planning permission refused for residential development (B/80/00950), appeal dismissed.
12. 1988 - Outline planning permission refused for the erection of 5 dwellings and garages (B/89/01884), appeal dismissed.
13. 1989 - Outline planning permission refused for the erection of 5 dwellings and garages (B/89/01884), appeal dismissed.
14. 1991 – Application of and Established Use Certificate for use of the land for B8 storage refused (B/91/008181), appeal dismissed.
15. 2006 – Outline planning permission approved for the erection of 8 dwellings (3 no. to be affordable shared equity) (B/04/00444).

NATIONAL GUIDANCE

16. Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing

PLANNING POLICIES

17. The following Development Plan policies are applicable to the proposal:

Babergh Local Plan, Alteration No.2 (2006)

- HS02 & HS03 (Villages)
- HS27 (Housing Density and Type)
- HS28 (Infilling and Groups of Dwellings)
- HS30 (Design)
- HS32 (Public Open Space – Developer Contributions)
- CN01 (General Design)
- TP15 (Parking Standards)

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

OBSERVATIONS

18. PC – states that:

This Council has no objections to this development and approves the overall design and layout, but concern was expressed over the provision of services including sewage, schools and shops. Would the developers consider improving play facilities for the village children and the children that are likely to be associated with this new housing? Could this be a condition of the permission?

The PC was re-consulted on 17th December 2007 following receipt of revised drawings. Any further observations received will be reported at the meeting.

19. LHA – recommend approval subject to standard conditions together with a condition requiring the works to the visibility splay to be completed prior to any other work commencing on the site.
20. EA – no objection to the proposal but offers some advice to the applicant regarding sewage disposal systems, water efficiency, surface water, soakaways and culverting.
21. SCC Archaeology – no significant impact on known archaeological sites or areas with archaeological potential.
22. Anglian Water – recommends approval subject to a drainage condition.

REPRESENTATIONS

23. The neighbours were re-consulted on 17th December 2007 following receipt of revised drawings. Any further representations received will be reported at the meeting.
24. One letter of objection has been received and is summarised as follows:
- a. Loss of privacy
 - b. Increased noise
 - c. Loss of light

PLANNING CONSIDERATIONS

Principle of development

25. The site is located outside the defined Built up Area Boundary of the village where there is a general presumption against additional development. Planning permission was, however, granted in 2006 for residential development. In resolving to approve that application, consideration was given to the “brownfield” nature of the site.
26. This proposal involves the development of previously developed land and makes more efficient use of the land through higher density development. The previous application provided for 8 dwellings at a density of 12 dwellings per hectare, the current application increases density to 18 dwellings per hectare. Although less than the 30 dwellings per hectare generally considered acceptable through PPS3, the design and layout of the proposal takes into account the low density and pattern of development in the village. Accordingly, the proposal is consistent with policies HS02 and HS03 of the Babergh Local Plan Alteration No. 2, 2006.

Affordable housing

27. In accordance with Policy HS09 of the Babergh Local Plan the applicant proposes that 4 no. dwellings would be affordable with 2 no. 2 bed dwellings being shared ownership and 2 no. 3 bed dwellings being for rent. The affordable housing will be secured through a Section 106 agreement.

Impact on the character of the area

28. The layout and design of the proposal takes into account the character of the surrounding area. Crowcroft Road is characterised by a mix of housing styles and designs on the eastern side of the road with predominantly countryside and vegetation on the western side, with the exception of a vacant barn to the south of the site. At the southern end of the road there are three detached bungalows which are screened by high hedges. To the north of these bungalows the road is characterised predominantly by semi-detached and terraced two storey dwellings. The proposal includes two bungalows at the front of the site, adjacent to Crowcroft Road, which reflect the bungalows opposite the site at the southern end of Crowcroft Road.
29. The public open space to the front of the site, together with the low form of the two bungalows, further assists in retaining the open character of the site which is in keeping with the character of the western side of the Crowcroft Road.
30. The design and scale of the proposed dwellings and garages are in keeping with dwellings in the area. Furthermore, the materials proposed for the dwellings, being red brick and render for the walls and a mix of pan tiles, plain tiles and slate for the roofs, are in keeping with the character and appearance of the surrounding area.

Highways/Parking

31. The Suffolk County Council Highway Department have stated that the proposal is acceptable and have no objection subject to the imposition of conditions relating to parking and turning provision on site, provision of the access and surfacing of the access in accordance with the plans submitted. In addition, a further condition is required by the LHA to ensure the proposed works to the visibility splay at the junction of Crowcroft Road with the B1078 is completed prior to any other work commencing on the site.

Impact on Residential Amenity

32. Due to the design and layout of the houses and the distance from the houses on the eastern side of Crowcroft Road, there will be no impact on residential amenity to the properties opposite the site.
33. An objection from the occupants of Canada Cottage, located to the south of the site, raises concerns regarding loss of privacy, increased noise and loss of light. Since receiving this letter of objection the layout of the scheme has been revised. This has resulted in the houses on Plots 3 and 5 being moved further from the boundary with Canada Cottage, thus reducing any potential impact on the residential amenities of the neighbouring property. In particular, the dwelling on Plot 5 is, at its closest point, 12 metres from the boundary with Canada Cottage. On Plots 2 and 4 the houses are located over 14 metres from the rear boundaries which, together with the overall distance from the Cottage, assists in limiting any potential impact from loss of privacy and loss of light. Furthermore, the application site is located to the north of Canada Cottage, therefore the proposed development will not result in a loss of sunlight to the adjoining residential property due to its orientation. Due to the distance of the proposed dwellings from Canada Cottage any loss of daylight would be negligible.

Public Open Space

34. Policy HS32 requires the applicant/developer to either provide 10% of the application site as public open space (where agreed in advance with the Local Planning Authority) or financial contributions towards the upgrade/expansion of existing Local Authority maintained areas of public open space away from the site. In this case, the application includes 10% of the site as public open space in line with policy HS32. This will be secured through a Section 106 agreement.

REASON FOR APPROVAL

Having regard to the pattern of existing development in the area and the relevant provisions of the Development Plan (namely policies HS02, HS03, HS28, HS30, CN01, CN06, CR20 and CN08 of the Babergh Local Plan, Alteration No. 2, 2006) the proposed development would not materially harm the character or appearance of the area, nor would it harm the living conditions of neighbouring occupiers. It would not result in the loss of any important trees and would be acceptable in terms of traffic safety and convenience.

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:
 - The provision of a LAP on the public open space.
 - Affordable housing (2 dwellings rented, 2 dwellings shared ownership)
- (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:
 - Materials
 - Drainage
 - As recommended by LHA
 - Landscaping
 - Boundary treatment/means of enclosure
- (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:
 - Inadequate provision of play equipment contrary to Policy HS32 and PPG17.
 - Lack of affordable housing contrary to Policy HS09.

DECISION

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