

SUDBURY – 73 ACTON LANE

Erection of 3 no. dwellings with associated garaging (existing bungalow to be demolished).

Applicant: Tim Moll

Case Officer: Gemma Pannell

SITE

1. The site is situated at the northern end of Acton Lane (before it opens out into the surrounding open space/playing fields) and backs onto school playing fields and fronts Harp Close Meadow (People's Park). The existing bungalow is relatively modern but in need of updating. There are no other constraints affecting the site.

PROPOSAL

2. The application proposal is to demolish the existing bungalow and replace it with a three-storey terrace of 3 no. three bedroom. The application is for full planning permission and therefore includes details of the design and appearance of the proposed dwellings.
3. The building has a width of 14.7 metres a depth of 9.5 metres with an approximate ridge height of 10 metres. The application also includes a covered car parking area providing 4 no. spaces with 2 no. additional spaces provided elsewhere on the site.

HISTORY

4. 2004 – Planning permission refused for erection of chalet bungalow (existing bungalow to remain). (B/04/01493/FUL refers)
5. 2005 – Planning permission granted for the insertion of 4 no. dormer windows to front elevation and 1 no. dormer to rear. Erection of pitched roof to replace flat roof on existing single storey side extension. (B/05/00821/FHA refers)
6. 2006 – Application withdrawn for erection of 4 no. dwellings with associated garaging (existing bungalow to be demolished). Alterations to existing access. (B/06/00436/FUL refers.) This application was withdrawn following officer's advice that the scheme represented an over-development of the site. The current application has been revised following this advice.

POLICY

7. The following adopted and emerging Development Plan policies are considered relevant to this application;

Suffolk Structure Plan 2001

- CS3 (Location of new housing development)
- ENV3 (Design standards)

Babergh Local Plan (Alteration No. 2) Second Deposit Draft *(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.)*

- HS01 (Towns)
- HS27 (HS11) (Density)
- HS28 (HS12) (Infilling)
- HS30 (HS14) (Design of new housing)
- CN01 (Maintaining local distinctiveness)

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

OBSERVATIONS

8. TC – Approve subject to highways considerations given the increased traffic in a narrow lane.
9. CHA – Recommend standard conditions.
10. EA – Standard advice
11. Letters – 1 received objecting to the proposal for the following précised reasons:
 - Loss of hedge to the front of the site and felling of trees.
 - More cars will be parked in the Lane.
 - Planning permission was refused for an additional bungalow on the site adjacent.

ASSESSMENT

12. The site lies within the defined built-up area of Sudbury and there can be no objection in planning policy terms to residential development here. Indeed Government guidance (PPG3) seeks to promote the development of previously developed land (including gardens) and to make efficient use of such land by developing at densities than have hitherto been the case, subject to local character and identity being preserved. The development of this site with a three dwellings represents a density of 42 units per hectare which is above the minimum density of 30 units per hectare which is sought by PPG3 and the Local Plan.

13. Policy HS30 state that all new housing developments should be of a high standard of layout and design and the existing character of an area should be respected in the design and layout of any new housing. Furthermore, policy HS28 state that planning applications for (inter alia) groups of dwellings will be refused where the proposal represents over-development to the detriment of the character of the area or if the proposal is of a scale, density or form which would be out of keeping with nearby dwellings or other buildings.
14. The proposal is for the erection of a terrace of three no dwellings and the scale and design of the buildings are such that they respect the character and scale of existing surrounding development and, if constructed, will not have a significant adverse impact upon the amenities of occupiers of nearby dwellings.
15. In view of the above and having regard to the relevant development plan and its policies, the following recommendation is made.

REASON FOR APPROVAL

The proposed development is considered to be in accordance with policies HS01, HS27 and HS30 by reason of the scheme constituting acceptable infill development in terms of its, design, materials, and relationship to adjoining development. There is no highway objection and there are insufficient grounds on which to justify refusal in terms of its inconsistency of scale and adverse impact on residential development.

RECOMMENDATION

Grant planning permission subject to conditions –

- Any as recommend by CHA
- Materials
- Remove PD rights in respect of extensions

DECISION
