

EAST BERGHOLT – LAND NORTH OF VICTORIA BAKERY, HEATH ROAD

Erection of 1 no. detached single storey dwelling, 1 no. detached two storey dwelling with detached double garage and construction of new vehicular access.

Applicant: Deben Homes Ltd

Case Officer: Chris Tivey

SITE

1. The application site comprises an area of approximately 0.13 hectares situated to the north Victoria Cottage, Victoria Bakery and Blackwater House which front onto Heath Road in East Bergholt. The site is rectangular in shape and has a frontage of 23m onto Woodgates Road. It is mainly laid to grass, but with an element of hardstanding being apparent.

PROPOSAL

2. Planning permission is sought to erect 1 no. detached single storey dwelling, 1 no. detached two storey dwelling both with a double garage and construction of new vehicular access off Woodgates Road, opposite the property known as Hawthorns. The access would run along the rear boundaries of Victoria Cottage, Victoria Bakery and Blackwater House into a turning head. A 1.8 m high brick wall would be erected along with the landscape strip to create a buffer between the new and existing developments.
3. The two storey property would front onto Woodgates Road and would have a total depth of 10.8 m and a total width of 10.7 m. It is designed in sympathy with the Suffolk vernacular, with a projecting gable to the front and would be faced in brick and render with pantiles to the roof. At ground floor level the rooms provided would comprise living room, study, dining room, kitchen, utility room and cloakroom. At first floor level 4 bedrooms would be provided, one ensuite, in addition to a family bathroom.
4. The proposed single storey dwelling has been redesigned from the previously withdrawn scheme to give more of the appearance of a traditional agricultural type building, with narrow roof spans, simple gabled roofs and appropriate materials (facing brick and timber boarding to walls and pantiles to roof). The single storey property would comprise accommodation all at ground level and includes three bedrooms (one with ensuite), bathroom living room utility room and dining room/kitchen. The maximum width of the property would be 17.3 m and the maximum depth where including the chimney breast to the living room would be 18 m.
5. The two-storey house would have rear garden of around 168 square metres with a depth of around 9 m. The single storey dwelling would have a garden area of some 360 square metres with an average depth of around 16 m. Severance of the plot from its existing garden area would leave Victoria Bakery with a rear garden of around 419 square metres with a depth of 10 m. A double garage would be provided to each property comprising one block, and each with a parking space in front therefore in essence providing four spaces per unit. The applicant in their Design and Access Statement states that this should discourage parking along the side of the private access drive.

RELEVANT HISTORY

6. 2006 – Full planning permission refused for the erection of two detached two-storey dwellings (B/06/02076/FUL).

2007 - Full planning permission sought for the erection of a single storey and a two storey detached dwelling (B/07/00805/FUL). This was withdrawn following discussions between the applicant and Case Officer.

NATIONAL GUIDANCE

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PLANNING POLICIES

7. The following Development Plan Policies are relevant to this application:

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 (Design Standards)
- TP15 (Parking Standards)

OBSERVATIONS

8. PC – Consider the proposal would result in a back land development, which would appear overdeveloped and would have an adverse impact on the street scene. They also raise concern with respect to the vehicular access especially during High School pick up times when there are a significant number of motor vehicles parked in the area.
9. Local Highway Authority – No response received the time of writing the report however their comments will be reported at the meeting.
10. One letter of representation has been received from the occupiers of Hawthorns opposite the application site. They state that the proposed dwellings appear to be back garden developments. Access is proposed from Woodgates Road and whilst this would give one of dwellings a direct access to the road it still leaves the second dwelling in a back garden. The road is a country lane with a footpath on the eastern side only, there are no dwellings on the west side with the proposed site being immediately next to a conserved area. Woodgates Road is used by parents whose children attend the High School to drop off and pick up, increased vehicular activity would make the situation more dangerous. The application seriously threatens the privacy of adjacent properties.

ASSESSMENT

11. The principle of residential development on this site is acceptable with the site being situated within the built up area boundary of East Bergholt. The density of the development equates to approximately 15 dwellings to the hectare and therefore could not be considered to amount to over development of site.
12. The general character of the area is mixed and spacing between dwellings within the locality is also varied. The fact that the proposed single storey dwelling is situated to the rear of existing properties and the proposed two-storey dwelling is not in itself a reason to refuse planning permission. There are other examples where residential properties are situated to the rear of frontage properties including Chaplin Road and Carters Court on the southern side of Heath Road.
13. The distances between the site boundaries and between the plots themselves is acceptable, with no likelihood of material overlooking to neighbours. The proposed dwellings would not appear cramped within the site with the density falling far below the 30 dwellings to the hectare advocated by PPS3. Both PPS1 and PPS3 advocate the efficient use of previously developed land, but the resultant development should respect the character of the area. This would be the case in this instance.
14. The designs of the proposed dwellings reflect the style, character and detail of the Suffolk vernacular and incorporate details such as traditional windows, facing brick work, painted render, weatherboard and tiled roofs. The buildings are broken down into a human scale and would not appear incongruous in the street scene. The two-storey dwelling to the front has been designed in a manner similar to Merryfield Lodge and Hawthorns opposite.
15. By virtue of the siting of both proposed dwellings, the layout of the parking facilities and the boundary treatment proposed along the access way, there should be no material loss of amenity to neighbouring residential properties by reason of general noise and disturbance.
16. Policy HS32 of the Adopted Local Plan requires all applications proposing new dwellings to make provision for Public Open Space. This is either in the form of on-site provision or off-site provision in the form of a commuted payment. Given the relatively small size of the site and layout of the development, an on-site Public Open Space provision is not appropriate and accordingly the Officer Recommendation below makes provision to secure a commuted payment.

REASONS FOR APPROVAL

17. The proposed development would make efficient use of a site situated within the built-up area boundary of East Bergholt. The design and scale of the dwellings is considered appropriate to the street scene and furthermore, the development would not give rise to a material loss of amenity to neighbouring residential properties. The proposal is therefore compliant with Policies HS02, HS03, HS27 and CN01 of the Babergh District Local Plan (Alteration No. 2) 2006.

RECOMMENDATION

A The Solicitor to the Council be authorised to secure a planning obligation under Section 106 of the 1990 Act to ensure:

(i) The payment of contributions towards Public Open Space provision.

B Upon securing the obligation the Chief Planning Control Officer be authorised to GRANT planning permission subject to the following conditions –

- Materials
- As recommended by LHA
- PD rights removed for insertion of further windows and extensions.
- Landscaping scheme

Otherwise,

C REFUSE planning permission

- Inadequate provision of Public Open Space and play equipment.

DECISION
