

GREAT WALDINGFIELD - LAND ADJACENT GREENCROFT, THE HEATH

Submission of details under O.P.P B/05/00260/OUT – the siting, design and the external appearance of and the landscaping of the site for the erection of 2 no two-storey dwellings and associated garages. Construction of new vehicular access.

Applicant: Drumbridge Contracts Ltd.

Case Officer: Mrs. Christine Thurlow.

SITE

1. The site forms part of what was once the southern portion of the garden to Greencroft (a Grade II Listed Building). However this has recently been severed from the curtilage of that property when outline planning permission was granted in 2005. The site is roughly square in shape, measuring 0.11 hectares in area. Hedging encloses it; the most prominent being the frontage hedge to the main road (B1115). The site lies within the Built Up Area Boundary for the village of Great Waldingfield.

PROPOSAL

2. See report heading. The application provides for the erection of 2 no. Dwellings with garages provided behind. The application has been amended since original submission with revised designs being submitted following discussions with your offices. The descriptions of the properties below refer to the amended plans.
3. Plot 1 is a 4-bedroom brick property under a slate roof. It has a width of 9.3 metres, a maximum depth of 10.2 metres and a maximum ridge height of 8 metres. The property has a floor space of 133.6 square metres.
4. Plot 2 is a 4-bedroom brick and rendered property under a plain tiled roof. It has a width of 9.2 metres, a maximum depth (exc. the porch) of 10.2 metres and a maximum ridge height of 7.8 metres. The property has a floor space of 133.2 square metres.

RELEVANT HISTORY

5. 2005-Planning permission granted for the construction of a separate vehicular access to the adjoining listed building known as Greencroft. (B/05/00261/FUL refers).
6. 2005 – Outline planning permission granted for the erection of 2 no. dwellings (B/05/00260/OUT refers)
7. 2005 – Listed Building Consent granted for the demolition of a garage. (B/05/00756/LBC refers)

POLICY

PPG3 HOUSING

8. PPG 3 states that Local Planning Authorities should seek to achieve an efficient use of land seeking greater densities of developments at places with good public transport and service provision.
9. 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) 2006 *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*

- HS02, (Villages)
- HS27 (HS11) (Density)
- HS28 (HS12) (Infilling)
- HS30 (HS14) (Design of new housing)
- CN01 (Maintaining local distinctiveness)
- CN06 (CN10) (Listed Buildings)

OBSERVATIONS (in connection with original plans)

10. Great Waldingfield PC – The proposed houses are too close to the road and will dominate the street scene.
11. Chilton PC – No objections
12. CHA – Recommend standard conditions
13. Two letters received raising the following points:
 - Overlooking from first floor windows
 - The “building” referred to on the plans to be demolished is an aviary.
 - Water disposal – if the waterway, which runs west to east across the property, is not maintained the properties could be subject to flooding. If filled or restricted the water could back and cause problems to Low Thatch cottage situated behind the proposed development.
 - Traffic – The road should be managed to prevent the excessive speed of the traffic along this part of the road.

OBSERVATIONS (received in connection with the revised site layout plan)

14. Great Waldingfield PC – The proposed houses are too close to the road and will dominate the street scene. There are drainage problems on this site and this should be thoroughly investigated before detailed consent is granted.
15. Two further letters have been received in response to publicity given to the amended plans, objecting and making the following points:
 - the dwellings and garage will, by their size and style, and with the garages placed central, appear as just another block of modern development (completely ignoring the local vernacular) and are not sympathetic to Alver Cottage – they will be completely out of scale with neighbours and overbearing in relation to Alver Cottage;
 - the proportions of the dwellings in relation to Greencroft and Alver Cottages do not appear correct;
 - roadside building line ignores the position of Greencroft and its neighbour; it would be an improvement to set the development further back;
 - materials are unsympathetic;
 - the “existing hedge” on the boundary to Alver Cottage does not exist;
 - this will result in a large opening in an ancient field hedge, reducing the hedge by up to 50%; what guarantees are there that the existing frontage hedge will be “mostly retained” and replanted?
 - existing watercourse is inadequate for the disposal of surface water and will cause flooding, especially to lower properties;

ASSESSMENT

16. Outline planning permission has been granted for this development; the issues to be considered now are whether the siting, design and external appearance of the proposed buildings are acceptable. (The issue concerning potential flooding is not one for consideration). In this light policies HS28 and HS30 are central. These provide that all new development shall be of a high standard of layout and design (HS30) and seek to refuse infill development where the development represents overdevelopment, an unreasonable standard of privacy of garden size is provided, or if the proposed development is out of keeping with nearby dwellings.
17. In addition, policy CN06 requires all new development within the setting of a listed building should be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting.
18. It is considered that the design of the buildings (which represents an improvement to the drawings originally submitted) is such that it largely respects the character and scale of existing surrounding development, although a change to the massing of one dwelling is still sought.

19. The relationship of the proposed development to its neighbours is also considered acceptable and is similar to other dwellings in the immediate area, although the accuracy of the street scene elevation (on which this conclusion is based) has been challenged and steps are being taken to verify this. It is not considered that there would be any significant loss of residential amenity caused by over looking or loss of light. On this basis the recommendation is one of approval.

RECOMMENDATION

Subject to a satisfactory resolution to the outstanding matters reported in paras 18 and 19 above, the Head of Planning (Control) be authorised to approve the reserved matters, subject to conditions –

- As recommended by CHA
- Samples of materials

DECISION
