

GREAT CORNARD – 1 NURSERY ROAD

Change of use of existing dwelling into 2 (no.) dwellings and insertion of 2 no. windows to side elevation.

Applicant: Mrs L Anselmi

Case Officer: Ben Elvin

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SITE

1. The dwelling is an end-terrace property located to the south of Nursery Road, close to the junction with Wells Hall Road. The property lies within the Built-up Area boundary of Great Cornard. The property is separated from the road by a grass verge which forms an important feature on the approach into the Nursery Road estate. The frontage of the property is partly enclosed by a wall and fencing which continues along the side of the property.
2. The original dwelling was extended by virtue of a two-storey side extension in 1975 and a single-storey front extension in 1987. These extensions resulted in the original garage being incorporated into the centre of the dwelling. The current property benefits from 5 bedrooms.

PROPOSAL

3. The application proposes the change of use of the existing dwelling into two dwellings and the insertion of two windows into the side elevation.
4. The dwelling is shown to be divided from front to back, providing one 3 bedroom property and one 2 bedroom property.

RELEVANT HISTORY

5. 1975 – Two-storey side extension to dwelling.
6. 1987 – Erection of a single-storey front extension.

NATIONAL GUIDANCE

7. **PPS1 (2005) Delivering Sustainable Development**  
**PPS3 (2006) Housing**

## PLANNING POLICIES

8. The following Development Plan policies are relevant to this application.

### **Suffolk Structure Plan 2001**

- CS3 (New Development)
- ENV3 (Design Standards)
- T9 (Private Car Parking)

### **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)

## OBSERVATIONS

9. PC – objects on the following grounds

- i) The separating of one house into two sets a dangerous precedent.
- ii) Changes a semi-detached house into a row of terraces.
- iii) Lack of parking

10. LHA – does not wish to restrict the grant of permission.

11. Third Party Representations: One letter of objection has been received. The main points can be summarised as follows;

- The site is on a corner plot on a T junction which will cause problems at the busy school drop-off/pick up times.
- Parking within the area is already overstretched.
- The potential loss of the garage during conversion would add to congestion.
- Disruption caused by construction work.
- The construction of the properties during the 1960s means that the plumbing and electrics are ageing.
- The impact on the local environment and the precedent that would be set.
- The objections above are shared by other residents in Nursery Road.
- Concerns that only adjoining residents had been sent letters, as this issue would affect many more properties.

## ASSESSMENT

12. The site lies within the defined built-up area and there can be no objection in planning policy terms to the principle of additional residential accommodation in this location. Indeed Government Guidance (PPS3) seeks to promote the development of previously developed land and to make efficient use of such land by developing at higher densities that have hitherto been the case, subject to local character and identity being preserved.

### Layout/Impact on Pattern of Development

13. It is clear that the existing pattern of development in this area is for pairs of properties and some groups/terraces. The existing property lies on the end of a terrace and has been extended to the side, closely following the form of the original dwelling and thereby elongating the existing terrace. The proposed sub-division of this property will have little impact on the existing streetscene or on the pattern of development.
14. A neighbouring resident has raised objection with regard to the impact on the locality and the precedent that may be set. The host dwelling has been considerably extended to form a large 5-bedroom property and the sub-division would provide two smaller units. Whilst it is clear that this may set a precedent, the relationship of this property to the neighbouring dwellings and its position within the estate would not result in a form of development that would cause particular amenity or highway safety issues. If other development of this nature was to come forward, any proposal would need to be considered on the basis of its individual merits.

### Highways/Parking

15. The Local Highway Authority have stated that the proposal is acceptable and have no objection to the increased number of units on the site from a highway safety perspective.
16. The applicant has been asked to provide details of the parking arrangements for the two properties. It is clear that there this existing parking within the garage and on the frontage of the property but the allocations/details per property have not been defined. When looking at development within this area, the Parking Standards would require a maximum of one parking space per unit.

### Amenity

17. The sub-division of the property will not impact upon the neighbouring properties in terms of residential amenity. The two side facing windows will overlook the existing green area to the side of the property only.

### Public Open Space

18. 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 provision of 10% of the application site is not a suitable option given the small size of the site (which will not provide a useable area of open space). The applicants have been asked to confirm that they are willing to provide a financial contribution towards the off-site provision of new, or upgrade of existing, public open space.

### REASON FOR APPROVAL

The proposal would be in accordance with policies HS02, HS03 and HS27 in the Babergh Local Plan (2006) which are aimed at ensuring that this site is developed satisfactorily for residential development and at an appropriate density whilst respecting the quality of the environment and safeguarding interests of road safety and residential amenity.

## 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 off-site public open space provision.

B – Upon securing the above obligation, the Chief Planning Control Officer be authorised to grant planning permission subject to conditions:

- Parking.

**Otherwise,**

## RECOMMENDATION B

Refuse planning permission.

- Inadequate provision of public open space and play equipment.

## DECISION

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