

BENTLEY – 44-45 HIGHFIELDS

Application under Regulation 3 of the Town and Country Planning General Regulations 1992 – Construction of a new vehicular access and 2 no. hardstandings.

Applicant: Babergh District Council

Case Officer: Marianna Broomfield

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BACKGROUND

**This application is reported to Development Committee as Babergh District Council is the applicant.**

SITE

1. The application site consists of two terraced residential properties situated in a corner location close to the junction of Station Road with Church Road. To the front of the application site is an existing grassed area and public footpath. The site is within the defined built up area boundary of the village and within a designated Special Landscape Area.

PROPOSAL

2. The proposal is for the construction of a new vehicular access and two hardstandings within the existing front garden areas of No.44 and No.45 Highfields. The vehicular access proposed is from Station Road and utilises an existing layby. The access is to be shared by the two properties which will also each be provided with a hardstanding for parking.

RELEVANT PLANNING HISTORY

3. 2004 - Planning application submitted and subsequently withdrawn for the construction of a new vehicular access for No.45 Highfields (B/04/01817/FHA refers).

NATIONAL GUIDANCE

4. **PPS1(2005) Delivering Sustainable Development**

PLANNING POLICIES

5. The following adopted development plan policies are considered relevant to this application:

**Suffolk Structure Plan 2001**

- ENV3 (Design standards)

## **Babergh Local Plan Alteration No.2 (2006)**

- CN01 (Design and context)

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

### OBSERVATIONS

5. PC – To be reported to Committee if available.
6. LHA – To be reported to Committee if available.
7. Third Party representations – none received at the time of writing this report.

### ASSESSMENT

8. The relevant policies in this case are ENV3 and CN01, which seek to ensure that new development proposals are of an appropriate scale and form for the location.
9. The proposal will provide off-road parking for the two properties and is designed to ensure that vehicles can enter and leave the site in a forward gear. The property adjacent to No.44 Highfields (No.43) has an existing vehicular access from Station Road and a hardstanding in the front garden area for parking. Although a small section of existing hedgerow would need to be removed to accommodate the proposed access, this would not have a material adverse impact on the streetscene. Furthermore, the proposal would have no material adverse impact on the residential amenity of neighbouring properties.
10. In view of the above and having regard to the development plan and its policies, the following recommendation is made:

### REASONS FOR APPROVAL

The proposal, for the construction of a new vehicular access and hardstandings, is considered to be in accordance with the provisions of policy CN01 of the Babergh Local Plan Alteration No.2 (2006) and Policy ENV3 of the Suffolk Structure Plan (2001). In particular, the proposal is of an appropriate scale, form and design for the location. Furthermore, the proposal would not reduce the amenities enjoyed by occupants of neighbouring property, would not result in the loss of any significant trees and is acceptable in terms of highway safety and convenience.

### RECOMMENDATION

Subject to no objections being received from the outstanding consultees, the Chief Planning Control Officer be authorised to Grant Planning Permission subject to the following conditions:

- As recommended by LHA
- Landscaping

### DECISION