

Committee Report

Item No: 4

Reference: DC/17/06250

Case Officer: Lynda Bacon

Ward: Alton.

Ward Member/s: Cllr Alastair McCraw. Cllr Harriet Steer.

Description of Development

Planning Application - Demolition of existing dwelling and garage. Erection of 4no. dwellings, creation of new vehicular accesses, associated garages, landscaping and parking.

Location

Summercourt, The Heath, Tattingstone, IP9 2LX

Parish: Tattingstone

Site Area: 2000 m²

Conservation Area:

Listed Building:

Received: 20/12/2017

Expiry Date: 15/04/2018

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Environmental Impact Assessment:

Applicant: Mr & Mrs Green

Agent: Mr Roger Balmer

DOCUMENTS SUBMITTED FOR CONSIDERATION

This decision refers to drawing number 4517-01 received 20/12/2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan 4517-01 - Received 20/12/2017

Design and Access Statement - Received 20/12/2017

Tree Protection Plan 2017 - Tree Survey-summer court, Appendix 1 Tree schedule summer court, Appendix 2, Appendix 3, Appendix 4 and Appendix 5 - Received 20/12/2017

Tree Protection Plan Existing site - Tree Plan, Root protection areas, Trees retained. - Received 20/12/2017

Block Plan - Proposed 4517-03 A - Received 13/03/2018

Proposed Plans and Elevations 4517-04 A - Received 13/03/2018

Proposed Plans and Elevations 4517-05 A - Received 13/03/2018

Proposed Plans and Elevations 4517-06 A - Received 13/03/2018
Highway Access Plan 4517-08 A - Received 13/03/2018
Proposed Plans and Elevations 4517-10 - Received 13/03/2018
Tree Bat Roost Assessment 025/18 - Received 16/02/2018

The application, plans and documents submitted by the Applicant can be viewed online at www.babergh.gov.uk. Alternatively a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

A Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Charter or such other protocol / procedure adopted by the Council.

The Delegation Panel met to consider the Ward Member request to refer this planning application to Planning Committee. The call-in request made reference to matters of access onto the A137 and additional access points and increased density of likely car movements from the plot and to density affecting local character & street scene; such matters being of more than local significance.

The Delegation Panel noted that Committee had considered an application for residential redevelopment on land adjacent to the south and that this raised an important matter of consistency of decision making given the planning merits in the round.

Mindful of that important consistency point the Panel concluded that it was appropriate to report this application to committee. The particular site circumstances were such that access and density were unlikely to be matters of more than local significance. Notwithstanding, the Panel agreed that the application should be reported to Committee for the above reason.

PART TWO – APPLICATION BACKGROUND

History

The planning history relevant to the application site is listed below. A detailed assessment of the planning history including any material Planning Appeals will be carried out as needed in Part Three:

B/16/01464	Erection of two-storey extension; erection of double garage and associated driveway works (demolition of existing single garage).	Granted 11/01/2017
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Also of relevance is the below planning history of the adjacent site known as Homeleigh.

B/15/00588	Erection of 3 No. new two-storey detached dwellings (following demolition of existing dwelling and out house) and construction of new shared vehicular access onto A137 (following stopping up of existing access onto back lane). Planning permission was refused at Planning Committee on 8 th July 2015 (as per officer recommendation); the application having been referred to Committee at the request of the Ward Member.
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B/15/01085 Erection of 2 No. new two-storey detached dwellings (following demolition of existing dwelling and out house) and construction of new shared vehicular access onto A137 (following stopping up of existing access onto back lane). Planning permission was granted under delegated authority.

All Policies Identified As Relevant

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

Summary of Policies

NPPF - National Planning Policy Framework

Babergh Core Strategy 2014:

- CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
- CS02 - Settlement Pattern Policy
- CS13 - Renewable / Low Carbon Energy
- CS15 - Implementing Sustainable Development
- CS18 - Mix and Types of Dwellings

Relevant saved policies of the Babergh Local Plan (Alteration No.2) 2006:

- CN01 - Design Standards
- CR04 - Special Landscape Areas
- HS28 - Infilling/Groups of dwellings
- TP15 - Parking Standards - New Development

Relevant Supplementary Planning Document:

- Suffolk Adopted Parking Standards (2015)

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Tattingstone Parish Council

Initial consultation response: The exits to an already very busy road which will be made worse by large developments in neighbouring villages eg: Brantham. There have been several accidents at or near this spot in the past.

It is backfilling and not ribbon development, which is not in keeping with the character of The Heath.

The Parish Council is concerned by the amount of proposed development on The Heath as other applications are still under consideration and there has already been about a 35% increase in dwellings over the last 10 years.

Subsequent consultation: No comment received.

SCC - Highways

No objections raised - recommend that any permission which the planning authority may give should include suggested conditions relating to: proposed access layout and finishing; highway visibility; provision and retention of on-site turning and parking area(s) and refuse/recycling bin storage.

SCC - Rights Of Way Department

Bridleway 43 is recorded adjacent to the proposed development area. No objections are raised to this proposal, but informative notes should be applied.

Arboricultural Officer

There are no objections to this application subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report. Although a number of trees are proposed for removal they are either of low amenity value and/or poor condition and their loss will have negligible impact upon the character of the local area.

Environmental Health - Land Contamination

Concur with the findings of the report that the risks posed by the former uses of the site is low and that further investigations are not warranted. In light of this it is confirmed that there is no objection to the proposed development from the perspective of land contamination.

Suffolk Wildlife Trust

Initial consultation response: Bats have been recorded in the parish so there is an increased likelihood that bats may occur in the property. It appears a number of trees would require removal as part of this proposal. These trees should be assessed for their suitability to support roosting bats and nesting birds. Nesting birds are protected under the Wildlife and Countryside Act (1981) (as amended).

Subsequent consultation response: Satisfied with the findings of the Tree Bat Roost Assessment (Eco-Planning UK, February 2018) and the recommendations made in the report should be secured, via a condition of planning consent, should permission be granted.

B: Representations

Four letters have been received from three households, the content of which are summarised below:-

- The density of development such is not in keeping with the area and is an overdevelopment.
 - New accesses will make the unchecked speeding on the road even more dangerous.
 - Removal of the trees and hedges which form a soft sound dampening barrier will result in more traffic noise from the increasingly busy road being deflected from the hard man-made structures towards nearby residential property.
 - Loss of existing view; trees, sky and hedges will be replaced with houses.
 - Drains along The Heath struggle to cope, particularly in prolonged downpours, causing flooding on the main road. Replacing natural drainage areas with buildings and paved areas will increase rapid run off into the road leading to flooding affecting nearby residential property.
 - Sewers will not cope with additional properties as there are periodic failures.
 - Proposal will cut off sunlight to nearby residential property and increase light pollution in the area at night.
 - The removal of the natural areas and mature trees on this site will damage the local Stag Beetle, Common Lizard, Grass Snake and Barn Owl populations, which have been observed in this area.
 - Two new vehicular accesses on a bend onto the A137 is a danger and will affect ability to access nearby residential property.
 - Overspill parking on the adjoining bridleway would impede access to nearby residential property and Pond Hall Farm.
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- Removal of existing hedging would erode privacy.
- With other possible proposals in the village, this site is not crucial to provide increased village housing.

PART THREE – ASSESSMENT OF APPLICATION

The Site and Surroundings

The site is an irregular shaped parcel of land located to the eastern side of the A137 highway, in the part of the Tattingstone Parish known as 'The Heath'. Tattingstone is listed as a Hinterland Village in policy CS2 of the Core Strategy supported by the wider functional clusters of Capel St Mary and Holbrook. The site is located within a defined Built Up Area Boundary (BUAB) and is also located within a Special Landscape Area (SLA). Back Lane (bridleway) forms the southern boundary, beyond which are two detached dwellinghouses that have recently been completed on the site of a former single dwelling known as 'Homeleigh'. Agricultural land in arable use is located to the east of Back Lane. Terraced and detached properties are located close to the highway on the opposite (western) side of the road, which is the A137 highway. Detached bungalows and their garden curtilages lie directly to the north of the proposal site.

The proposal site comprises a two-storey detached dwellinghouse situated towards the centre of its 0.2 hectare plot with garage and associated outbuildings. The site is currently accessed via a driveway from Back Lane. The existing dwelling is a 3 bedroom 20th century red brick property and will be demolished. The garden contains a number of mature trees and shrubbery with hedged boundaries to all sides.

2. The Proposal

The application seeks planning permission for the erection of 2 no. detached, two-storey, dwellings and 2 no. semi-detached, two-storey dwellings in a linear arrangement located towards the rear of the site. The existing dwelling and its outbuildings is to be demolished. The detached dwellings would be 4 bedroom properties and the semi-detached pair would be 3 bedroom properties.

The dwellings have been designed to have a simple, traditional form with contemporary fenestration. Their appearance to the street scene, both from the Ipswich Road and also from views across the field to the rear, will be traditional in outline, with ridge heights comparable to the two new properties to the south of the site.

The external construction materials include colour-washed smooth render and stained larch boarding under a slate roof.

The application also seeks planning permission for the construction of two new shared vehicular accesses to the main A137 highway. The existing access onto Back Lane will be retained but enclosed by gates.

The design and layout of the application has been amended since initial submission to reduce the extent of the gravel car parking areas to the frontage; improve the articulation of Plot 4 gable end elevation to Back Lane; remove the garages between Plot 1 and Plot 2 to improve the space between the dwellings; redesign and reduce the size of Plots 3 and 4 to present a narrower frontage and to increase the gap between Plots 2 and 3. The amended plans have been publicised and subject to re-consultations.

3. The Principle of Development

The principle of housing use on the site is acceptable as it accords with Policy CS2 being within the defined Built Up Area Boundary (BUAB). There is an extant permission to extend the existing dwelling

into a substantial 5 bedroom property. The proposal seeks to replace the existing (unextended) dwelling with a 4 bedroom property and to erect an additional 4 bedroom property as well as a pair of 3 bedroom semi-detached properties. The net increase therefore amounts to one 4 bed and two 3 bed dwellings.

The National Planning Policy Framework (NPPF) requires Councils to identify and update on an annual basis a supply of specific deliverable sites sufficient to provide for five years' worth of housing provision against identified requirements (paragraph 47). For sites to be considered deliverable they have to be available, suitable, achievable and viable.

Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites (as stated in paragraph 49 of the NPPF). Where policies cannot be considered up-to-date, the NPPF (paragraph 14) cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted. The presumption in paragraph 14 also applies where a proposal is in accordance with the development plan, where it should be granted permission without delay (unless material considerations indicate otherwise).

The precise meaning of 'relevant policies for the supply of housing' has been the subject of much case law, with inconsistent results. However, in May 2017 the Supreme Court gave judgment in a case involving Suffolk Coastal District Council which has clarified the position. The Supreme Court overruled earlier decisions of the High Court and the Court of appeal in this and other cases, ruling that a "narrow" interpretation of this expression is correct; i.e. it means policies identifying the numbers and location of housing, rather than the "wider" definition which adds policies which have the indirect effect of inhibiting the supply of housing, for example, countryside protection policies. However, the Supreme Court made it clear that the argument over the meaning of this expression is not the real issue. The absence of a five year housing land supply triggers the application of paragraph 14 of the NPPF.

In applying the 'tilted balance' required by this paragraph, the Council must decide what weight to attach to all of the relevant development plan policies, whether they are policies for the supply of housing or restrictive 'counterpart' policies such as countryside protection policies.

In accordance with National Planning Policy Guidance paragraph 030 (Reference ID: 3-030-20140306) the starting point for calculating the 5 year land supply should be the housing requirement figures in up-to-date adopted Local Plans. It goes on to state that '...considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light....Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints...'

The Council adopted its Core Strategy in Feb 2014 having been tested and examined as a post-NPPF development plan. The Council published the Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) in May 2017 which is important new evidence for the emerging Babergh and Mid Suffolk Joint Local Plan. Therefore, the 5 year land supply has been calculated for both the adopted Core Strategy based figures and the new SHMA based figures. For determining relevant planning applications, it will be for the decision taker to consider appropriate weight to be given to these assessments and the relevant policies of the development plan.

A summary of the Babergh 5 year land supply position is:

i. Core Strategy based supply for 2017 to 2022 = 4.1 years

ii. SHMA based supply for 2017 to 2022 = 3.1 years

Overall, there is an identified need for smaller dwellings (1-3 bedrooms) and the proposed semi-detached pair will make a small contribute towards the top end of this need. It is also acknowledged in the preamble text to Policy CS18 (Mix and Types of Dwellings) that 'all but very small sites have the potential to deliver a wide choice of homes and contribute towards sustaining mixed communities'. The proposed development comprising three additional dwellings will increase the supply of housing and offer a mixed development that in broad terms is consistent with housing need.

The principle of the proposed development is therefore considered acceptable subject to consideration of other material planning issues. Issues considered central to the determination of the planning application are:-

- Design and impact on street scene and landscape character;
- Site access, parking and highway safety considerations;
- Impact upon residential amenity;
- Impact on protected species;
- Impact on trees;
- Contaminated land;
- Planning obligations;
- Other matters.

Design and impact on street scene and landscape character

The NPPF states in paragraph 61 that securing high quality design goes beyond aesthetic considerations. Planning decisions should address the connection between people and places and the integration of new development into the natural, built and historic environment. The core principles of the NPPF is that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF highlights the importance of high quality and inclusive design for all development, including individual buildings and states that it is proper to seek to reinforce local distinctiveness. Furthermore the NPPF states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

At a local level, policy CS15 requires that proposals for development must respect the local context and character of the different parts of the district and should (inter alia): make a positive contribution to the local character, shape and scale of the area. Policy CN01 requires all new development proposals to be of appropriate scale, form, detailed design and construction materials for the location. Policy CR04 requires that development proposals in Special Landscape Areas will only be permitted where they maintain and enhance the special landscape qualities of the area and harmonise with the landscape setting. Policy HS28 states (inter alia) that applications for infill developments will be refused where the proposal represents overdevelopment to the detriment of the character of the locality, residential amenity or where the proposal is of a scale, density or form which would be out of keeping with adjacent or nearby dwellings.

The character of The Heath is typified by small scale residential properties set in large gardens with mature landscaping. Whilst there is a mix of single-storey (bungalows) and two-storey dwellings of varied designs, the existing dwellings are predominantly Edwardian, 1920's and 1930's semi-detached two-storey dwellings with outbuildings and small scale bungalows with large gardens. Two new detached dwellings have recently been completed on land to the south of the application site on the southern side of Back Lane. The existing street scene is characterised by significant gaps between the dwellings with views through to the open countryside beyond. Dwellings on the western side of the A137 are typically positioned closer to the highway than those properties on the western side of the A137. The mix of dwellings in style and age, with a wide range of front garden depths creates an eclectic mix of development of historic form.

The proposed development as initially submitted included attached garaging between Plots 1 and 2 and a wider built form to Plots 3 and 4 that combined to present an extensive width of built development across the site, contrary to the existing pattern and spacing of development. The amended design however, has increased the spacing between Plots 1 and 2 by re-siting the proposed detached garage to the other side of Plot 1 and the retention of the existing detached garage for use by Plot 2. In addition, the amended design of Plots 3 and 4 has reduced the width of the semi-detached pair by 6.7m. The amended design now incorporates a greater degree of spacing between the dwellings that is more consistent with the existing pattern of development, and is representative of the spacing between the two new dwellings located immediately to the south of Back Lane.

In landscape terms, the proposal incorporates new native hedging to the side and rear boundaries of the site and the existing front boundary hedgerow either side of the new access points is to be retained. Woven Willow fencing is proposed on the boundaries between the new properties only. The visual impact of the development in the wider landscape setting of the locally designated Special Landscape Area is therefore considered to be minimal.

The design, layout and landscaping of the development is therefore considered to accord to the design principles of the NPPF, and to policies CS1, CS15, CN01, CR04 and HS28 of the development plan.

Site access, parking and highway safety considerations

The proposed vehicular access arrangements to the site would require the construction of two new shared vehicular accesses directly onto the A137 highway. The existing vehicular access to the site, via Back Lane, would be retained behind gates.

The proposed access arrangements have been assessed by engineers at the local highway authority and it is considered that the proposed shared accesses on to the A137 complies with the specifications of County Highways drawing no. DM03 in relation to shared domestic accesses onto a highway with a 30 mph speed limit.

The application proposal would provide 2 no. parking spaces for each Plot and in addition, Plots 1 and 2 would have access to a detached garage. The proposed parking provision therefore accords with current Suffolk Advisory Parking Standards (2014) provided by the local highway authority. The proposal would also provide adequate on-site turning and manoeuvring space to enable vehicles to turn on-site and re-enter the highway in forward gear.

The proposed vehicular access and on-site parking and manoeuvring arrangements are therefore considered to be in accordance with current standards and would not significantly endanger the safety of highway users (subject to compliance with conditions as suggested by County Highway Engineers).

Impact upon residential amenity

The northernmost of the proposed dwellings (Plot 1) would be set to the southeast of the side boundary of the adjacent neighbouring property 'Connaught Cottage' at a minimum distance of approximately 23 metres from this dwelling. The proposed side elevation of Plot 1 has been designed to accommodate the first floor accommodation within the roof space with no first floor windows in the north or west elevation facing Connaught Cottage.

The southernmost of the proposed dwellings (Plot 4) would be set a minimum distance of approximately 14.7 metres from the side boundary of the adjacent dwelling 'Homeleigh' on the opposite side of Back Lane. The proposed side elevation of Plot 4 includes a bedroom window and whilst that window could afford views towards the public side of Homeleigh across Back Lane, the 'L' shaped configuration of Homeleigh restricts views into its private rear garden area.

Existing boundary trees and hedging would also screen the development when viewed from neighbouring property and given the separation to existing dwellings, the development would not result in a significant loss of light or over-shadow neighbouring property.

Having had regard to the proposed sitting, scale and fenestration layout, the development proposal is not considered to result in demonstrable, adverse harm to the amenities currently enjoyed by occupants of neighbouring properties so as to justify refusal of planning permission on these grounds.

Impact on protected species

In assessing this application due regard has been given to the provisions of the Natural Environment and Rural Communities Act, 2006, in so far as it is applicable to the proposal and the provisions of Conservation of Habitats and Species Regulations, 2010 in relation to protected species.

The protection of ecology is both a core principle of the NPPF and Core Strategy. Policy CS15 in particular requires new development to safeguard ecology. To that end, the application site is within the zone of influence for the Stour Estuary SSSI and the Stour and Orwell SPA to the south, but the site is not part of the designated areas. The application submission is supported by a Tree Bat Roost Assessment.

The Tree Bat Roost Assessment concludes that potential roost features of low value were identified and that no further bat roost survey work is required. However, if the proposed removal of the trees does not occur for several years a repeat inspection will be required.

The Council is preparing a Habitats Regulations Assessment (HRA) Screening Report in relation to the potential impacts resulting from the development on the Stour and Orwell Estuaries Ramsar Site and SPA. It is anticipated that a financial contribution towards visitor management measures for the Stour & Orwell Estuaries SPA, secured by a s106, will be required to ensure the implementation of a package of mitigation measures to avoid a likely significant effect on the Stour and Orwell Estuaries SPA/Ramsar. The applicant has confirmed agreement to the imposition of a planning condition to secure the contribution towards the mitigation package.

Impact on trees

There are no objections to this application subject to it being undertaken in accordance with the protection measures outlined in the accompanying arboricultural report. Although a number of trees are proposed for removal they are either of low amenity value and/or poor condition and their loss will have negligible impact upon the character of the local area.

Contaminated land

The applicant has submitted documentation with the application which provides an environmental assessment of the site including an assessment of any contamination which may have an impact on future occupants of the property.

The reports conclude that there is no significant contamination risk posed to future occupants and the Council's Environmental Protection Officer has concluded that the risks posed by the former uses of the site is low and that further investigations are not warranted.

Planning obligations

The application is liable for CIL. The application, if approved, would require the completion of a S106 agreement to secure the contribution towards the Recreation Avoidance and Mitigation Strategy (RAMS) expected to be identified in the HRA. The requirement can be secured by planning condition.

In accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured by way of a planning obligation deed are (a) necessary to make the Development acceptable in planning terms (b) directly related to the Development and (c) fairly and reasonably relate in scale and kind to the Development.

Details of Financial Benefits / Implications (\$155 Housing and Planning Act 2016)

Granting this development will result in the following financial benefits:

- New Homes Bonus
- Council Tax
- CIL

These are not material to the planning decision.

PART FOUR – CONCLUSION

Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

When determining planning applications, The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this instance the applicant has worked to address problems and has sought to resolve these wherever possible.

Identification of any Legal Implications of the decision

The application has been considered in respect of the current development plan policies and relevant planning legalisation. Other legislation including the following have been considered in respect of the proposed development.

- Human Rights Act 1998
 - The Equalities Act 2010
 - Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
 - The Conservation of Habitats and Species Regulations 2010
 - Localism Act
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- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

Planning Balance

The Council accepts that it cannot currently demonstrate a five year housing land supply in the district, as required by the NPPF. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites (as stated in paragraph 49 of the NPPF).

Where policies cannot be considered up-to-date, the NPPF (paragraph 14) cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted.

Officers conclude that specific policies do not indicate development should be restricted. Therefore, the proposal should proceed to be determined in accordance with the presumption in favour of sustainable development.

The NPPF advises that the environmental aspect of sustainability includes contributing to protecting and enhancing our natural, built and historic environment; economic and social gains should be sought jointly and simultaneously with environmental improvement. The site comprises a sustainable location within the Built Up Area Boundary of a Hinterland village, served by local amenities within the village and the wider functional clusters.

The development will contribute to the local housing stock which is currently in undersupply. There are some economic benefits that would arise from the construction jobs supported by the proposal and the contribution of new residents to the local economy. Although these are minor benefits, they are nevertheless still a benefit.

The existing site is of some visual amenity value being within the locally designated Special Landscape Area however, the site is visually contained by existing hedgerow screening. There will be a change in character as result in the increase in the number of dwellings on the site change although the landscape effect will be localised with limited effect on the wider landscape.

Amenity interfaces are appropriately designed to ensure the safeguarding of amenity levels for existing neighbouring residents as well as future residents of the proposed development.

The Highways Authority raise no objection to the proposed access arrangement, parking provision or anticipated traffic generation and associated impact on the local highway network. The Authority has not identified a network capacity issue at this location. Highway safety is not unacceptably compromised.

Environmental harm arising from the development will be limited, such that it does not outweigh the benefits of the development, including the benefit in helping to meet the current housing shortfall in the district. The current proposal represents sustainable development and should be granted in accordance with the presumption in favour of sustainable development.

The application is therefore recommended for approval.

RECOMMENDATION

Grant Planning Permission subject to conditions including:

- Standard time limit
 - Accord with approved plans
 - As recommended by Highways
 - Accord with Arboricultural Report
 - Accord with Tree Bat Roost Assessment
 - Secure mitigation and ecology enhancement measures
 - Lighting scheme – biodiversity
 - Construction Management Plan
 - Construction hours
 - Implementation of landscaping scheme
 - Withdrawal PD rights
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