

Deed Packet: 3995/14

Address: DC Committee Constraints

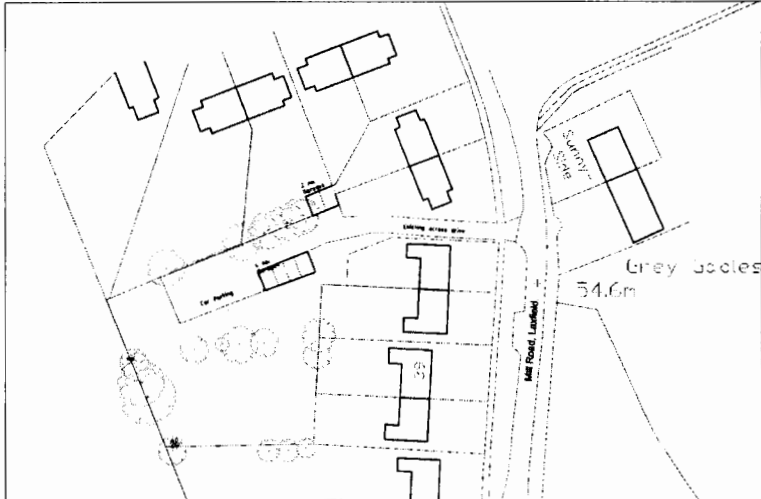


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk

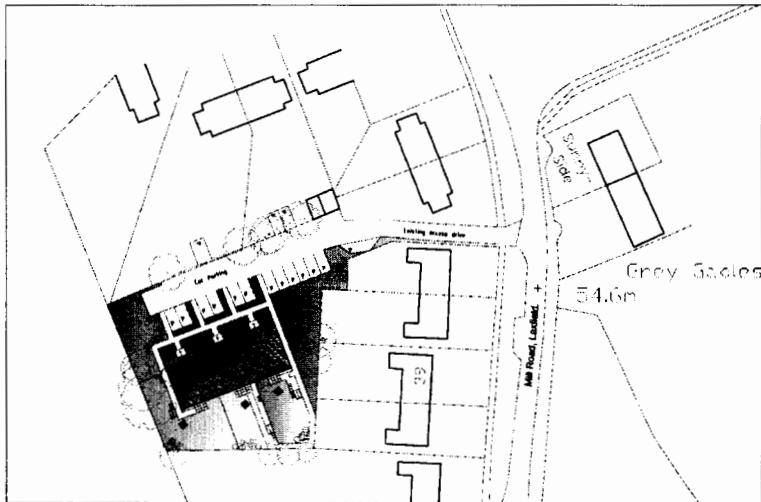


SCALE 1:1250

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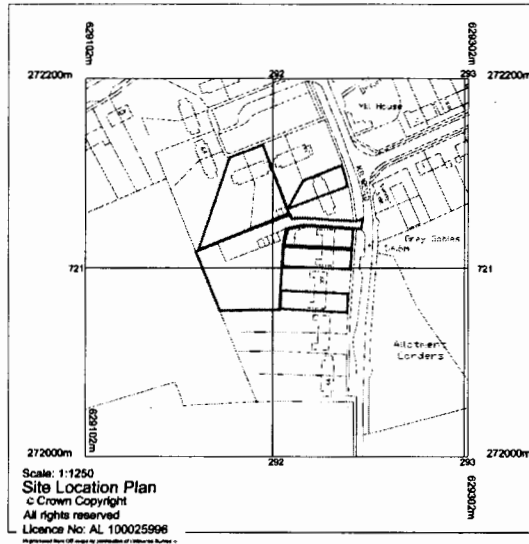


Scale: 1:500
Existing Site Layout Plan

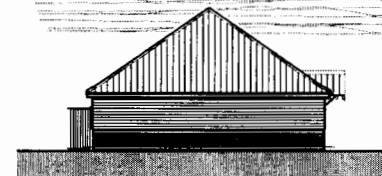
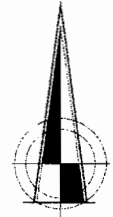


Scale: 1:500
Proposed Site Layout Plan

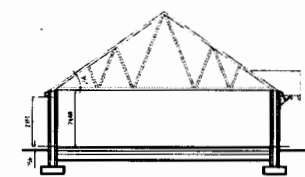
Schedule Of Accommodation:
3 no: x 2B4P Bungalow Type
Each - 69.50 m sq Floor Area
6 no: car spaces



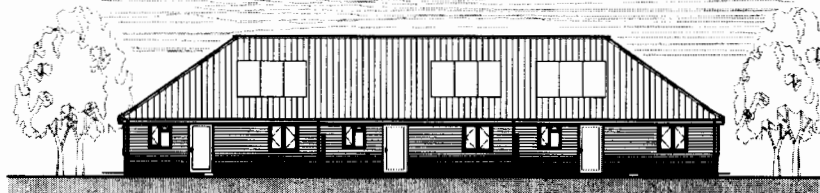
Scale: 1:1250
Site Location Plan
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PROPOSED Typical End Elevation



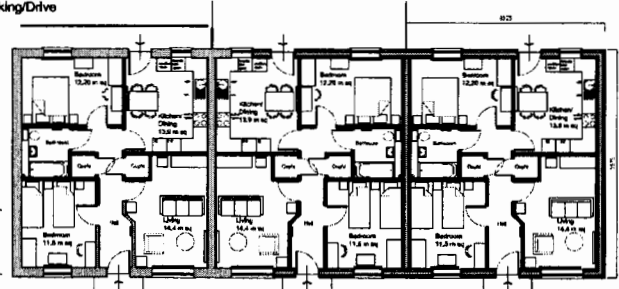
PROPOSED Section



PROPOSED Rear Elevation



PROPOSED Front Elevation
Facing Car Parking/Drive



Floor Layout Plan - Proposed 2B4P Bungalows x 3 no: 69.50 m sq
Scale: 1:100

Notes:
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Revisions:

Date	Description
21.01.14	Final design

Affordable Housing
Mill Road
Laxfield
Suffolk
IP13 8EA
Client:
Mid-Suffolk DC

Proposals
Drawing no: 1786.14.3C
Date: September 2014
Scale: 1:1250; 1:500; 1:100

Ian Garrett
Building Design and
Surveying Consultant
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Company Reg no. 07142881

151

Consultee Comments for application 3995/14

Application Summary

Application Number: 3995/14

Address: Land rear of 39 Mill Road, Laxfield

Proposal: Erection of 3 No bungalows and associated parking.

Case Officer: Ian Ward

Consultee Details

Name: Mr Kevin Dunkley

Address: Church Villas Church Walk, Laxfield, Woodbridge IP13 8DJ

Email: kevinrobertdunkley@tiscali.co.uk

On Behalf Of: Laxfield Parish Clerk

Comments

The Planning & Amenities Committee of Laxfield Parish Council met to consider this application on Thursday 19th February 2015. Laxfield PC voted to SUPPORT this application and additionally noted that it was pleasing to see that previous comments regarding the provision of additional car parking spaces had been incorporated into the design of this scheme. Kevin Dunkley Clerk to Laxfield PC 22/02/15.

Your Ref: MS/3995/14
Our Ref: 570\CON\0581\15
Date:
Enquiries to: Kyle Porter
Tel: 01473 265379
Email: kyle.porter@suffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Ian Ward

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3995/14

PROPOSAL: Demolition of garage block, erection of 3 No bungalows and associated parking

LOCATION: Land Rear Of, 39, Mill Road, Laxfield

The existing access and visibility for the purposes of vehicles joining Mill Road is acceptable in terms of highway safety. It is also SCCs perception that there will be no drainage issues as a result of the proposed development. Therefore, the following conditions will be applicable to MS/3995/14:

1 P 1

Condition: The use shall not commence until the area(s) within the site shown on 1786.14.3B for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

2 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

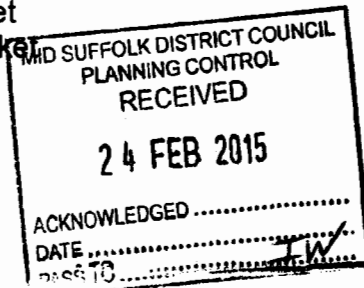
Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Suffolk Fire and Rescue Service

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL



Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX

Your Ref: 14/3995/FUL
Our Ref: FS/F180857
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 23/02/2015

Dear Sirs

Land rear of Mill Road, Laxfield
Planning Application No: 14/3995/FUL

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

Continued/

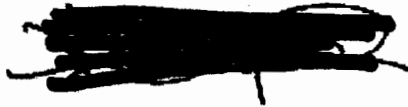
OFFICIAL

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully

A large, dark, irregular redaction mark covering the signature area.

Mrs A Kempen
Water Officer

Copy: Mr I Garrett, Ian Garrett Building Design Ltd, The Store, Oakwood Mews,
Lowestoft NR32 2LS
Enc: Sprinkler information

Planning Application Consultation

Your ref: 3995/14/FUL
Case officer: Ian Ward
Proposal: Erection of 3 no. x 2 bed bungalows and associated parking
Location: Land rear of 39 Mill Road, Laxfield
Date: 16.02.2015

1. Background information

- 1.1 This proposed development consists; 3 no. x 2 bed bungalows and 6 car spaces.
- 1.2 Laxfield is a Primary Village within Mid Suffolk situated 4.5 miles from the Key Service Centre of Stradbroke.
- 1.3 Mid Suffolk District Council is the owner of the land on which this development is proposed. In this way the council intends to make best use of its resources in line with financial and strategic priority plans.
- 1.4 Across Babergh and Mid Suffolk a combined total of 1,000 LA affordable homes have been sold under 'Right to Buy' since 1999. This proposed development in Laxfield is in line with the council's ambition to replace some of these affordable home losses.

2. Housing Need Information

- 2.1 Laxfield Parish does not have a published Parish Plan Report and Village Design Statement at the time of writing this consultation response (Feb. 2015). However a local housing needs survey was completed by Suffolk Acre (now Community Action Suffolk) in 2009 on behalf of the parish council. At that time over 90% of respondents to the survey were in favour of additional affordable houses for the village. The survey also stated that many respondents suggested a need for 1 bed and 2 bed properties.
- 2.2 Laxfield PC held a consultation and information event about proposed developments in the locality on 24 September 2014. Notes from that meeting on the parish website report that the plans received broad approval from those who attended.
- 2.3 The most recent update of the Strategic Housing Market Assessment completed in 2012 confirms a minimum annual net need of 229 affordable homes per annum. The proposed development of these additional properties in Laxfield will address this need in part.
- 2.4 The 2014 Suffolk Housing Survey indicates that for Mid Suffolk respondents:
- 19% of existing householders intending to move in the next 5 years are looking for 2 bedroom houses
 - 17% of respondents intending to move would prefer a bungalow.
 - 4% of those wishing to move in the next 3-5 years feel their current property is affecting their health and may be more interested in new build, single storey houses

Planning Application Consultation

- 29% of those wishing to move house would prefer to rent from the local authority or a housing association
- 24% of people wishing to move would like to move to a new build property because of lower maintenance costs (23% indicated this as a reason) and better energy efficiency (22% indicated this as a reason) with 4% looking for a more adaptable / accessible home
- 17% of respondents intending to move would prefer a bungalow.

2.5 Choice Based Housing Register need for Laxfield at January 2015. There are 7 active applicants registered on the housing register indicating preference for Laxfield. The breakdown is as follows:

- 1 bed property 1 applicant
- 2 bed property 6 applicants.

2.6 Choice Based Housing Register need for Mid Suffolk local authority area December 2014: total applicants 914. The breakdown is as follows:

- 1 bed property 468 applicants
- 2 bed property 316 applicants
- 3 bed property 111 applicants
- 4 bed property 17 applicants
- 5 bed property 2 applicants.

Of these, applicants aged 60+ total 264.

Summary

These properties will meet the needs of a household wishing to live in a social rent tenure property which is of high quality design, energy efficient within a small village setting close to a Key Service centre with access to many facilities and services.

The housing scheme has been worked up in partnership with the Parish Council although at the time of writing this consultation document no documentary response was registered on the planning portal from the parish.

The application is supportive of Mid Suffolk DC strategic priorities to provide additional affordable social rent tenure, energy efficient homes.

16.02.2015

**Gillian Cook
Housing Strategy Officer
Strategic Housing Team
01449 724774**