

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 18 March 2015

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**AGENDA ITEM NO** 2  
**APPLICATION NO** 4029/14  
**PROPOSAL** The demolition of 82-84 Steeles Road, Woolpit and the erection of three 2-bed dwellings including associated external works and parking.  
**SITE LOCATION** 82-84 Steeles Road, Woolpit  
**SITE AREA (Ha)** 0.074036  
**APPLICANT** Orbit Homes  
**RECEIVED** December 19, 2014  
**EXPIRY DATE** March 24, 2015

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**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

- (1) Mid Suffolk District Council has an interest in the land.

Members should note that this application is 'Tranche 3' of redevelopment proposals for applications at Steeles Road, Woolpit.

**PRE-APPLICATION ADVICE**

1. The applicant received pre-application advice prior to the submission of this application, the Officers opinion that the proposal would be acceptable given the context of the redevelopment of Steeles Road under Tranches 1 and 2.

**SITE AND SURROUNDINGS**

2. The application site consists of a pair of two storey semi-detached dwellings of the Unity style which was a type of low cost dwelling built of concrete pillars with walls made of stacked concrete panels between them. These properties date from the post war period. Nos. 82 and 84 Steeles Road are adjacent to the Tranche 1 redevelopment of Steeles Road, Woolpit, which comprised the redevelopment of nos. 60 to 80 Steeles Road for 25 dwellings. Some of the dwellings on Tranche 1 are completed while others are still being built. Also adjacent to the site are 86 and 88 Steeles Road, a pair of bungalows which are not affected by the redevelopment of the area. Opposite the site is a new pair of semi-detached dwellings constructed under Tranche 1, beyond these are a terrace of 6 dwellings. These dwelling are proposed to be redeveloped under Tranche 2 of the Unity redevelopment project.

**HISTORY**

3. The planning history relevant to the application site is:

2228/13 Land at Steeles Road, Woolpit The demolition of 66-80 Steeles Road and the replacement with 25 affordable dwellings. **Tranche 1 application.**

2178/14 Land at Steeles Road, Woolpit The demolition of 30-40 evens and 46-64 evens Steeles Road Woolpit and the erection of 31 dwellings including associated external works and alterations to the highway. **Tranche 2 application.**

**PROPOSAL**

4. The proposal involves the demolition of 82 and 84 Steeles Road and the replacement with a terrace of three, two bed dwellings. These new dwellings will be located on a similar footprint of the properties proposed to be demolished. To the front of the site will be four parking spaces, two each for two of the properties and a small area of landscaping. The other two parking spaces will be provided as tandem parking spaces adjoining parking spaces for a new property to be built under tranche 1. The three dwellings would have private rear gardens backing onto the footpath. It is proposed that the three dwellings would be affordable houses.

**POLICY**

5. **Planning Policy Guidance**

See Appendix below.

**CONSULTATIONS**

6. **Woolpit Parish Council**  
None received

**SCC Public Rights of Way**  
No objections

**SCC Minerals and Waste**

The land does lie within a Minerals Consultation Area. However, I note that the application relates to development within the curtilage of the village of Woolpit and is therefore unlikely to affect any mineral interests.

**MSDC Environmental Protection – Land contamination**  
No objections.

**Suffolk Fire and Rescue Service**  
No objections.

### **LOCAL AND THIRD PARTY REPRESENTATIONS**

7. This is a summary of the representations received.
- None received

### **ASSESSMENT**

8. The following matters are considered to be appropriate in the consideration of this proposal:
- Principle of development
  - Impact on the Character and Appearance of the area
  - Residential amenity
  - Highway and parking
  - Biodiversity
  - s.106 contributions

#### **Principle of Development**

Woolpit is defined as a 'key service centre' in Policy CS1 of the Mid Suffolk District Core Strategy 2008 and is a location in the district that is a focus for development. The dwellings on Steeles Road lie within the settlement limits of Woolpit and as such in this location the erection of residential development would be considered acceptable in principle, subject to satisfying the criteria as contained in other development plan policies and all material considerations.

The proposal also demonstrates sustainable development in line with the requirements of paragraph 14 and 49 of the NPPF and the requirements of policies FC1 and FC1.1 of the Mid Suffolk Core Strategy Focused Review.

#### **Impact of the character and appearance of the area**

The character of the surrounding area comprises existing local authority post war dwellings some of which are in poor condition, the majority of which it is proposed to redeveloped under tranche 2 and a site currently being redeveloped following granting of planning permission in 2013 (tranche 1).

Policy CS5 of the Mid Suffolk Core Strategy 2008 emphasises that all development must reflect local distinctiveness and enhance the character and appearance of the district while Policy SB2 of the Mid Suffolk District Local Plan 1998 states that within settlement limits proposals will be supported where they do not have a negative impact on the character and appearance of the surrounding locality. Policy GP1 states to be supported, all proposals should maintain or enhance the character of the surrounding area and should respect

the scale and density of surrounding development.

The proposal involves the demolition of the existing dwellings and their replacement with residential properties. When the redevelopment of Steeles road under tranches 1 and 2 are completed, 82 and 84 Steeles Road would be the only Unity style houses remaining on the western half of the U shaped road. As such they would appear incongruous within the area. The proposed replacement dwellings would be of the same design and materials as the remainder of the redeveloped Steeles Road and therefore in keeping with the new character of the area. In addition it would allow for a more comprehensive development and significant improvement in the character of the area.

### **Impact on residential amenity**

Policies SB2, H13 and H16 of the Mid Suffolk District Local Plan aim to protect the living conditions of neighbouring occupiers. These policies are considered to have significant weight in the determination of this application as they do not conflict with the main thrust of the NPPF as stated in paragraph 215 of the NPPF.

The development would be on a similar footprint to the existing dwellings and therefore have a similar impact on neighbouring dwellings. Although the terrace would be located slightly nearer the bungalow at no. 86 Steeles Road and set back further, no. 86 Steeles Road has a large garden so the proposals would not have an over dominant effect on the neighbouring property and as there would be no side windows facing this elevation there would be no loss of privacy. The development has been designed to retain the neighbour amenity of the new dwelling to the south of the side. All the dwellings have adequate private amenity space.

It is considered that the proposal in terms of its impact on residential amenity complies with the requirements of policies SB2, H13 and H16 of the Mid Suffolk District Local Plan and the good design principles of the NPPF.

### **Highway and Parking**

Policies SB2, H13 and T10 of the Mid Suffolk District Local Plan states that development will be supported where it does not have a negative impact on highway safety. Policies GP1 and T9 also provide criteria in relation to the provision of car parking in relation to development. The policies referred to above are in line with the requirement of paragraph 39 of the NPPF to provide safe and suitable access for all and carries significant weight the determination of this application.

The development would provide only one additional dwelling and the road layout has already been altered under the Tranche 1 development as such it is not considered that the development would have a detrimental impact on highway safety. In addition sufficient parking spaces would be provided in line with SCC adopted standards.

### **Biodiversity**

Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public

bodies) to "have regard to the Habitats Directive in the exercise of its functions." Policy CS5 of the Mid Suffolk Core Strategy also applies which states that development will maintain and enhance biodiversity.

An ecological survey was undertaken as part of the Tranche 1 application and not significant habitats were found. Nos. 82 and 84 Steeles Road are both occupied and adjacent to a large building site, as such there does not appear to be an obvious place to provide habitat for protected species.

It is considered that the proposal complies with the Wildlife and Countryside Act, the requirements of policy CL8 of the Mid Suffolk District Local Plan, policy CS5 of the Mid Suffolk District Core Strategy and the advice as contained in paragraph 118 of the NPPF. In summary it is concluded that there would be no risk of committing an offence to protected species.

### **S.106 Contributions**

It is necessary to enter into a s.106 agreement to ensure that the new dwellings are affordable houses so there is no loss of affordable dwellings on the site. It will also be necessary to include an obligation that the dwellings are constructed to a Code of Sustainable Homes Level 3+ in line with the Tranche 2 redevelopment.

### **Conclusion**

The development is considered to be in accordance with the Development Plan and the NPPF. The proposal would provide new affordable dwellings which would replace existing substandard houses. The development would not be detrimental to neighbour amenity and would improve the character of the immediate area. The proposal would allow the comprehensive redevelopment of this area of Steeles Road, started under Tranche 1 and Tranche 2.

## **RECOMMENDATION**

**That authority be delegated to the Corporate Manager (Development Management) to GRANT PLANNING PERMISSION subject to the applicant first entering into a Section 106 Planning Obligation to his satisfaction:**

- [a] To secure the provision of the dwellings as affordable;
- [b] Construction of those dwellings to Level 3+ of the Code for Sustainable Homes;
- [c] Compliance monitoring costs;

**and that the planning permission be subject to conditions covering the following matters:**

Time limit for commencement

- As recommended by SCC Highways including parking.
- Development to be carried out in accordance with approved plans and documents

Philip Isbell  
Corporate Manager - Development Management

Elizabeth Truscott  
Senior Planning Officer

## **APPENDIX A - PLANNING POLICIES**

### **1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

**Cor8** - CS8 Provision and Distribution of Housing

**Cor1** - CS1 Settlement Hierarchy

**Cor5** - CS5 Mid Suffolks Environment

### **2. Mid Suffolk Local Plan**

**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT

**CL8** - PROTECTING WILDLIFE HABITATS

**RT12** - FOOTPATHS AND BRIDLEWAYS

### **3. Planning Policy Statements, Circulars & Other policy**

**NPPF** - National Planning Policy Framework

**C01/03** - Safeguarding aerodromes, technical sites and military explos

## **APPENDIX B - NEIGHBOUR REPRESENTATIONS**

Letter(s) of representation(s) have been received from a total of **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

The following people **commented** on the application: