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	DEVELOPMENT CONTROL COMMITTEE B
DATE:	WEDNESDAY, 7 AUGUST 2019 9.30 AM
VENUE:	KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

For consideration at the meeting on Wednesday, 7 AUGUST 2019, the following additional or updated papers that were unavailable when the Agenda was printed.

REVISED AGENDA

Page(s)

- e **DC/19/01771 10 IPSWICH ROAD, DEBENHAM,, STOWMARKET, 1 - 62
SUFFOLK, IP14 6LB**

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Agenda Item 7e

Committee Report

Item 7E

Reference: DC/19/01771

Case Officer: Mark Russell

Ward: Debenham

Ward Member: Cllr Kathie Guthrie

RECOMMENDATION – GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Description of Development

Full Planning Application - Erection of 8 dwellings (following demolition of bungalow)

Location

10 Ipswich Road Debenham Stowmarket Suffolk IP14 6LB

Parish: Debenham

Expiry Date:

Application Type: Outline

Development Type: Small Scale Major Dwellings

Applicant: Mr J Vince

Agent: Ashenden Architecture Ltd

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

Councillor Guthrie has called in the matter for Members to consider.

Details of Previous Committee/Resolutions and Member Site Visit

None.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework 2018

Core Strategy Focused Review 2012:

FC01 - Presumption In Favour of Sustainable Development

FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development

FC02 - Provision and Distribution of Housing

Core Strategy 2008:

CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure

Mid Suffolk Local Plan 1998:

GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
CL08 - Protecting wildlife habitats

Supplementary Planning Documents:

Suffolk Adopted Parking Standards (2015)
Suffolk Design Guide

Debenham Neighbourhood Plan (DNP)
Policies:

DEB1 – Growth
DEB2 – Appropriate Housing
DEB3 – Land North of Ipswich Road
DEB6 – Housing Mix
DEB7 – Residential Car Parking
DEB8 – Traffic Flows
DEB9 – Footpaths and Bridleways
DEB16 - Gardens

Consultations and Representations

During the course of the application consultation and representations from third parties have been received as follows.

A: Summary of Consultations

Debenham Parish Council

Recommend refusal of this planning application, for the reasons stated by the public and also because it was against Debenham Neighbourhood Planning Policies no. 2, 8, 9, 10 and 12, as well as 7 (with regards to parking in the front gardens).

- The number of dwellings being proposed was excessive for the size of the plot, thus resulting in overdevelopment of the site.
- Proximity to neighbouring / existing dwellings likely to affect residents (loss of light and privacy and increase in pollution)
- Some of the statements made on the “Design and access statement” were deemed to be factually incorrect
- Health and safety risks associated with highways and pedestrian access (entrance opposite Kenton Road routinely used by HGV’s)
- Unacceptable impact on neighbouring properties also due to height of new builds - unit being demolished should be replaced with singles storey buildings only as that was what was currently on the site
- Parking and traffic flow concerns – garages should not be assumed to be used as parking spaces and most dwellings will have at least 2 cars, plus any visitors, which will result in parking alongside the grass verges and potential obstructions to emergency services
- Existing green space and hedge were very well maintained but there were uncertainties as to who would be responsible once the site was developed (if anyone)
- Part of the existing boundary wall had already collapsed and it was feared there could be further damage caused by all the construction works
- It was understood and accepted that some development could take place on the site but it should be of the right height, scale, and number so as to not cause unnecessary distress to existing neighbouring residents
- There was provision for only one visitor parking space, which was insufficient and would “force” any additional visitors’ cars to the access road or even the main road, thus causing a number of secondary issues and risks
- The proposal was against a number of Debenham Neighbourhood Plan policies, as well as MSDC policies.

SCC Highways

No objection subject to standard conditions.

SCC Flood and Water

Initial holding objection because the applicant has not demonstrated a viable method for the disposal of surface water in line with national and local policy and guidance. The applicant has alluded to numerous options for the disposal of surface water, however has failed to provide evidence to establish a viable option.

In order to overcome our holding objection, the applicant must demonstrate a viable method for the disposal of surface water. The applicant should be mindful of the drainage hierarchy as stated in NPPF Guidance and the points below detail the information required in order to overcome our current objection:-

1. Infiltration - Submit Infiltration test results in line with BRE365 guidance. a. Paragraph 8.3 of the ‘Flood Risk Assessment and SUDS Strategy for Planning’ states infiltration as a feasible option. Despite the superficial layer being correct, analysis of BGS Borehole data within the immediate vicinity has indicated the presence of Clay to a depth of approximately 4m. Further evidence is required to demonstrate infiltration as a viable method of disposal of surface water.
 2. To a surface water body – Submit evidence of the viability of discharge to a watercourse.
 - a. Demonstrate discharge from the site has conductivity to a mapped OS watercourse.
 - b. Dependant on the route for discharge to a watercourse, additional permissions may be required including a NRSWA Section 50 License and Environment Agency Environmental Permits if discharge is to a main river.
 - c. The proposed discharge rate may be deemed unacceptable – a larger discharge rate should be considered to reduce vulnerability to blockages.
 3. To a surface water sewer, highway drain, or other drainage system.
-

a. Having reviewed available data, there is no surface water sewer present along Ipswich Road, only foul. The nearest mapped SW sewer is located in Deben Rise and may incorporate 3rd party permissions in addition to agreements from Anglian Water.

OFFICER COMMENT – Following this initial response, there has been much correspondence between the applicant and the Floods team. The required information has been submitted and the Lead Local Floods Authority has been reconsulted. The response will be reported in the late papers.

SCC Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, immediately to the north-east two previous archaeological excavations identified eleven Bronze Age urned and un-urned cremation burials, as well as a number of Early Anglo-Saxon features (DBN 132). An undated inhumation burial was also identified immediately to the north-west (DBN 085). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case two conditions would be appropriate.

BMSDC Environmental Health - Land Contamination

No objection subject to condition.

BMSDC Strategic Housing

No objection.

BMSDC Arboricultural Officer

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose. Although a small number of trees are proposed for removal they are of limited amenity value and their loss will not result in an adverse impact upon the character of the local area.

B: Representations

14 objections have been received with the grounds of objection as follows (summary):

*Contrary to the Local Development Plan - Debenham Neighbourhood Plan

*Does not respect neighbourhood character

*No affordable housing

*Inadequate on-site parking

*Highway safety issues

*Overdevelopment

*Over two storeys high

*Loss of sunlight, daylight, outlook or privacy:

*Impact on nature and protected species

*Parking in front gardens contrary to Neighbourhood Plan

OFFICER COMMENT – The scheme has been amended and, in your Officer’s opinion, this addresses the above concerns in terms of residential amenity. This is discussed in the relevant section.

One response had been received by 22nd July, stating, amongst other things: “The proposals still breach a raft of inappropriate height, scale, density, "overlooking " and highways issues.”

The re-consultation still had time to run at the time of writing and any further comments will be reported in the late papers.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The application site is located on the southern fringe of Debenham, which is identified as a Key Service Centre within the settlement hierarchy. The site is within the settlement boundary.
- 1.2. The 0.27ha site is on the western side of Ipswich Road and is occupied by a bungalow set well back into the site positioned behind 1 Cherry Tree Close. Levels across the site rise from east to west.
- 1.3. The site is bounded to the north, east and south by residential properties. To the west is an unmanaged wooded area. Beyond the woodland to the west and Ipswich Road to the east is open countryside.
- 1.4. The site is in Flood Zone 1. There are no significant trees other than a Spruce at the Ipswich Road frontage and a Birch in the site’s southern corner. Some mature hedging exists on the boundaries of the site which is to be retained. A footpath on the eastern side of Ipswich Road provides pedestrian connectivity to the village centre.
- 1.5. The site is not in or near an area designated for special landscape significance, e.g. Special Area of Conservation, Special Landscape Area, or AONB. Likewise, the site is not in a Conservation Area. The Debenham Conservation Area is north of the site. The nearest listed building is the Grade II listed Cherry Tree Inn, located northeast of the site.

2.0 The Proposal

- 2.1 The application proposes the demolition of the bungalow and redevelopment providing eight dwellings, comprising a mix of detached and semi-detached units and mix of 2, 3 and 4 bedroom dwellings. The proposed density is 30 dwellings per hectare. 18 on-site car spaces are proposed.
- 2.2 A new access road will be created from Ipswich Road, with a detached dwelling positioned alongside it. In the rear part of the site seven dwellings are proposed, comprising 3 semi-detached pairs and a further detached unit. Each unit would have a private garden and dedicated private parking spaces, some of which are proposed in the form of car barns. Landscaping would be introduced along the access road and

small landscaped front gardens would be provided around the shared parking area to the rear. The Spruce and Birch trees referred above are to be retained.

- 2.3 Design details are traditional, featuring a mix of gabled and hipped roof forms, brick and render exteriors and mix of plain tile and slate roof finishes.

3.0 Housing Land Supply

- 3.1 Mid Suffolk benefits from a five year housing supply. There is no requirement for Council to determine what weight to attach to all the relevant development plan policies in the context of the tilted balance test, whether they are policies for the supply of housing or restrictive 'counterpart' policies, such as countryside protection policies. This said, there is a need for Council to determine whether relevant development policies generally conform to the NPPF. Where they do not, they will carry less statutory weight.

4.0 Principle of Development

- 4.1 The site lies within the settlement boundary of a Key Service Centre, a sustainable location for residential development. Policies SB1 and SB2 direct development to within settlement boundaries and set out that such development will be permitted unless they conflict with character, amenity, road safety and operation, ecology or heritage.
- 4.2 The site presents essentially as an infill plot, surrounded by established residential development on three sides. The occupation of a 0.27ha infill plot with a single bungalow represents an inefficient use of land. The site offers an opportunity to provide for a more efficient land use planning outcome, as promoted by chapter 11 of the NPPF.
- 4.3 The policy context is such that it is concluded that the principle of intensifying the land for residential purposes is accepted. Having regard to the relevant policy context, including the DNP, the key considerations are the effects of the development on the character and appearance of the area, residential amenity, highway safety, ecology, archaeology and flood risk. Housing mix and affordable provision must also be considered.

5.0 Character and Appearance

- 5.1 Chapter 12 of the NPPF seeks to achieve well-designed places which function well and add to the quality of places by responding to local character but without stifling innovation and change. Policy GP1 states that proposals should maintain or enhance the character and appearance of their surroundings. Policy H15 requires new housing to be consistent with the character of its setting. DNP Policy DEB2 seeks to ensure new housing is appropriate for Debenham, taking account of landscape and built character of the village. The Policy is supportive of the replacement of existing dwellings/subdivision of existing residential plots to create new dwellings where schemes reflect good design and would not unacceptably impact on neighbour amenity, landscape setting or heritage. DEB2 also sets an expectation that new dwellings should be no more than two storey and that roof accommodation will only be permitted where in keeping with surroundings.
- 5.2 The proposed 30dph density is generally consistent with Deben Rise (34dph) and Cherry Tree Close (22dph). Consequently, site coverage is very limited, with the buildings occupying a very small percentage of the overall site area. Officers agree

with the supporting Design and Access Statement, which asserts that *'plot sizes and depths are comparable to those approved on Cherry Tree Close and in keeping with those which characterise Deben Rise to the north'*.

- 5.3 The frontage dwelling is set comfortably behind the principal front building line of 1 Cherry Tree Close, close enough to the street to offer a consolidating streetscape effect but not too close as to dominate the frontage. The front setback offers a landscaped garden opportunity, albeit traversed by the internal road. Still, this element of the scheme is reflective of the village development pattern, as described by the DNP *'...housing over the last 50 years, has been positioned back from the highway and footpaths, to create green lungs in the form of front gardens'*.
- 5.4 The internal road provides a visual gap between the proposed frontage dwelling and 12 Ipswich Road, reflective of the more open setting of the dwellings south on Ipswich Road. The layout of the site is such that only the front dwelling will occupy a streetscape position. Owing to its recessive siting, set well back from the street frontage, it will present as respectful streetscape gesture, essentially reading as an extension of Cherry Tree Close.
- 5.5 The appearance of the dwellings is traditional. There is nothing about the scheme that is considered out of place when one has regard to the layout and appearance of neighbouring development. The proposal in design detail terms is responsive to local character. The scale of the dwellings is consistent with neighbouring dwellings. Although dwellings extend over three floors, they present as two storeys, no different to the appearance of dwellings in Cherry Tree Close. The proposal responds positively to the intent of DNP Policy DEB2. The mix of external finishing materials, in particular roof finishes, offers variety and visual relief.
- 5.6 DNP Policy DEB7 seeks to resist 'front garden space' being used to accommodate car parking spaces. A hardstand for two car spaces is proposed forward of the frontage dwelling. These spaces will not dominate the streetscape, largely because of the very generous area between the front of the frontage dwelling and the street. The car spaces are not located directly in front of the frontage dwelling and are set back from the street boundary some distance. The street setback offers landscaping opportunity that, subject to appropriate planting, would in time soften and screen the parking spaces from street view. For these reasons the car parking area forward of the front dwelling is deemed an appropriate streetscape outcome. It is arguably a superior streetscape response than the parking areas located immediately to the front of dwellings at Cherry Tree Close.
- 5.7 Car parking is also proposed to the front of plots 4 and 5. This is arguably the most unfortunate design element of the scheme. It is however confined to the very rear of the site, not visible from Ipswich Road or from any vantage point external to the site. Although less than ideal, the location and limited extent of this front parking is such that it does not dominate either the scheme or the street. Conflict with DNP Policy DEB7 in respect to plots 4 and 5 is to be weighed in the planning balance.
- 5.8 Landscaping is an important design element that, if undertaken appropriately, will assist in assimilating the development into its surrounds. Landscaping to either side of the internal road forward of the frontage dwelling will require careful attention to ensure a positive streetscape response is secured. The retention of the two significant trees on the site is welcomed. The absence of an objection from Council's Arboricultural Officer is noted. Landscape character impacts are considered well managed.

5.9 It is noted that the site is on higher land than neighbouring properties and this does give it visual prominence from some aspects. It is, however, also next to existing dwellings and wooded land and the landscape can, therefore, absorb it.

5.10 The proposal raises no heritage concerns given the separation distance and intervening buildings between the site and the nearest listed buildings and Debenham Conservation Area.

6.0 Residential Amenity

6.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings. DNP Policy DEB 16 focuses on internal amenity for future occupants of development, in particular the provision of adequate and usable private amenity space. The policy states that in providing amenity space, issues of overlooking and enclosure, which may otherwise impact detrimentally on the proposed dwelling and any neighbouring dwelling must be addressed.

6.2 The layout has been carefully considered with respect to external amenity impacts. The bulk of dwellings have been pushed to the rear, western boundary, the least sensitive (non-residential) interface. The depth of gardens to plots 1 to 7 inclusive ensures that overlooking from the first floor rear windows of these dwellings will not result in an unacceptable loss of privacy for neighbouring residents. There are no first floor openings to the side elevation of plots 7 and 8, negating the potential for any overlooking of Cherry Tree Close properties. Owing to the driveway serving plot 7, the plot 7 dwelling is set well off the common boundary thereby avoiding adverse visual bulk impacts on Cherry Tree Close properties. Additionally, the roof of plot 7 incorporates a recessive hipped form, with a roofslope receding from Cherry Tree Close, reducing the visual bulk effect. The intervening hedge planting to be retained between plot 7 and Cherry Tree Close properties is a further amenity mitigating element.

6.3 The scheme has now been amended to ensure that dwellings are set sufficiently within the site to ensure daylight and sunlight access for neighbouring residents will not be unduly compromised. This has included the removal of a garage near the boundary, moving some of the houses further away and reducing their height.

6.4 There is no doubt that the outlook of residents in Cherry Tree Close and Deben Rise will change as a result of the infill development. What will be visible from the rear of these properties is roofscape and some visible upper level flank walls. This is not an unacceptable outcome in an urban environment where residential intensification is anticipated. The change in outlook is no different to the change in outlook that the occupants of the bungalow at the subject site would have experienced with the development of Cherry Tree Close. Change is often inevitable in locations where infill sites have not yet realised their development potential.

6.5 The scheme offers good levels of internal amenity for future occupants. Garden areas are sufficient for future occupiers, oriented to receive sufficient solar access and located with direct access from dwellings. Overlooking and enclosure effects are avoided. Internal boundary treatments are sufficient to ensure secluded private open space areas are secured. There is no evidence to suggest the scheme conflicts with DNP Policy DEB 16.

- 6.6 The internal access road is separated from the neighbouring boundary by a minimum 2m, avoiding vehicle movements in close proximity to neighbouring properties or garden areas. Landscaping within the southern setback adjacent 12 Ipswich Road is recommended in order to offer further amenity screening and can be addressed by planning condition.
- 6.7 As observed in the Design and Access Statement, all of the proposed units exceed the nationally described space standards. All habitable rooms would have good levels of daylight and outlook, ensuring that the dwellings would offer future occupants a quality living environment. The application is deemed policy compliant in respect to saved Policy H13 and Policy H16.

7.0 Highway Safety and Parking

- 7.1 Saved Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport. Its safety focus is also consistent with paragraph 108 of the NPPF which requires development proposals incorporate safe and suitable access that can be achieved for all users. DNP Policy DEB8 is also consistent with this safety theme, stating that development which would give rise to unacceptable highway dangers will not be permitted.
- 7.2 Paragraph 109 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.3 The layout enables vehicles to enter and exit the site in forward gear, and provides sufficient space for refuse vehicles to manoeuvre safely in the turning head to the front of plots 6 and 7. The proposed access road is 5.5m wide, enabling vehicles to pass safely.
- 7.4 The Highways Authority does not object to the scheme. Whilst residents concerns are noted regarding highway safety, it is difficult to mount a defensible reason for refusal on highway grounds when the Highways Authority does not object and the road layout conforms to national standards.
- 7.5 Parking comprises a mix of tandem parking and garages, together with bays to the front of dwellings 4 and 5 (as noted above). A total of 18 parking spaces are proposed, including one visitor space. Parking provision for the dwellings complies with the Suffolk Adopted Parking Standards. The scheme is one short in respect to visitor car parking. A shortfall of one space is not fatal to the application given it is only one space. It does not amount to a reason to withhold planning permission in its own right. Cycle space provision compliant with the Suffolk Adopted Parking Standards is readily achievable.

8.0 Housing Mix, Need and Supply

- 8.1 The proposal offers a mix of 2, 3 and 4 bedroom homes, consistent with the aims of Policy CS9. The inclusion of 2 and 3 bedroom dwellings reflects the identified needs of the village as set out in DNP Policy DEB6.

8.2 The NPPF reiterates the Written Ministerial Statement that provision for affordable housing should not be sought from residential developments which are not major development (paragraph 63). This is afforded greater weight than Policy H4 which pre-dates the NPPF. The proposal is not major development. The absence of affordable housing and conflict with Policy H4 is therefore not fatal to the scheme.

9.0 Archaeology

9.1 The County Archaeological Service (CAS) advises that there is high potential for the discovery of below-ground heritage assets at the site. The CAS notes there are no grounds to consider refusal of permission and it recommends standard planning conditions. Officers concur with the recommended approach.

10.0 Ecology

10.1 Policy CS5 of the Core Strategy requires development to protect, manage and enhance Mid Suffolk's biodiversity. Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.

10.2 The infill site is domestic in nature and occupied by a bungalow. Ecology values are considered limited, to the extent that an ecology survey is not deemed necessary.

11.0 Flood Risk

11.1 SCC Flood and Water maintain a holding objection, raising concern regarding the lack of demonstration to achieve adequate disposal of surface water. It is standard practice to deal with such technical matters via planning condition if these are not ironed out in the application cycle.

PART FOUR - CONCLUSION

12.0 Statement Required By Article 35 of the Town and Country Planning (Development Management Procedure) Order 2015

12.1 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.

12.2 The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make

a favourable determination for a greater proportion of applications than if no such service was available.

13.0 Planning Balance

- 13.1 The site is inside the settlement boundary representing a sustainable location for housing. Intensification of the infill site with housing will represent a significantly more efficient use of the land than its current underutilised state, in line with the thrust of national housing policy.
- 13.2 The scale, form and layout of development responds positively to local distinctiveness and character. There are no indicators of overdevelopment. Residential amenity is safeguarded through a carefully considered design response and an amendment to the original scheme. The design responds to the site's opportunities and constraints. There will be no heritage harm.
- 13.3 The Highway Authority does not object to the scheme. There is no evidence to suggest the roading layout will unacceptably compromise highway safety. The shortfall of one visitor car space is not fatal to the application given the scale of development proposed.
- 13.4 The proposed housing mix responds favourably to Local Plan aspirations. The absence of affordable housing provision is not fatal to the scheme owing to the national direction on this element in respect to smaller developments.
- 13.5 CIL contributions will be used to ensure existing infrastructure capacity is enhanced to meet additional demand, a neutral outcome in the planning balance. Archaeology and drainage matters are adequately managed by planning conditions.
- 13.6 The proposal performs well against the development plan, including the DNP. Policy conflicts are limited and where they do occur, are outweighed by the planning benefits. Officers have taken full and careful account of all the representations that have been made, which have been balanced against the provisions of the development plan and the National Planning Policy Framework. For the reasons set out above, it is recommended that planning permission be granted.

14.0 RECOMMENDATION

- 14.1 That the Corporate Manager - Planning for Growth be authorised to grant Planning Permission for the erection of 8 dwellings subject to conditions including:

- Standard time limit
- Highways- access details
- Highways- footway link
- Highways- visibility splays
- Highways- refuse bins
- Highways- provision and retention of manoeuvring and parking areas
- Highways - Construction Management Plan
- Surface water drainage scheme
- Details of implementation, maintenance, and management of surface water drainage scheme
- Details of sustainable urban drainage system components and piped networks
- Construction Surface Water Management Plan
- Surface water management strategy

- Hard and soft landscaping
- Programme of archaeological work
- No occupation until archaeological assessment complete
- Unexpected contamination
- Fire hydrant provision details
- Sustainable efficiency measures
- Remove permitted development rights
- Phasing
- Hedgehog fencing

Notes

Section 38 of the Highways Act 1980

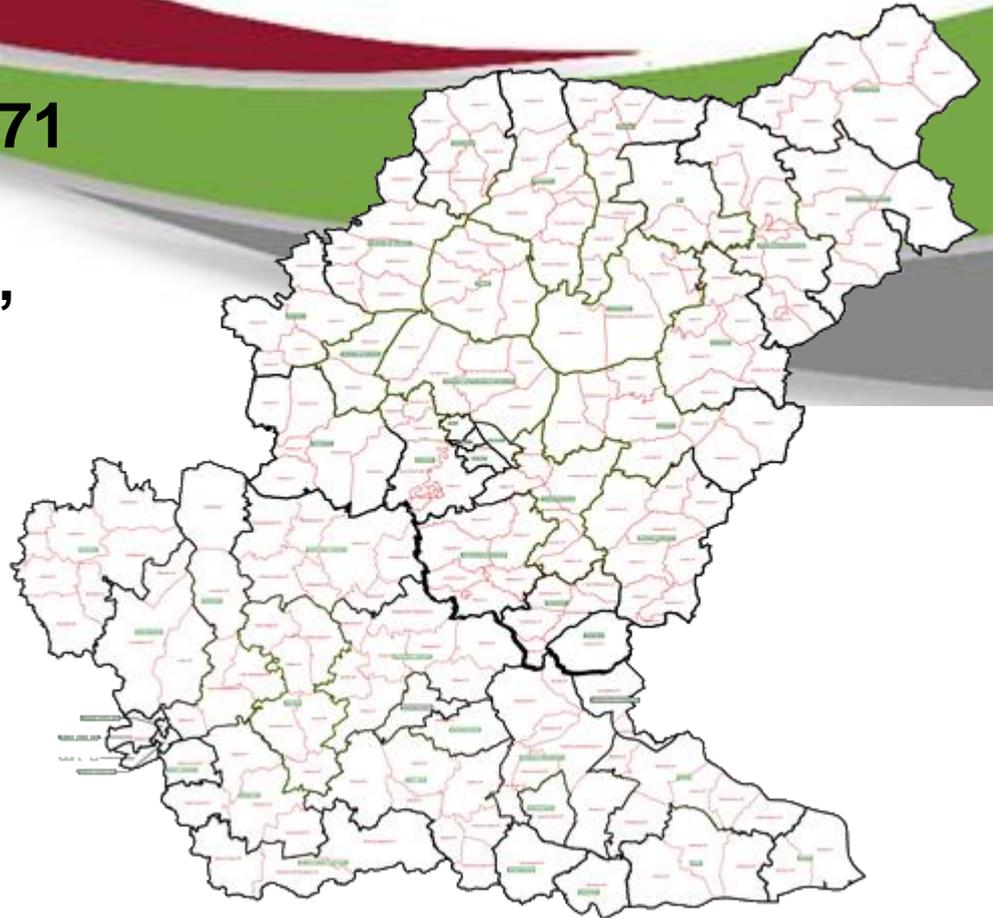
Section 278 of the Highways Act 1980

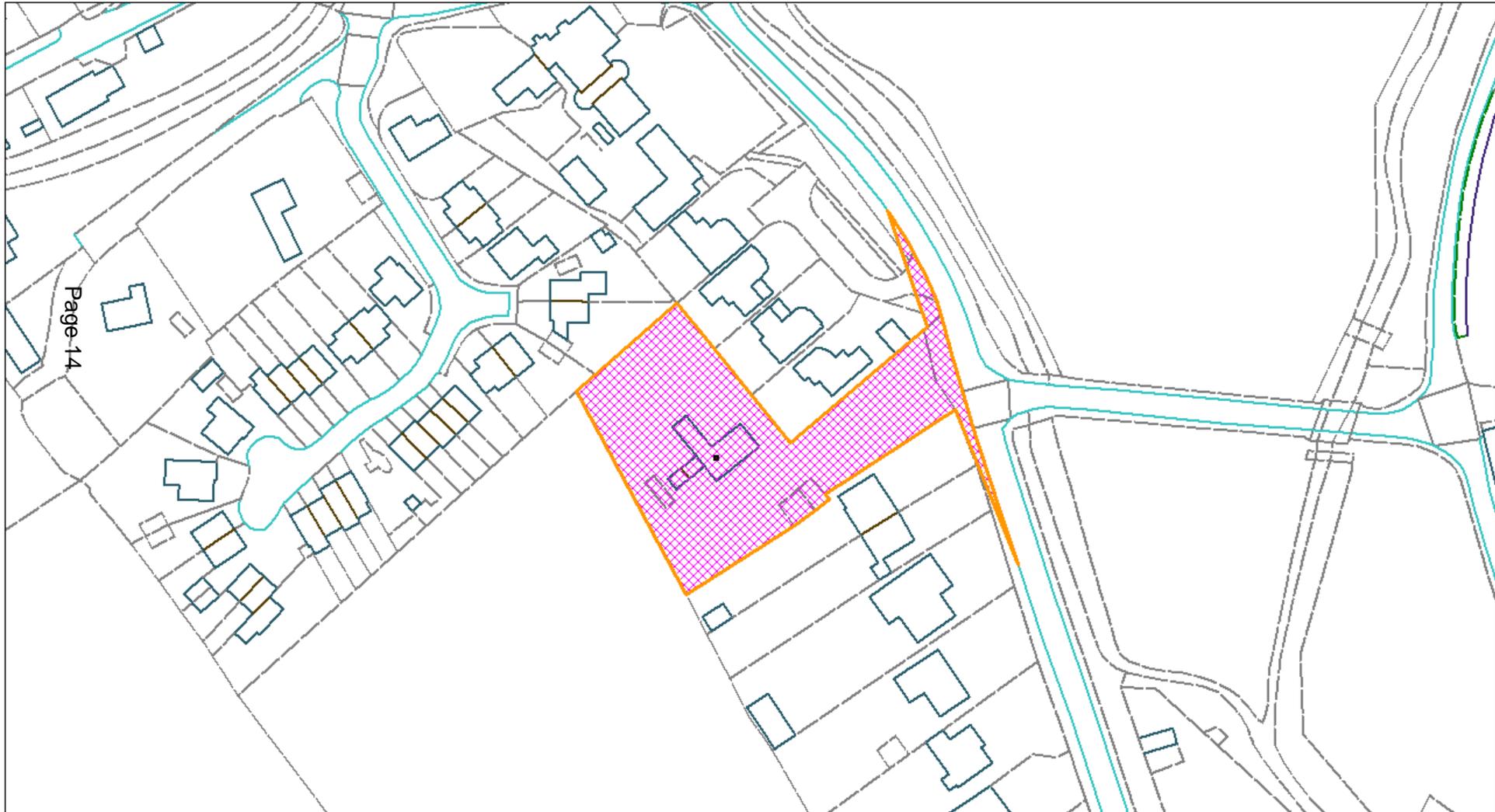
Scheme of archaeological investigation

Application No: DC/19/01771

**Address: 10 Ipswich Road,
Debenham**

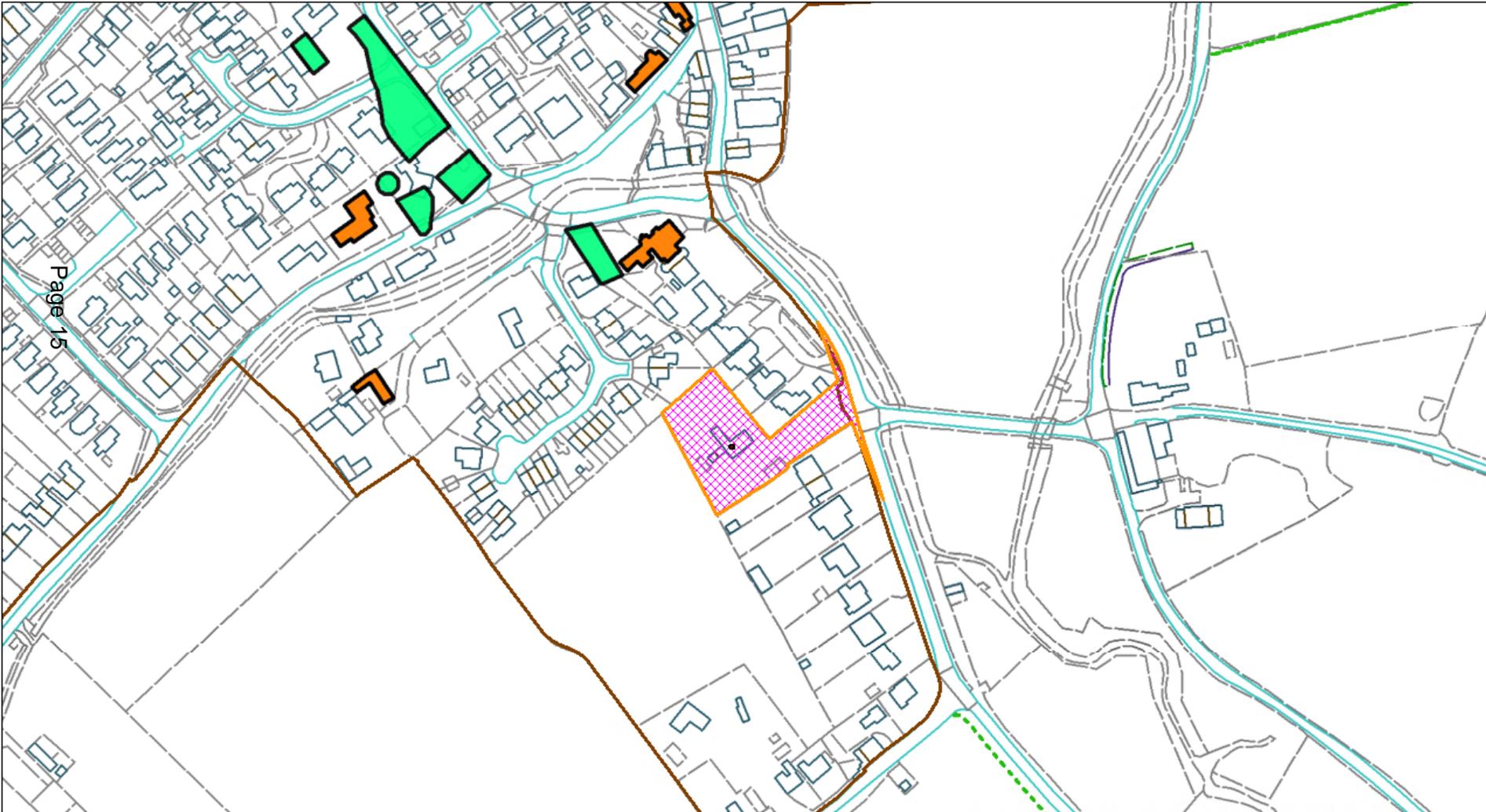
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Constraints Map

-  Built Up Area Boundaries
-  Public Rights of Way
-  Grade II
-  TPO - Individual TPO/Area of trees/trees



Aerial Map

Slide 4



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- Key**
- Site boundary
 - Tarmac finish
 - Block paving (spec to be confirmed)
 - Tar spray and shingle finish
 - Rumble strip
 - Existing trees and hedging to be retained
 - Existing tree root protection zone
 - Indicative new landscaping
 - Timber posts (100mm x 100mm)
 - Front gardens
 - Private rear gardens
 - 1800mm brick garden wall
 - 1800mm Oak fence
 - 1800mm high larch lap timber panel fence
 - 5 Parking bays - 5m x 2.5m (bay number relates to plot number)
 - Bin positions (orange = storage / blue = presentation. Hard standing to be provided)
 - X 1235L oil tanks (to be no closer than 1800mm from any building and 760mm from any fence)

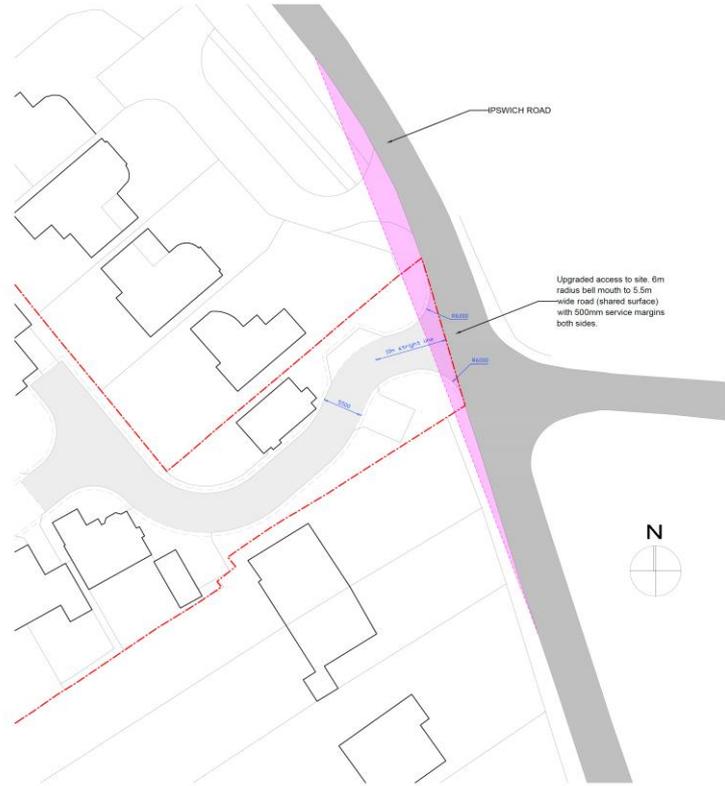
Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:		Project No:		
Land off Ipswich Road Debenham		0240		
Earlswood Homes		Dwg No:	Rev:	C
		Scale:	1:200 @ A1	
Drawing:		North:		
Proposed Site Layout		Drawn By:	Date:	02/2019
		Checked By:	Date:	02/2019

Schedule of Accommodation

Plot	Type	Height	Unit Size (m ²)	Garden Size (m ²)	Parking	Garage
1	4 Bed Detached House	2½ storey	165	93	3 spaces	Single
2	3 Bed Semi-Detached House	2½ storey	113	72	2 spaces	Single
3	3 Bed Semi-Detached House	2½ storey	113	96	2 spaces	Single
4	2 Bed Semi-Detached House	2 storey	82	82	2 spaces	-
5	2 Bed Semi-Detached House	2 storey	82	96	2 spaces	-
6	3 Bed Semi-Detached House	2 storey	88	98	2 spaces	-
7	3 Bed Semi-Detached House	2 storey	88	68	2 spaces	Single
8	3 Bed Detached House	2½ storey	119	79	2 spaces	-
Total			850	581	17 spaces	



Proposed Access Plan



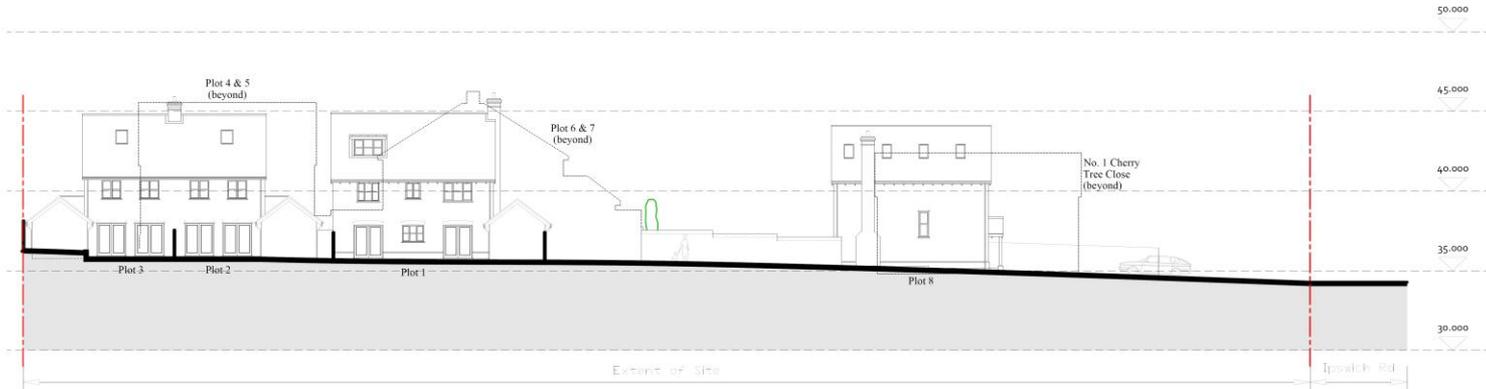
Key

- Site boundary
- Existing public road (Ipswich Road)
- New road
- 2.4m x 4.3m clear visibility splay
- Key dimensions

Rev	Date	Details	Drawn	Checked
Issued for:				

PLANNING

Project/Client:	Project No:
Land off Ipswich Road	0240
Debenham	Dwg No:
Earlswood Homes	P009
Scale:	Rev:
1:200 @ A1	A
North:	North:
Proposed Access Plan	Drawn By: Date
	PJA (02/01)
	Checked By: Date
	PJA (02/01)



Section 1

Section through access road in and plots 1-3 & 8



Section 2

Section through no.2 Cherry Tree Close & plot nos. 4-7

Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
Land off Ipswich Road Debenham			0240	
Earlwood Homes			Dwg No:	Rev:
			P008	-
Drawing:			Scale:	
			1:250 @ A3	
Proposed Site Cross Sections			North:	
			○	
Drawn By:			Date:	
PJA			03/2019	
Checked By:			Date:	
PJA			03/2019	

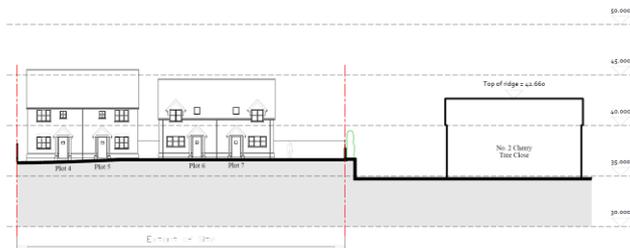
Comparison of Elevations

Slide 9



Section 2

Section through no.2 Cherry Tree Close & plot nos. 4-7



Section 2

Section through no.2 Cherry Tree Close & plot nos. 4-7

Soakaways Drawing





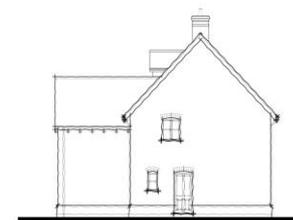
Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100



Proposed 2nd Floor Plan
1:100

Dwelling Summary

Type Detached House
Bedrooms 4
Size (GIA) 165m²

Note - areas shown are gross internal areas

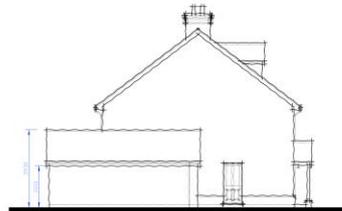
Rev.	Date	Details	Drawn	Checked
Issued for:				

PLANNING

Project/Client:	Project No:
Land off Ipswich Road	0240
Debenham	Dwg No:
	P002
Earlswold Homes	Rev:
	-
	Scale:
	1:100 @ A1
Drawing:	North:
Proposed Floor Plans & Elevations (plot 1)	Drawn By: Date:
	PJA 03/2019
	Checked By: Date:
	PJA 03/2019



Proposed Front Elevation
1:100



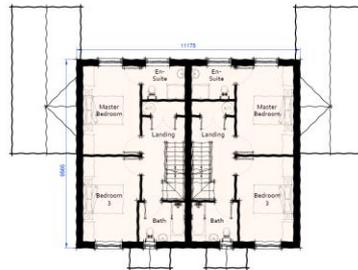
Proposed Typical Side Elevation
1:100



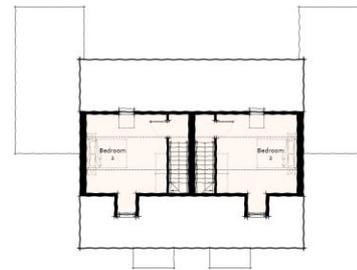
Proposed Rear Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100



Proposed 1st Floor Plan
1:100

Dwelling Summary

Type	Semi-detached House
Bedrooms	3
Size (GIA)	113m ²

Note - areas shown are gross internal areas

Rev.	Date	Details	Drawn	Checked
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Issued for:

PLANNING

Project/Client:	Project No:
Land off Ipswich Road Debenham	0240
Earlwood Homes	Dwg No: Rev:
	P003 -
Scale:	Scale:
1:100 @ A1	North:
Drawn By: Date:	Drawn By: Date:
PJA 03/2019	PJA 03/2019
Checked By: Date:	Checked By: Date:
PJA 03/2019	PJA 03/2019

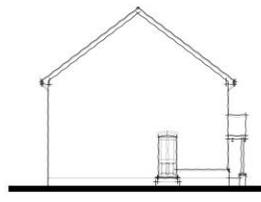
Proposed Floor Plans & Elevations (Plots 4 & 5)

Slide 13

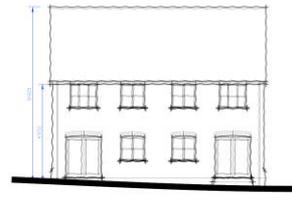
Page 25



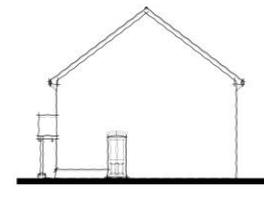
Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



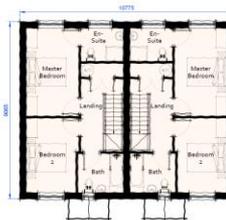
Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100

Dwelling Summary

Type Semi-detached House
Bedrooms 2
Size (GIA) 82m²

Note - areas shown are gross internal areas

Rev. | Date | Details | Drawn | Checked

Issued for:

PLANNING

Project/Client: Project No:

Land off Ipswich Road Debenham 0240

Earlswood Homes Divg No: P004 Rev: A

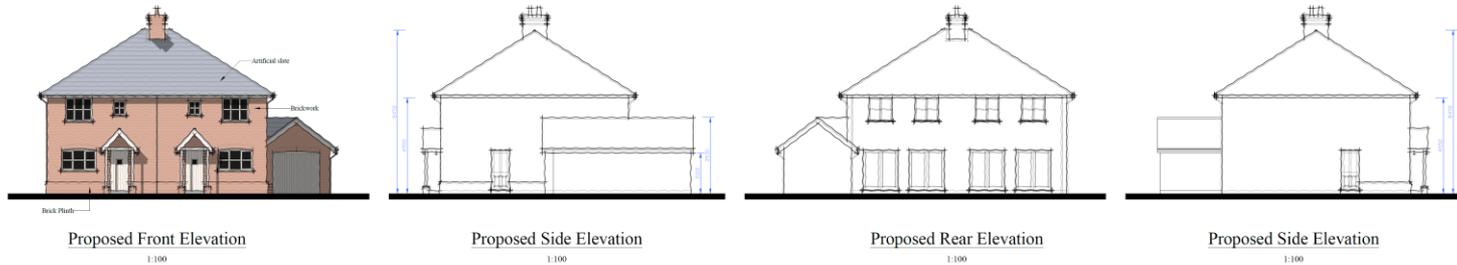
Scale: 1:100 @ A1

Drawing: North: 

Proposed Floor Plans & Elevations (plots 4 & 5)

Drawn By: PJA Date: 03/2019

Checked By: PJA Date: 03/2019



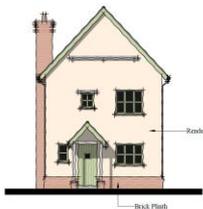
Dwelling Summary

Type Semi-detached House
 Bedrooms 3
 Size (GIA) 88m²

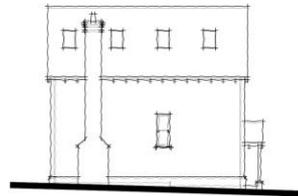
Note - areas shown are gross internal areas



Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
Land off Ipswich Road			0240	
Debenham			Dwg No:	
			P005	
Earlswood Homes			Rev:	
			A	
Drawing:			Scale:	
			1:100 @ A1	
			North:	
			○	
Proposed Floor Plans & Elevations (plots 6 & 7)			Drawn By: Date:	
			PJA 03/2019	
			Checked By: Date:	
			PJA 03/2019	



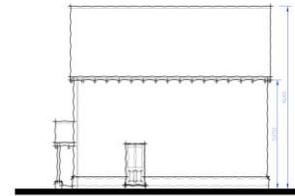
Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100



Proposed 1st Floor Plan
1:100

Dwelling Summary

Type	Detached House
Bedrooms	3
Size (GIA)	119m ²

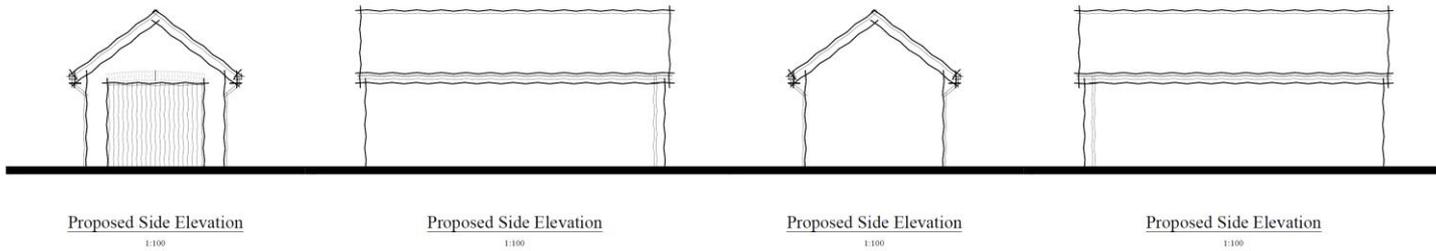
Note - areas shown are gross internal areas

Rev.	Date	Details	Drawn	Checked
Issued for:				

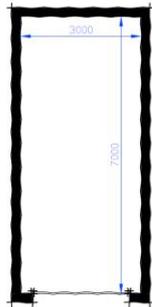
PLANNING

Project/Client:	Project No:
Land off Ipswich Road Debenham	0240
Earlwood Homes	Draw No: P006 Rev: A
Scale:	1:100 @ A1
Drawing:	North:
Proposed Floor Plans & Elevations (plot 8)	Drawn By: PJA Date: 03/2019 Checked By: PJA Date: 03/2019

Proposed Floor Plan & Elevations (Garage to Plot 1)



Page 28



Proposed Ground Floor Plan
1:100

Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Cient:			Project No:	
Land off Ipswich Road Debenham			0240	
Earlswood Homes			Draw No:	Rev:
			P007	-
Drawing:			Scale:	
			1:100 @ A3	
Proposed Floor Plan & Elevations (garage to plot 1)			North:	
			○	
Drawn By:			Date:	
PJA			03/2019	
Checked By:			Date:	
PJA			03/2019	

To whom it may concern,
Please find below the Debenham Parish Council comments for the following application:

DC/19/01771 - 10 Ipswich Road, Debenham, Stowmarket, Suffolk IP14

6LB: Erection of eight dwellings (following demolition of bungalow): It was resolved to recommend the refusal of this planning application, for the reasons stated by the public and also because it was against Debenham Neighbourhood Planning Policies no. 2, 8, 9, 10 and 12, as well as 7 (with regards to parking in the front gardens).

It was agreed that the scale and size of the proposed development would have a serious detrimental impact on neighbouring residents, would result in a clear overdevelopment of the site and would potentially cause Highways/pedestrian related health and safety risks (MSDC policies T9 (parking standards), T10 (highway considerations in development), T11 facilities for pedestrians and cyclists).

Comments made by members of the public attending Extraordinary meeting and taken into account by the Parish Council:

- The number of dwellings being proposed was excessive for the size of the plot, thus resulting in overdevelopment of the site.
- Proximity to neighbouring / existing dwellings likely to affect residents (loss of light and privacy and increase in pollution)
- Some of the statements made on the "Design and access statement" were deemed to be factually incorrect
- Health and safety risks associated with highways and pedestrian access (entrance opposite Kenton Road routinely used by HGV's)
- Unacceptable impact on neighbouring properties also due to height of new builds - unit being demolished should be replaced with single storey buildings only as that was what was currently on the site
- Parking and traffic flow concerns – garages should not be assumed to be used as parking spaces and most dwellings will have at least 2 cars, plus any visitors, which will result in parking alongside the grass verges and potential obstructions to emergency services
- Existing green space and hedge were very well maintained but there were uncertainties as to who would be responsible once the site was developed (if anyone)
- Part of the existing boundary wall had already collapsed and it was feared there could be further damage caused by all the construction works
- It was understood and accepted that some development could take place on the site but it should be of the right height, scale, and number so as to not cause unnecessary distress to existing neighbouring residents

- There was provision for only one visitor parking space, which was insufficient and would “force” any additional visitors’ cars to the access road or even the main road, thus causing a number of secondary issues and risks
- The proposal was against a number of Debenham Neighbourhood Plan policies, as well as MSDC policies

Mrs Dina Bedwell, BEd (Hons), CPE, CiLCA

Parish Clerk and Responsible Financial Officer- Debenham Parish Council

Office Hours: Monday, Tuesday and Friday 9.30am to 3.30pm

Tel. 01473 787861 (messages may be left on answermachine)

debenham.pc@btinternet.com

Confidentiality and Privilege: This email and its attachments are intended for the above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please reply to this email and highlight the error. This document is privileged and the benefit of the privilege belongs to Debenham Parish Council. The provision of this document does not amount to any waiver of privilege. This document is provided to the recipient intended in complete confidence and should not be disclosed to any other person without the Debenham Parish Council's prior consent.

Your Ref:DC/19/01771
Our Ref: SCC/CON/1637/19
Date: 2 May 2019



All planning enquiries should be sent to the Local Planning Authority.

Email: planning@babberghmidsuffolk.gov.uk

The Planning Department
MidSuffolk District Council
Planning Section
1st Floor, Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

For the attention of: Mark Russell

Dear Mark Russell

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN:**

DC/19/01771

PROPOSAL: Full Planning Application - Erection of 8no. dwellings (following demolition of bungalow)

LOCATION: 10 Ipswich Road, Debenham, Stowmarket, IP14 6LB

Notice is hereby given that the County Council as Highway Authority make the following comments:

The proposed visibility splays for the primary access of the development are shown as X distance at 2.4m setback with 43m Y distance - these dimensions not sufficient for this class of road (B1077). The required visibility splays for a 30mph speed limit are $x=2.4m$ and $y=90m$, as standards in the Design Manual for Roads and Bridges. However, a lower standard of visibility can be accepted if the 85%tile speeds are around 30mph; a speed survey is required as evidence of actual speeds.

The NPPF focuses on the importance of promoting sustainable transport and give priority to public transport, pedestrian and cycle movements. A footway with a pedestrian crossing point is required to provide a link between the development and the existing footway network.

At present, we would recommend a holding refusal on this application until the above points can be addressed, we look forward to receiving further information.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

Dear Mark Russel,

Subject: 10 Ipswich Road, Debenham, Stowmarket, Suffolk, IP14 6LB – DC/19/01771

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01771.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Dwg No. P000 – Site Location Plan
- Dwg No. P001 rev. C – Proposed Site Layout
- Planning, Design and Access Statement (April 2019)
- Landmark Information Sitecheck Assess document (15th April 2019) – Report reference: 200902928

The reason why we are recommending a holding objection is because the applicant has not submitted a site specific Flood Risk Assessment which evaluates all types of flood risk in line with national and local policy and guidance. The proposed site layout shows a number of proposed dwellings that may be predicted to be at risk of surface water flooding.

The points below detail the action required in order to overcome our current objection:-

1. Submit a complete Flood Risk Assessment evaluating all types of flood risk.
2. Demonstrate that no properties would be at risk of surface water flooding for the lifetime of the development.
3. Demonstrate that the proposed development will not increase the risk of flooding elsewhere.

Kind regards,

Ellie Beecroft

Senior Flood and Water Technician
Flood and Water Management
Growth, Highways and Infrastructure Directorate
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Email: Ellie.Beecroft@suffolk.gov.uk
<http://www.suffolk.gov.uk/flooding>

Plug in Suffolk – Become part of the future of transport at www.pluginsuffolk.org

-----Original Message-----

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>

Sent: 23 April 2019 10:58

To: RM Floods Planning <floods.planning@suffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/19/01771

Please find attached planning consultation request letter relating to planning application - DC/19/01771 - 10 Ipswich Road, Debenham, Stowmarket, Suffolk IP14 6LB

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Enquiries to: James Rolfe
Direct Line: 01284 741225
Email: James.Rolfe@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2019_01771
Date: 9th May 2019

For the Attention of Mark Russel

Dear Mr Isbell

Planning Application DC/19/01771 10 Ipswich Road Debenham: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, immediately to the north-east two previous archaeological excavations identified eleven Bronze Age urned and un-urned cremation burials, as well as a number of Early Anglo-Saxon features (DBN 132). An undated inhumation burial was also identified immediately to the north-west (DBN 085). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2018).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

James Rolfe

Senior Archaeological Officer
Conservation Team

From:Nathan Pittam
Sent:21 May 2019 01:14:25
To:Mark.Russell@babberghmidsuffolk.gov.uk,
Subject:DC/19/01771. Land Contamination
Attachments:

Dear Mark

EP Reference : 259819
DC/19/01771. Land Contamination
10 Ipswich Road, Debenham, STOWMARKET, Suffolk, IP14 6LB.
Erection of 8no. dwellings (following demolition of bungalow).

Many thanks for your request for comments in relation to the above application. Having reviewed the application and Geosphere Environmental report accompanying the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. The Geosphere Environmental report advises some precautionary investigations that the developer may wish to undertake but the balance of evidence suggests that this would not be warranted by means of condition. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

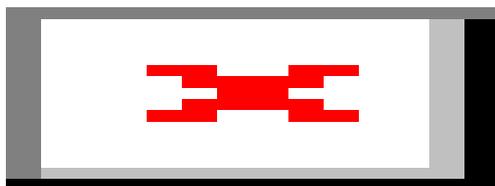
Kind regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.gov.uk
Work: 07769 566988 / 01449 724715
websites: www.babergh.gov.uk www.midsuffolk.gov.uk



Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

- 1. All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
- 2. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
- 3. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing*

and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.

4. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
5. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
6. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
7. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
8. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
9. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
10. A photographic record will be made of relevant observations.
11. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be:
 - re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment;
 - treatment of material on site to meet compliance targets so it can be re-used;
 - removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

Consultation Response Pro forma

1	Application Number	DC/19/01771	
2	Date of Response	07/05/2019	
3	Responding Officer	Name:	SACHA TILLER
		Job Title:	HOUSING ENABLING
		Responding on behalf of...	HOUSING STRATEGY
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<p>No objection</p> <p>The total no of dwelling space is under 1,000sqm.</p> <p>Should this sqm change then planning permission should be re-sought.</p>	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Planning application purports to erection of 8 dwellings.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	<p>Site has been described as: 0.27 hectre. Should this change we should be consulted immediately.</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

Mark

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose. Although a small number of trees are proposed for removal they are of limited amenity value and their loss will not result in an adverse impact upon the character of the local area.

Please let me know if you require any further input.

Regards

David

David Pizzey FArborA

Arboricultural Officer

Tel: 01449 724555

david.pizzey@babberghmidsuffolk.gov.uk

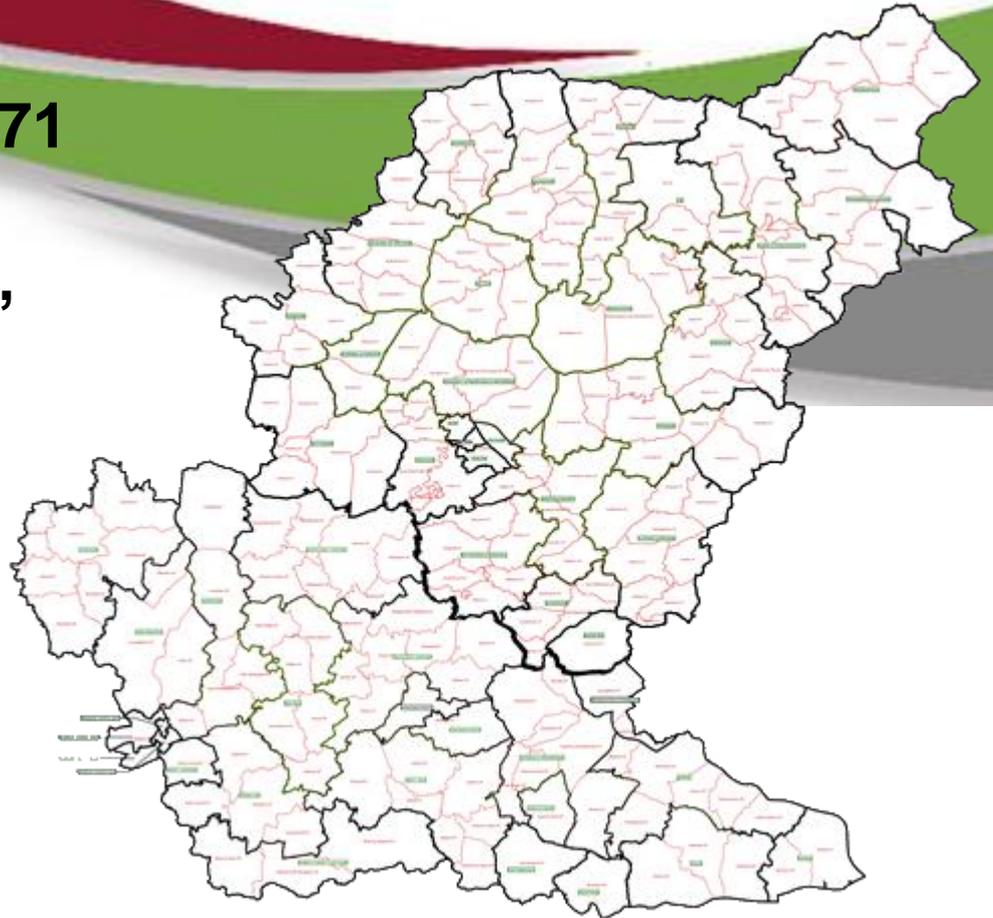
www.babergh.gov.uk and www.midsuffolk.gov.uk

Babergh and Mid Suffolk District Councils – Working Together

Application No: DC/19/01771

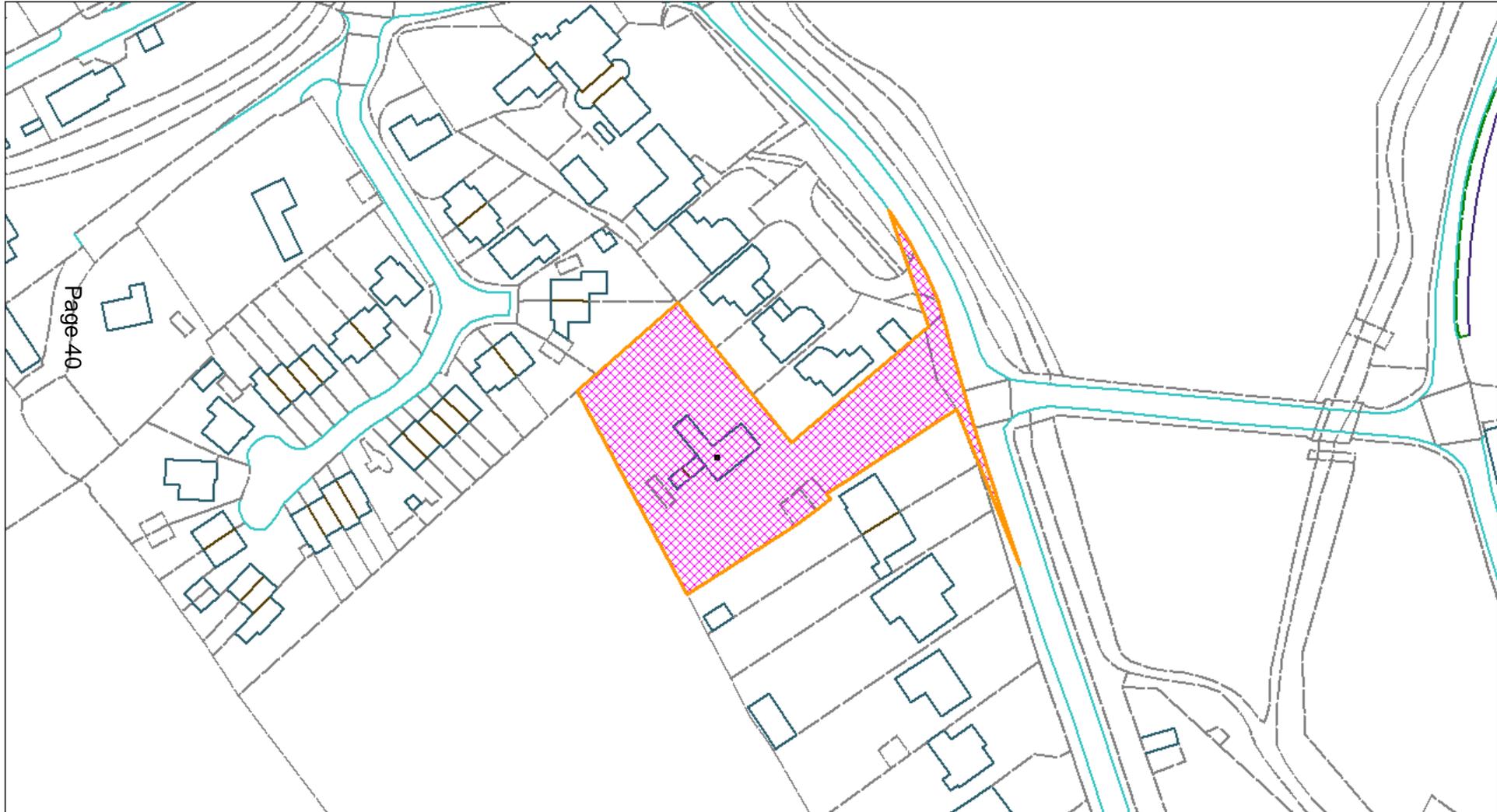
**Address: 10 Ipswich Road,
Debenham**

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Site Location Plan

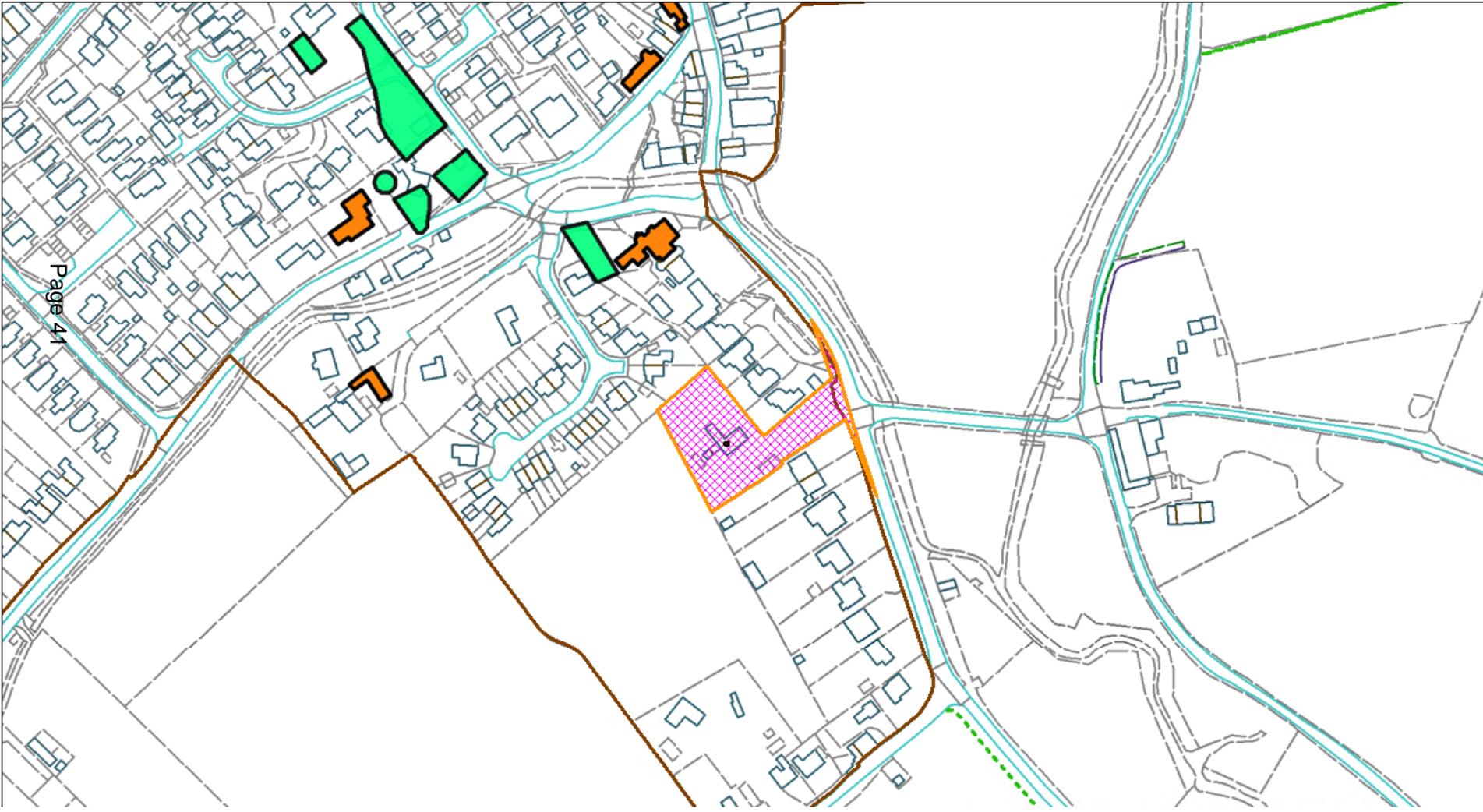
Slide 2



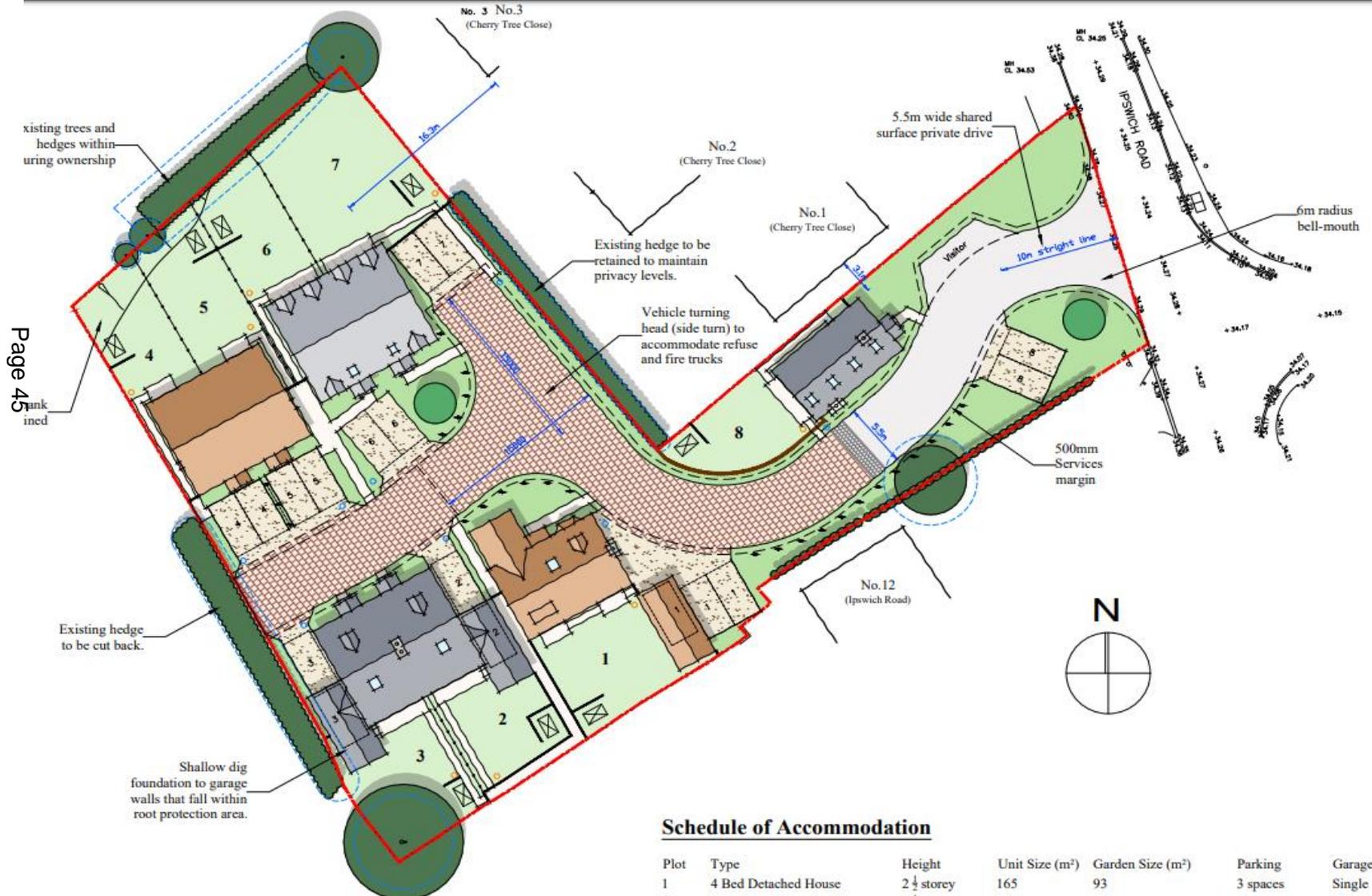
Constraints Map

Slide 3

-  Built Up Area Boundaries
-  Public Rights of Way
-  Grade II
-  TPO - Individual TPO/Area of trees/trees





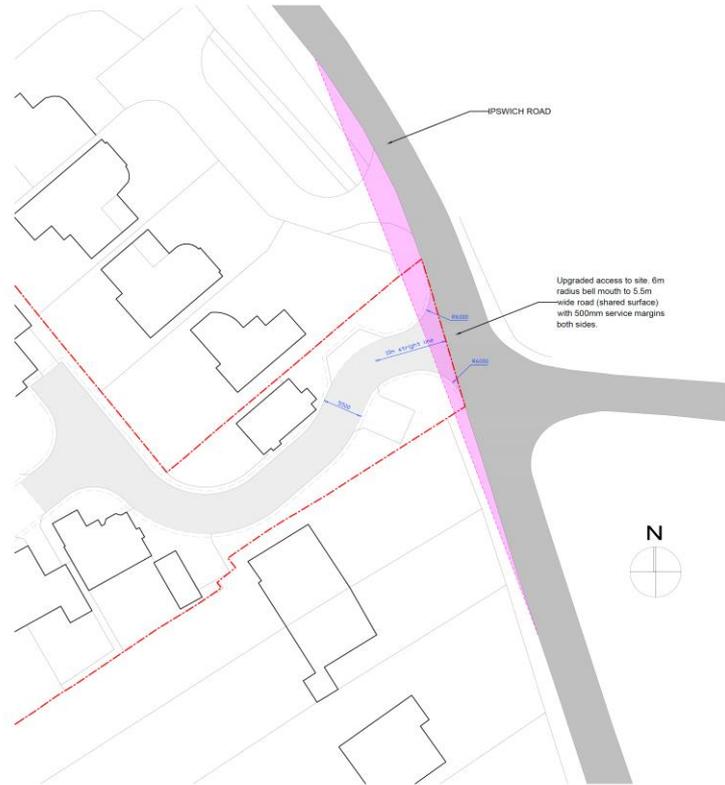


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Schedule of Accommodation

Plot	Type	Height	Unit Size (m ²)	Garden Size (m ²)	Parking	Garage
1	4 Bed Detached House	2 1/2 storey	165	93	3 spaces	Single

Proposed Access Plan



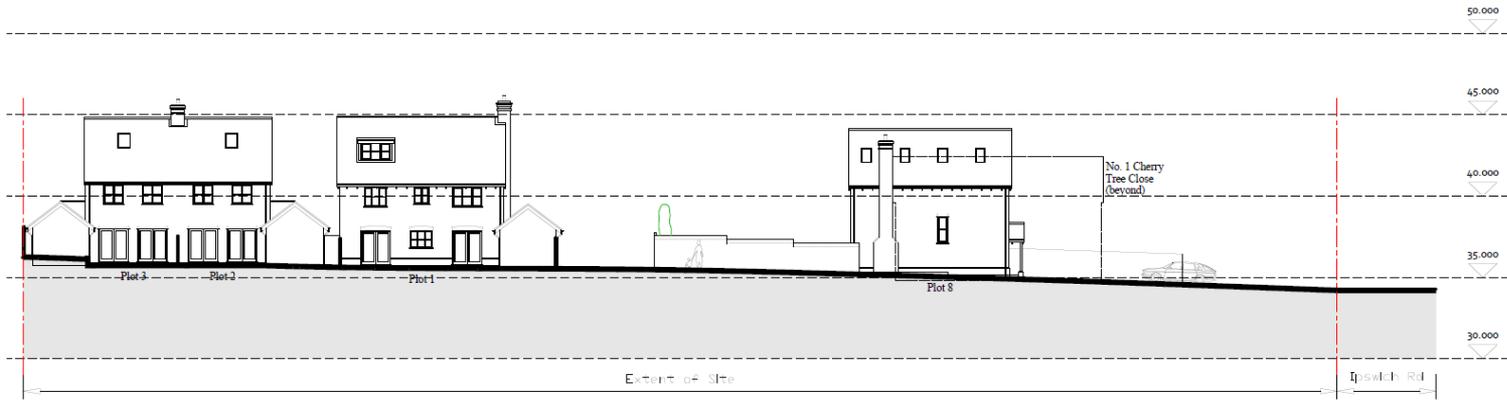
Key

- - - Site boundary
- Existing public road (Ipswich Road)
- New road
- 2.4m x 4.3m clear visibility splay
- Key dimensions

Rev	Date	Details	Drawn	Checked
Issued for:				

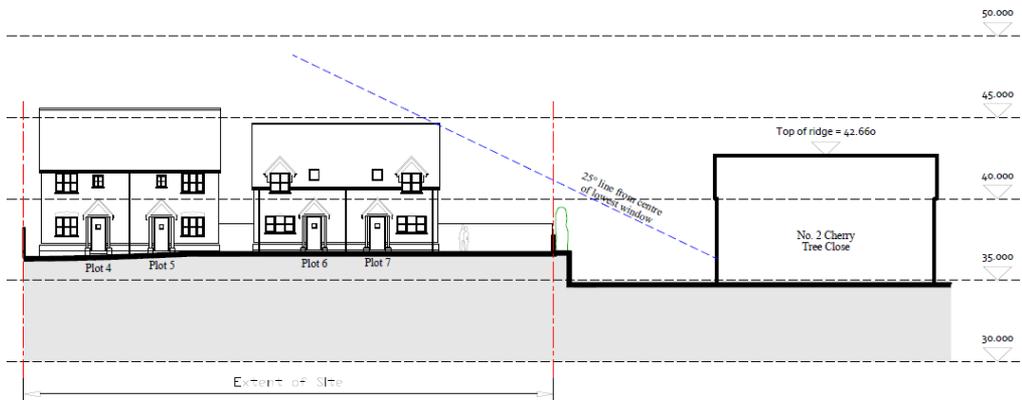
PLANNING

Project/Client:	Project No:
Land off Ipswich Road	0240
Debenham	Dwg No:
Earlswood Homes	P009
Scale:	Rev:
1:200 @ A1	A
North:	North:
Drawing:	North:
Proposed Access Plan	Drawn By:
	PJA
	Date:
	03/2019
	Checked By:
	PJA
	Date:
	03/2019



Section 1

Section through access road in and plots 1-3 & 8



Section 2

Section through no.2 Cherry Tree Close & plot nos. 4-7

Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:		Project No:		
Land off Ipswich Road		0240		
Debenham		Dwg No:	Rev:	
		P008	B	
Earlswood Homes		Scale:		
		1:250 @ A3		
Drawing:		North:		
		○		
Proposed Site		Drawn By:	Date:	
Cross Sections		PJA	03/2019	
		Checked By:	Date:	
		PJA	03/2019	

Soakaways Drawing



Proposed Floor Plans & Elevations (Plot 1)

Slide 11

Page 49



Proposed Front Elevation

1:100



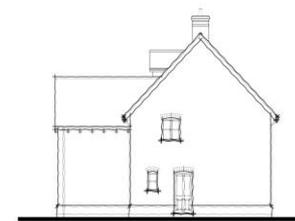
Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



Proposed Ground Floor Plan

1:100



Proposed 1st Floor Plan

1:100



Proposed 2nd Floor Plan

1:100

Dwelling Summary

Type	Detached House
Bedrooms	4
Size (GIA)	165m ²

Note - areas shown are gross internal areas

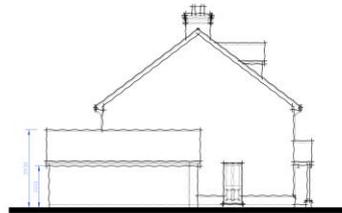
Rev.	Date	Details	Drawn	Checked
Issued for:				

PLANNING

Project/Client:	Project No:
Land off Ipswich Road	0240
Debenham	Dwg No:
	P002
Earlwood Homes	Rev:
	-
	Scale:
	1:100 @ A1
Drawing:	North:
Proposed Floor Plans & Elevations (plot 1)	Drawn By: Date:
	PJA 03/2019
	Checked By: Date:
	PJA 03/2019



Proposed Front Elevation
1:100



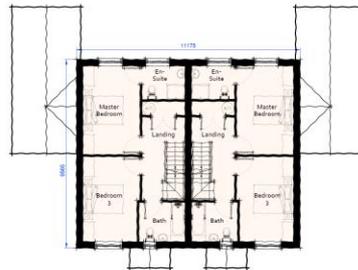
Proposed Typical Side Elevation
1:100



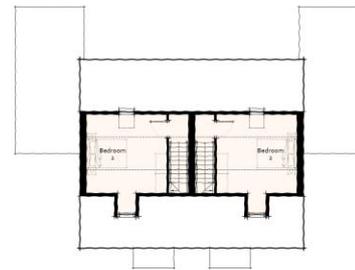
Proposed Rear Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100



Proposed 1st Floor Plan
1:100

Dwelling Summary

Type Semi-detached House
Bedrooms 3
Size (GIA) 113m²

Note - areas shown are gross internal areas

Rev.	Date	Details	Drawn	Checked
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Issued for:

PLANNING

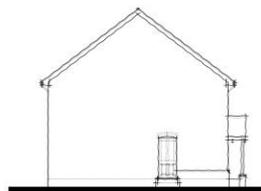
Project/Client:	Project No:
Land off Ipswich Road Debenham	0240
Earlwood Homes	Dwg No: Rev:
	P003 -
Scale:	Scale:
1:100 @ A1	1:100 @ A1
North:	North:
Drawn By: Date:	Drawn By: Date:
PJA 03/2019	PJA 03/2019
Checked By: Date:	Checked By: Date:
PJA 03/2019	PJA 03/2019

Proposed Floor Plans
& Elevations
(plots 2 & 3)

Proposed Floor Plans & Elevations (Plots 4 & 5)



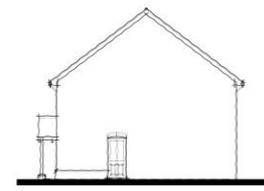
Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



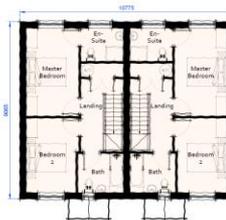
Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100

Dwelling Summary

Type Semi-detached House
Bedrooms 2
Size (GIA) 82m²

Note - areas shown are gross internal areas

Rev.	Date	Details	Drawn	Checked
Issued for:				

PLANNING

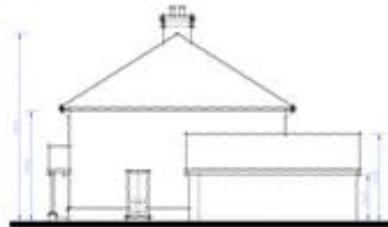
Project/Client:	Project No:
Land off Ipswich Road Debenham	0240
Earlswood Homes	Divg No: P004 Rev: A
Drawing:	Scale: 1:100 @ A1
Proposed Floor Plans & Elevations (plots 4 & 5)	North:
Drawn By: PJA	Date: 03/2019
Checked By: PJA	Date: 03/2019

Original Proposed Floor Plans & Elevations (Plots 6 & 7) Slide 14



Proposed Front Elevation

1:100



Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100

Dwelling Summary

Type Semi-detached House
 Bedrooms 3
 Size (GIA) 88m²

Note - areas shown are gross internal areas



Proposed Ground Floor Plan

1:100



Proposed 1st Floor Plan

1:100

Rev.	Date	Details	Drawn	Checked
Issued for:				

PLANNING

Project/Client	Project No.
Land off Ipswich Road Debenham	0240
Earlwood Homes	Draw No. P005
Scale	Rev. A
1:100 @ A1	
Drawing	North
Proposed Floor Plans & Elevations (plots 6 & 7)	Drawn By: Date: PJA 03/2019
	Checked By: Date: PJA 03/2019

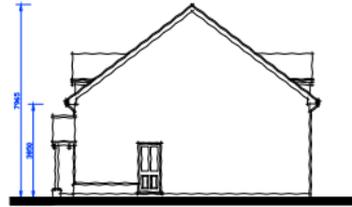
Amended Proposed Floor Plans & Elevations (Plots 6 & 7)

Slide 15



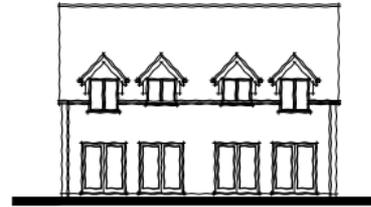
Proposed Front Elevation

1:100



Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

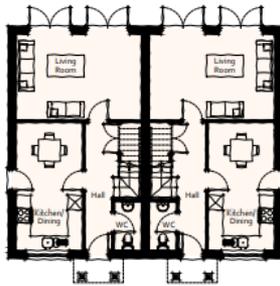
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Dwelling Summary

Type	Semi-detached House
Bedrooms	3
Size (GIA)	88m ²

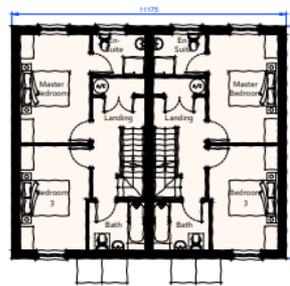
Note - areas shown are gross internal areas

Page 53



Proposed Ground Floor Plan

1:100



Proposed 1st Floor Plan

1:100

Rev.	Date	Details	Drawn	Checked
Issued for:				

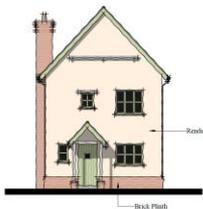
PLANNING

Project/Client:	Project No:
Land off Ipswich Road	0240
Debenham	Dwg No: P 005
Earlswood Homes	Scale: 1:100 @ A1
Drawing:	North:
Proposed Floor Plans & Elevations (plots 6 & 7)	Drawn By: De* PJA
	Checked By: Date: PJA 03/2019

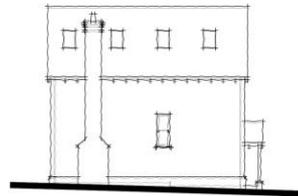
Proposed Floor Plans & Elevations (Plot 8)

Slide 16

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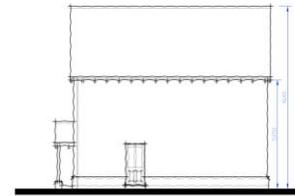
Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100

Dwelling Summary

Type	Detached House
Bedrooms	3
Size (GIA)	119m ²

Note - areas shown are gross internal areas



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100



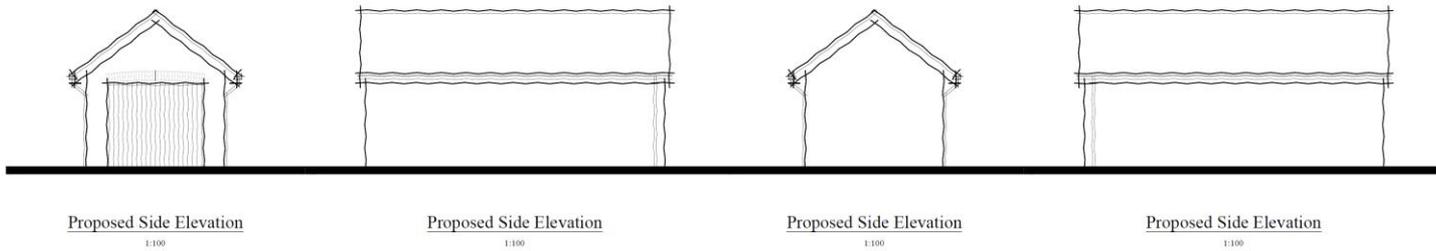
Proposed 1st Floor Plan
1:100

Rev.	Date	Details	Drawn	Checked
Issued for:				

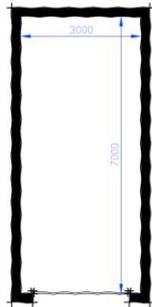
PLANNING

Project/Client:	Project No:
Land off Ipswich Road Debenham	0240
Earlwood Homes	Draw No: P006 Rev: A
Scale:	1:100 @ A1
Drawing:	North:
Proposed Floor Plans & Elevations (plot 8)	Drawn By: PJA Date: 03/2019 Checked By: PJA Date: 03/2019

Proposed Floor Plan & Elevations (Garage to Plot 1)

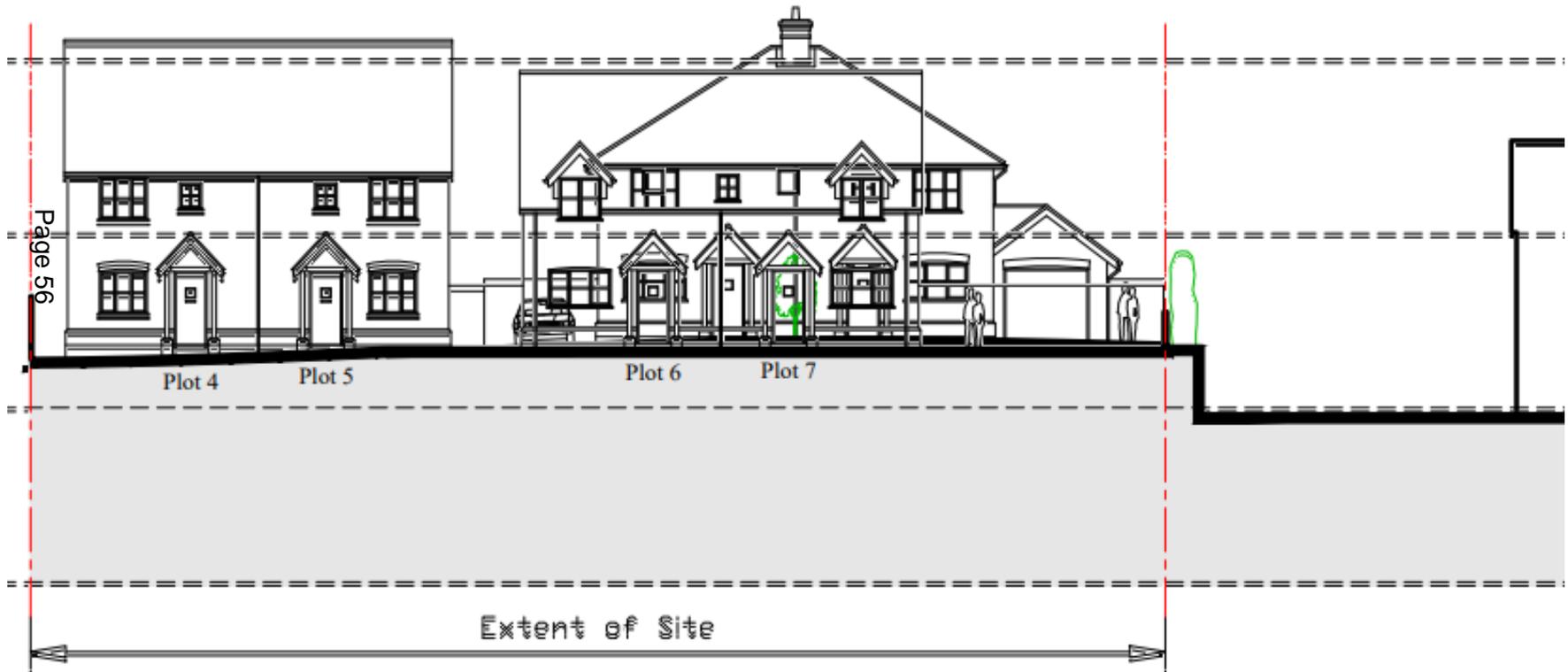


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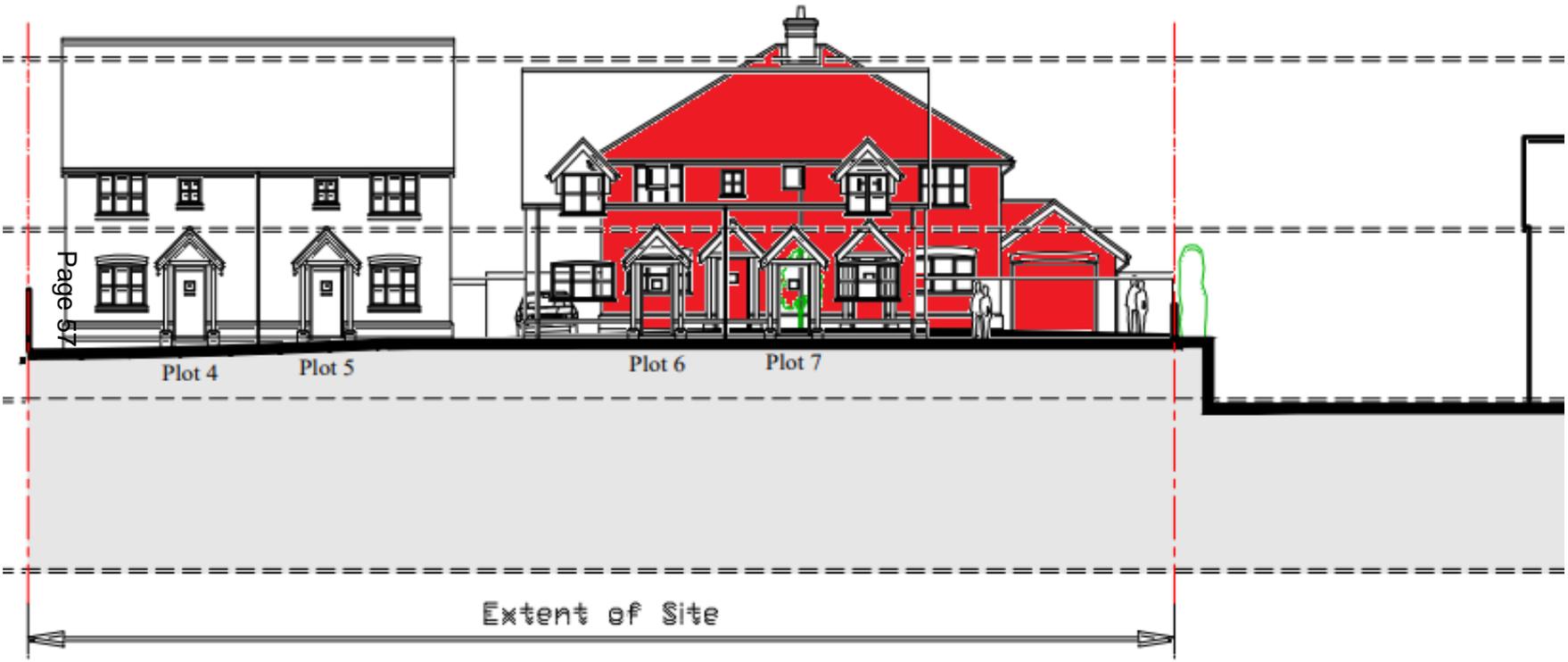


Proposed Ground Floor Plan
1:100

Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Cliet:			Project No:	
Land off Ipswich Road Debenham			0240	
Earlswood Homes			Drawn No:	Rev:
			P007	-
Drawing:			Scale:	
			1:100 @ A3	
Proposed Floor Plan & Elevations (garage to plot 1)			North:	
			○	
Drawn By:			Date:	
PJA			03/2019	
Checked By:			Date:	
PJA			03/2019	



Section 2

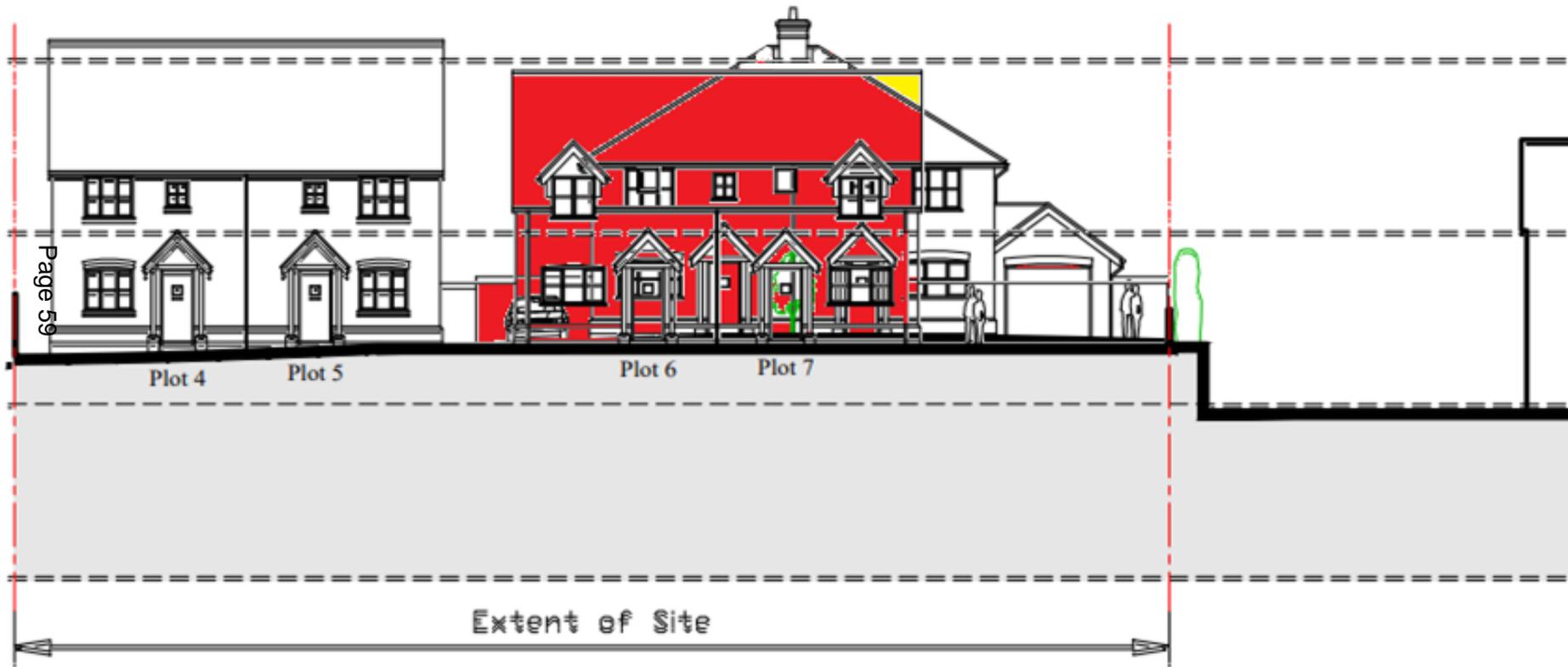


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Section 2



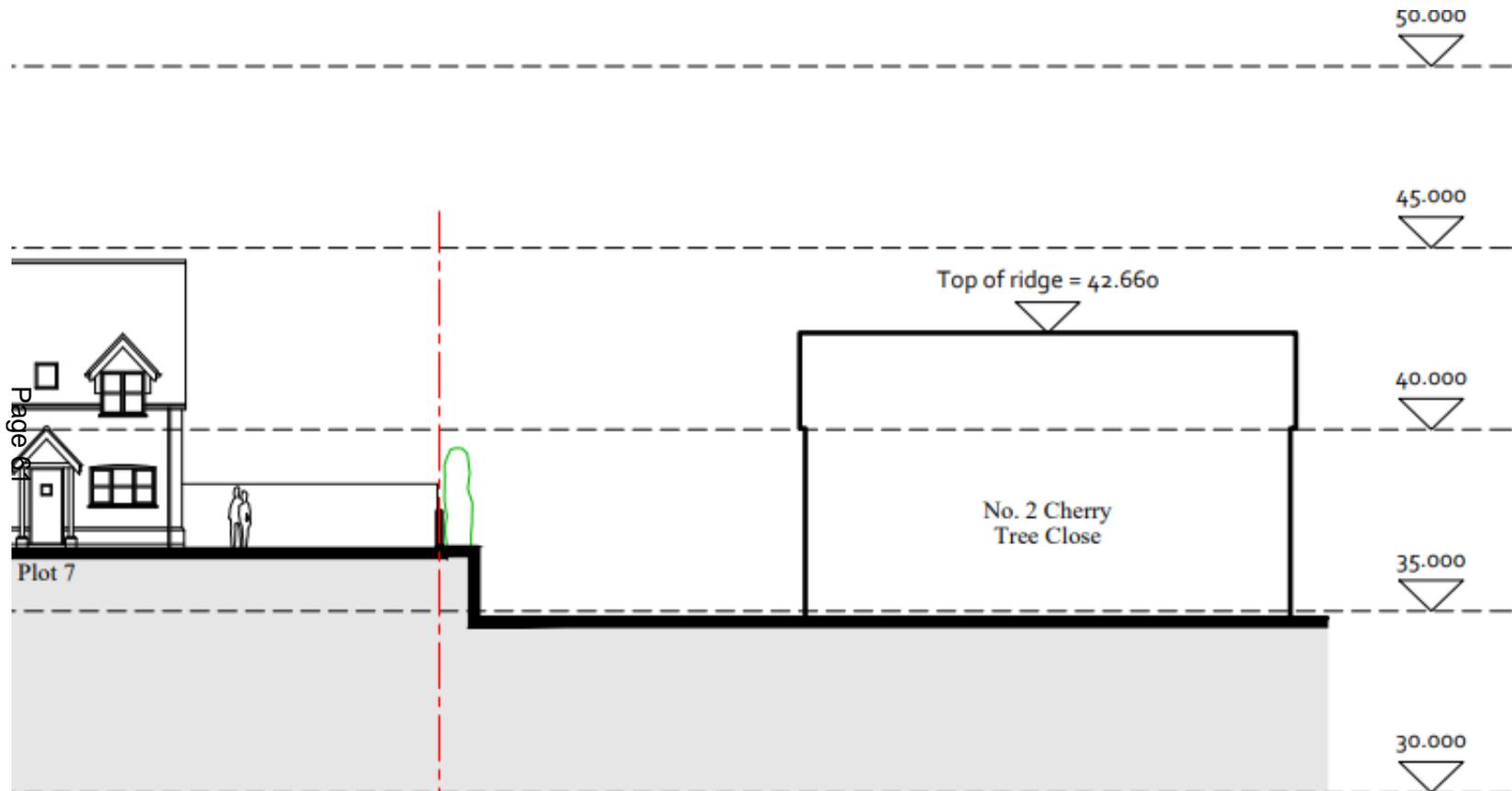
Section 2



Section 2

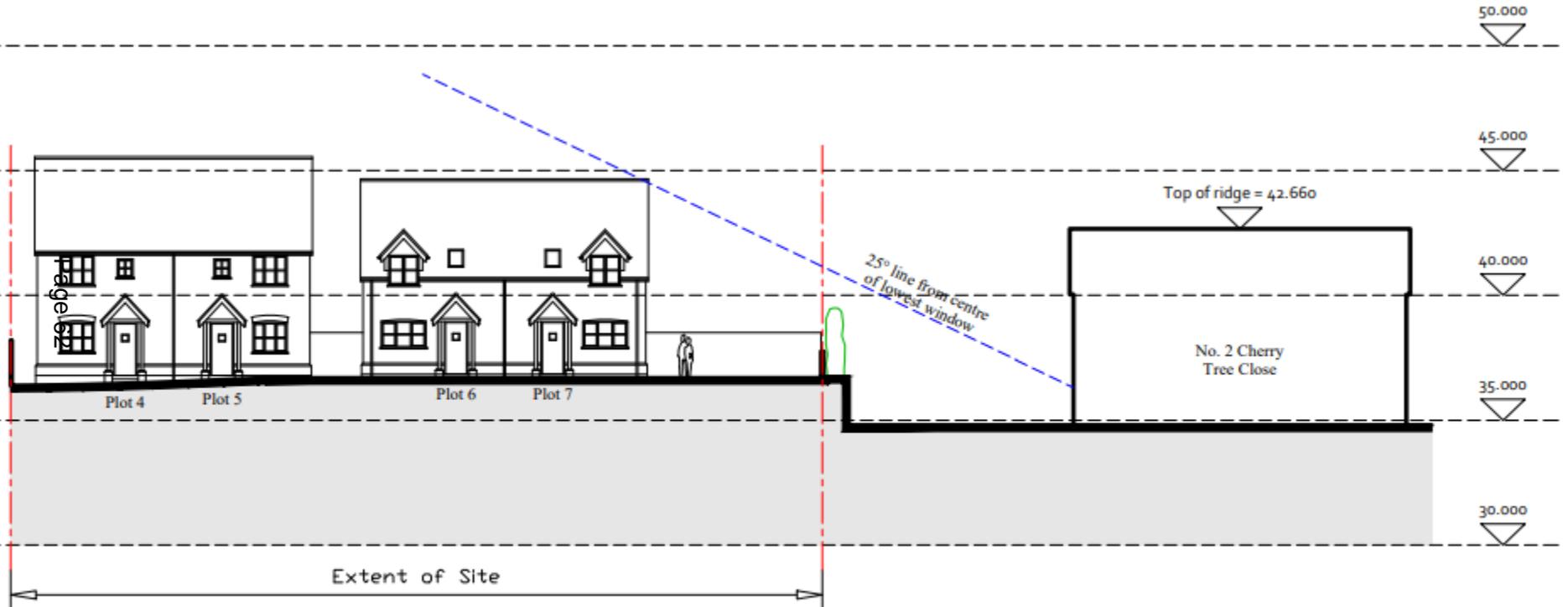


Section 2



Section 2

Section through access road in and plots 4, 5 & 6



Section 2

Section through no.2 Cherry Tree Close & plot nos. 4-7