

Committee Report

Item No: 2

Reference: 0656/16

Case Officer: Sian Bunbury

Ward: Needham Market

Ward Member/s: Cllrs Wendy Marchant and Mike Norris

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application. Erection of 2 No. one bedroom dwellings and 1 No. two bedroom dwelling, (following demolition of extension to 24 Crowley Road) Widening of existing lay by to provide additional parking spaces.

Location: Land Adj 24 Crowley Road Needham Market IP6 8BJ

Parish: Needham Market

Expiry Date: 18/04/2017

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Mr R Moore

Agent: N/A

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

Part of the red line application site, specifically the area proposed for additional car parking spaces, is owned by The Council. As a landowner of part of the above application the matter may be of wider public interest and must be determined by committee for transparency.

Details of Previous Committee / Resolutions and any member site visit

None

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Local Plan:

GP1 Design and Layout of Development

T10 Highways Considerations in Development

H15 Development to Reflect Local Characteristics
H16 Protecting Existing Residential Amenity
H13 Design and Layout of Housing Development
H15 Development to reflect Local Characteristics
H16 Protecting Existing Residential Amenity
H17 Keeping Residential Development away from Pollution

Core Strategy and Core Strategy Focussed Review:
FC01 Presumption in favour of sustainable development
FC01.1 Mid Suffolk Approach to Delivering Sustainable Development
CS01 Settlement Hierarchy
CS05 Mid Suffolk's Environment
CS06 Services and Infrastructure
CS09 Density and Mix

Consultations and Representations

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

A: Summary of Consultations

Environmental Health - Contaminated Land:
Insufficient information submitted with application.

Asset Utilisation Officer:

No comments other than we require the applicant to enter into a section 38 agreement between SCC Highway, MSDC (as landowner) and Developer in order for the amenity land to be adopted highway for 5 parking bays.

SCC Highways:

If plans can be amended to comply with the parking standards Suffolk County Council will have no objections to the proposal and therefore would not wish to restrict the grant of permission for the current application.

B: Representations

Four neighbouring representations have been received three of which object and the fourth raises concerns. The primary objections are in relation to existing inadequate car parking provision in the locality and access for construction to the application site. Further concerns relating to neighbouring amenity are also raised.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

1.1. The application site is an area of original garden land to the South East of No. 24 Crowley Road, Needham Market. A flat roof extension to the south east side of no. 24 would be demolished to facilitate the proposal.

1.2. The site is within an area of well-established estate housing which lies in close proximity to the main High Street and numerous service and facilities. There are examples of other infill development including that immediately adjacent to the site.

2. The Proposal

2.1. The proposal would provide three two storey units within the same building envelope. There would be two single bedroom dwellings orientated to the front of the property, and a further two bedroom dwelling across the rear of the building. There would be a large outdoor amenity space primarily to the rear of the building which would be accessible and shared by all occupants.

2.2. A floor space of approximately 155 square metres would be created in total for the three dwellings.

2.3. No on site parking provision has been made, primarily due to the design and layout of the estate. The site is accessed via footpath from the north and a footpath to the south which leads to Crowley Road and an area of parking. As part of the proposal an existing 12 No. Council owned parking bays will be extended, providing a further 4/5 spaces and extending the footpath accordingly. The exact details of these works and their undertaking would need to be secured via legal agreement. This would be a private agreement between the applicant, MSDC as landowner and SCC Highways to enable the parking bays to become adopted.

2.4. The proposed building has been designed to be in keeping with the existing pattern and appearance of the dwellings in the vicinity. The footprint of the building matches the earlier infill development to the immediate South, on the same plot size which is typical of this row of dwellings.

2.5. The generous garden/amenity space would be approximately 108 square metres in area and shared by the occupants of the three dwellings.

2.6. The rear of the building would be a distance of approximately 12.4 metres from the rear boundary. Beyond this lies an access footpath, and then the rear boundary of the property to rear, which has a similar depth of rear garden.

2.7. The materials proposed are to match the surrounding properties, with brick and tiles and white uPVC fenestration, as previously approved.

2.8. Site Area – This is given in the form as 0.03ha

3. The Principle Of Development

3.1. Two earlier applications are relevant to the current proposal under consideration. In 2008 an application Reference 3907/08 was refused, but subsequently allowed on appeal. This was followed in 2011 by an application identical to the current proposal in terms of building footprint and external appearance, varying only marginally through the internal layout of the dwellings (Reference 1638/11).

3.2. The proposal would constitute an infill development, building upon the historic side garden of No.24 Crowley Road. The generous curtilages provided when the estate was constructed have allowed other examples of this form of development to be accommodated adequately. The application under consideration would provide two one bedroom dwellings, and one two bedroom property, all within the same building envelope. The amenity space associated with the building would be shared by the occupants. The provision of these small dwellings would contribute to the number and variety of housing available in Needham Market. As such, the principle of the development is supported by current policy.

4. Nearby Services and Connections Assessment Of Proposal

4.1. The proposal is situated within Needham Market, in close walking distance of recreational facilities, Services, Schools and regular transport infrastructure. Needham Market offers regular and frequent bus services to Stowmarket and Ipswich, as well as a main line train connections. Future occupants of the dwellings would not be dependent on private vehicles to access services and facilities and there is sufficient space on site to provide secure cycle storage, further supporting and encouraging sustainable means of transport.

5. Site Access, Parking And Highway Safety Considerations

5.1. The design and layout of the estate is such that various properties are only directly accessible on foot. This would be one example of these properties, linking north and south to the principle elevation via footpaths. Parking would be available along the southern footpath to Council owned bays on Crowley Road. The existing congestion means that the existing parking area should be extended by 4/5 bays as part of the proposal in order to alleviate further pressure on parking spaces as a result of the proposal. As with the previous application, this can be achieved on Council owned land by a private Legal Agreement. The parking should be provided prior to occupation of the dwellings and this is proposed to be secured via planning condition.

5.2. Concern has been raised by respondents regarding safety implications during the construction phase, particularly deliveries etc. The construction phase is temporary in duration and for this scale of development it is not considered reasonable for a construction management condition to be applied.

6. Design And Layout

6.1. The proposal has been designed to appear as a single unit, set within the existing built pattern of the area. The building would be situated on an average sized curtilage, spaced evenly between the adjacent properties and with a very similar footprint. The design to divide the building into three independent smaller units has been well considered so as to ensure the building is sympathetic to the street scene. The proposal would utilise similar materials and would be a suitable in fill development on the existing space.

7. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

8.1. The proposal would be located within a urban housing estate, with minimal visual impacts beyond the immediate area. The application site is part of a domestic curtilage, entirely bounded by residential properties. As such, there are not considered to be any concerns regarding potential impacts on wildlife or biodiversity. The proposed additional parking spaces may require the removal of a hawthorn tree, however the benefits of increased parking provision coupled with replacement planting are considered acceptable.

9. Land Contamination

9.1. The current application failed to submit a Land Contamination Questionnaire and desk based assessment, and as such has received objection from Environmental Health. However, a satisfactory Environmental Report was submitted with the previous application, approved in 2011, which demonstrated no perceived risks to future occupants from land contamination. There is nothing to suggest that this would no longer be relevant and applicable to the site. As such, it is not considered that this matter would justify refusal of the application.

10. Heritage Issues

10.1. The application site does not lie within close proximity to any Heritage Assets or Conservation Areas. As such there would be no heritage concerns arising from the proposal.

11. Impact On Residential Amenity

11.1. The proposal has received objection in part in relation to potential loss of privacy, loss of light and potential noise impacts during the construction phase. The construction phase of the proposal would only be temporary in nature, and cannot be considered a reason for refusal.

11.2. The proposed building would be set in line with the properties either side on plot equal to those in the locality. The building is not of an inappropriate scale so as to impede natural light excessively and the orientation of the property, and distance from those immediately adjacent is such that no significant loss of light to habitable rooms would occur. A Daylight/Sunlight Assessment Report was submitted as part of the 2011 approval, which demonstrated that there would be no significant adverse impact on neighbouring amenity to the immediately adjacent property to the North West as a result of the proposal.

11.3. The proposal features a single bathroom window at first floor to both the North and South elevations. These would be obscure glazed and a condition can be applied to prevent further openings on the side elevations being undertaken without the express grant of consent. This allows the planning authority to maintain control over any future alteration in this regard which may potentially harm neighbouring amenity. Subject to this condition being applied there would be no significant adverse impact on neighbouring amenity which would warrant refusal of the application.

12. Planning Obligations / CIL

12.1. This proposal is CIL liable.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

13.1. The proposed development will contribute towards housing targets within the town of Needham Market. Subject to the conditions imposed the development is not considered to have unacceptable impacts on the character and appearance of the locality, residential amenity or highway safety and the application has satisfied the policy requirements in respect of local social facilities.

RECOMMENDATION

That authority be delegated to Acting Chief Planning Officer to Grant Full Planning Permission subject to the conditions below:

- Standard time limit (3yrs for implementation of scheme)
- Approved Plans (Plans submitted that form this application)
- Removal of Permitted Development Rights for new openings at first floor level on the North elevation.
- The works detailed to alter and extend the parking and footpath provision to be completed prior to the occupation of the dwellings on the main site.

(2) And the following informative notes as summarised and those as may be deemed necessary by the Acting Chief Planning Officer :

- Proactive working statement
- SCC Highways notes
- Land Contamination