

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 23 November 2016

AGENDA ITEM NO	3
APPLICATION NO	3146/16
PROPOSAL	Erection of a detached dwelling, formation of parking area and vehicular access
SITE LOCATION	Land at Orchard Way, School Road, Coddenham IP6 9PS
SITE AREA (Ha)	
APPLICANT	Mrs T Simpson
RECEIVED	July 22, 2016
EXPIRY DATE	September 17, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

A Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. The applicant contacted the Duty Officer and the development of the site was discussed. Preliminary discussions suggested that the proposals would be acceptable in principle, subject to findings of the site visit and consultation responses. Advice made specific reference to the position of the site within the Conservation Area, and the design of the proposal.

SITE AND SURROUNDINGS

2. The application site is situated in a prominent position on the street scene, within the Coddenham Conservation Area. The village has retained its settlement boundary and the site is located within the boundary that was formerly defined within the Mid Suffolk Local Plan (1998). As such, for the purposes of planning, the settlement is classified as a 'secondary village' in the Core Strategy DPD of the Local Development Framework and is therefore capable of accommodating suitable infill development.

The application site is located within a relatively built-up area in the centre

of Coddendam. This area is characterised by various styles and sizes of dwellings interspersed with open space.

The application site relates to the garden associated with the property known as Orchard Way. The site is currently an established garden, bordered by an established vegetative hedgerow, screening the site from the footway and public highways. The site is accessed by an existing access off School Road which also serves the existing property.

HISTORY

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

2020/13	Erection of single storey side in-fill extension	Granted 23/08/2013
0584/03/	PROPOSED TWO STOREY EXTENSION AND DETACHED DOUBLE GARAGE	Granted 01/07/2003
0068/02/OL	ERECTION OF ONE DETACHED DWELLING INCLUDING CONSTRUCTION OF NEW VEHICULAR ACCESS.	Refused 12/08/2002
0066/02/OL	ERECTION OF TWO DETACHED DWELLINGS INVOLVING CONSTRUCTION OF NEW VEHICULAR ACCESS.	Refused 13/08/2002

PROPOSAL

4. Planning permission is sought for the erection of single two storey dwelling, with associated access and landscaping. The dwelling would be 8.65 metres to the ridge (4.75metres to eaves) with the building generally measuring 8.35 metres x 10.25 metres in width and length.

The proposed dwelling has a stepped gable-end appearance, reflecting the change in ground level with a pitched roof finished in natural clay pan tiles.

The ground floor level offers an entrance hall, living room, combined living and dining area and associated utility room. The first floor offers three bedrooms, (one ensuite) and a family bathroom.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. *This is a summary of the representation received. See agenda bundle for full responses.*

Coddenham Parish Council - The parish Council requested that the application was referred to Planning Committee and that the Committee be asked to visit the site prior to making any decision.

MSDC Environmental Health Officer [Land Contamination] - The Environmental Health Officer considered that the application required no adverse comments or objection.

MSDC Heritage Team - The Heritage Team considers that the proposal would cause

- No harm to a designated heritage asset because the revised scheme with an increased plot size and increased distance of the proposed dwelling to be set back from the highway, as well as the removal of suburban, incongruous materials from the design have omitted the harm of the proposal to the Coddenham Conservation Area.

The Heritage Team recommends appropriate conditions are attached to any permission issued.

MSDC Tree Officer - The tree officer stated there were no arboricultural implications relating to this proposal.

SCC Highways Authority - County Council Highway Authority recommended that any permission which the Planning Authority may give should include the appropriate conditions.

Suffolk Wildlife Trust - No response has been received from the Suffolk Wildlife Trust.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. *This is a summary of the representations received.*

- Impact on highway safety
- Overdevelopment
- Overshadowing
- Loss of privacy
- Impact on Conservation Area

ASSESSMENT

8. There are a number of considerations which will be addressed as follows:

- Principle of Development
- Design and Layout
- Heritage
- Highway Safety
- Residential Amenity
- Biodiversity

PRINCIPLE OF DEVELOPMENT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

The National Planning Policy Framework came into full effect on 27th March 2012. Paragraph 215 of the NPPF provides that "due weight should be given to relevant policies in existing plans (including Local Plans) according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater weight that may be given)". The relevant Local Plan policies set out above are considered to be consistent with paragraph 14, 17, 57, 58, 61 and 64 of the NPPF.

Development Plan

The principle of the development of a new residential dwelling is considered to be acceptable, subject to detailed compliance with Policies GP1, H16, SB2, and CL8 of the saved Mid Suffolk Local Plan (1998), Policy CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other considerations.

Principle of Development

The site is located within the settlement of Coddensham, as defined by the Policy CS1 of the Mid Suffolk Core Strategy as a 'Secondary Village'. These villages are considered capable of accommodating suitable infill development.

The NPPF states that districts should have a 5 year land supply plus an appropriate buffer. Mid Suffolk's land supply does not meet this requirement, and for the purposes of this report the housing land supply

was calculated in June 2015, and stated to be 3.3 years.

Given that Mid Suffolk cannot demonstrate a 5 year housing supply it is considered that Policy CS1 and the housing policies on land supply should be not considered to be up to date. The NPPF nevertheless requires that the development must be considered to be sustainable in order to be acceptable. The proposal site is within the settlement boundary of Coddenham where in usual circumstances new residential development would be considered appropriate.

Officers have carefully considered the context of this site, in particular the facilities that would be available to the occupiers of the proposed dwelling. The details above identify that there are facilities available that are within a reasonable walking distance and can be accessed by public right of way. These facilities would allow for the occupiers to access a number of facilities or services required in a typical day without the need for the reliance on the private car.

Taking all of these factors on board, the Mid Suffolk District Council's current 5 year Housing Land Supply and the NPPF position on this matter it is considered that, under these particular circumstances the principle of residential development is not considered unacceptable.

Design and Layout

Officers have carefully considered the context of this site, in particular the impact of design and scale of the development, and its impact on the surroundings. Policy GP1 requires all new development proposals to maintain or enhance the appearance of their surroundings in terms of scale, form, detailed design and construction materials for the location.

The design of the two storey dwelling is considered to reflect the character and appearance of its surroundings. Consideration has been taken to illustrate how the site relates to the neighbouring properties, with the gable end facing on to the road, complementing the existing differing roof heights and forms. The scale, form and positioning of the dwelling have be developed to sit comfortably, with the proposed design would complement the surroundings, and be a sensitive addition to the street scene.

The design and layout are therefore considered to accord with policy GP1 and the development is therefore acceptable.

Heritage

Section 12 of the NPPF states the Local Planning Authority, when determining applications should take account of the desirability of

sustaining and enhancing the significance of heritage assets, their positive contribution to the economic viability of communities and their character and distinctiveness. Any alterations should not detract from the architectural or historic character of the building and its setting.

Paragraph 131 of the NPPF suggests that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Consideration should be given to the positive contribution they can make to sustainable communities including their economic viability.

Any alterations should not detract from the architectural or historic character of the building and its setting. Policies HB1, HB3 and HB4 place high priority on protecting the character and appearance of buildings of architectural and historic interest, alterations will only be permitted where high standards of design, detailing, materials and construction are met and that proposed extensions will not dominate the original building by virtue of siting, size, scale and materials. HB8 states that development should conserve or enhance the character and appearance of the Conservation Area. Core Strategy policy CS5 requires all development to maintain and enhance the historic environment.

It is considered that whilst the proposal will have an effect on the Coddendam Conservation Area, in the sense that there would be a new dwelling where there is presently domestic garden land, it is not considered that this effect will be harmful.

Officers have taken into account the increased plot size and the set back of the dwelling from the highway and the appropriate use of materials and concluded that the development is acceptable.

Highway Safety

The layout proposes creation of a new access and parking area to be served by School Road

The Highway Authority, having considered the application, do not wish to restrict the grant of outline planning permission but seek the inclusion of an appropriate condition to secure parking space.

It is considered that the use of the access by an additional dwelling would not be prejudicial to either pedestrian or vehicular highway safety and that adequate parking can be achieved within the application site and secured by a planning condition.

Residential Amenity

Careful consideration has been given to the detailed design of the dwelling as to the impact upon residential amenity. The application seeks permission for a single two storey dwellinghouse on a moderately sized plot.

It is noted the property to the north-west of the site, Rose Cottage, is within relatively close proximity to the western boundary of the site, however given the amount of proposed amenity space and level of the vegetative border that is to be retained, the amenity of the occupants is not considered to be adversely affected by the proposal, to an unacceptable extent. A single high level window is proposed at first floor level on the north-western elevation, which serves the ensuite.

Consideration has been given to the additional vehicular movements and the impact that this would have upon the properties along School Road, which face the highway. It is considered that the additional dwellings would not create a significant material increase in the number of vehicular movements to cause an unacceptable level of noise or disturbance to the occupiers of these properties.

Given this context, the amenities of the occupants of the surrounding residential properties is not considered to be adversely affected by the proposal, to an unacceptable extent. Consideration has been given to the additional vehicular movements and the impact that this would have upon the properties along Church Street, which face the highway. It is considered that one further dwelling would not create a significant material increase in the number of vehicular movements to cause an unacceptable level of noise or disturbance to the occupiers of these properties.

Biodiversity

The application site is an established informal garden, laid to grass. As layout and landscaping are reserved for subsequent approval these conclusions may alter. There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the construction of a single dwelling; works which will not include the loss of any potential habitats, as such the proposal is not considered to risk harm to protected species.

Conclusion

The proposed development of this domestic garden is not considered to diminish the Coddenham Conservation Area. The infill development, results in a seemingly natural evolution of development in this sensitive location. Considered the circumstances surrounding the 5 year Housing

Land Supply and the accessibility to local services the proposed development is considered to represent a sustainable form of residential development, the principle of the proposed development, as such is not concluded to cause unacceptable harm. In the light of this, the proposal is considered to accord the NPPF.

RECOMMENDATION

That Full Planning Permission be GRANTED subject to the following conditions:

- Standard time limit
- Approved plans
- Sample brick [Plinth, chimney & retaining wall] – brick, bond & mortar.
- Sample of roof materials
- Cladding to be stained black
- Railings to be agreed.
- Rooflight – manufacturer details and specification
- Details of shed
- Render mix and component ratio
- Colour of painted render.
- Highways condition - access
- PD right removed - no additional windows (NW elevation)

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Lindsey Wright
Planning Officer

APPENDIX A - PLANNING POLICIES

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB9 - CONTROLLING DEMOLITION IN CONSERVATION AREAS
HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS
HB1 - PROTECTION OF HISTORIC BUILDINGS
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

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

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **6** interested party(ies).

The following people **objected** to the application

[Redacted names of objectors]

The following people **supported** the application:

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