

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE -

AGENDA ITEM NO 1.
APPLICATION NO 4048/16
PROPOSAL Conversion of existing dwelling to form 2 No. dwellings
SITE LOCATION 2-4 St Marys Avenue, Haughley IP14 3NZ
SITE AREA (Ha) 0.11
APPLICANT Mid Suffolk District Council
RECEIVED September 27, 2016
EXPIRY DATE December 12, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The applicant is Mid Suffolk District Council

PRE-APPLICATION ADVICE

1. No pre application advice was sought with regard to this planning application.

SITE AND SURROUNDINGS

2. The application site is located within the built-up centre of Haughley. This area is characterised by dwellings of a uniform appearance.

The property is situated along an avenue, with properties set back from the public highway, creating a substantial open space to the front of the properties.

HISTORY

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

4048/16	Conversion of existing dwelling to form 2 No. dwellings.
0349/90	ERECTION OF EXTENSION AS TEMPORARY ACCOMMODATION TO 10/07/1990

PROVIDE LIVING SPACE.

PROPOSAL

4. Planning permission is sought for the conversion of a single property to two dwellinghouses, returning it back to its original semi-detached design.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Haughley Parish Council**

No comments received.

SSS – Highway Authority

No comments received.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. None received.

ASSESSMENT

8. The main considerations that will be addressed as follows:

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

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 Haughley, as defined by the Policy CS1 of the Mid Suffolk Core Strategy as a Key Service Centre. These settlements are where the main focus of development is directed outside of the towns.

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 Haughley 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 each of the proposed dwellings. There are facilities available that are within a reasonable walking distance and can be accessed by a lit footway. 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

No external changes are proposed to the property. Internal alterations include only the blocking up of a number of doorways throughout the property to restrict the connectivity between the properties proposed.

Highway Safety

Given that the existing dwelling was originally designed as two properties, served by two access driveways and parking areas, return it to two separate dwellinghouses is not considered to result in harm to warrant refusal of the application. It is considered that the use of the access by the additional dwelling would not be prejudicial to either pedestrian or vehicular highway safety and that adequate parking and manoeuvring spaces can be achieved within the application site.

Residential Amenity

As previously mentioned, no external alterations are proposed to the existing property, as such no additional windows are proposed. The amenities of the occupants of the surrounding residential properties are not considered be adversely affected by the proposal, through risk of overlooking.

Consideration has been given to the additional vehicular movements and the impact that this would have upon the properties along St. Mary's Avenue, 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

There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the subdivision of an existing 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

In assessing the development on its merits, and having regard to relevant national and extant local planning policies, the proposed new dwelling accords with being within a sustainable location. The site is within the settlement boundary of a village considered appropriate for development and therefore in accordance with the NPPF.

RECOMMENDATION

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

- Standard time limit
- Approved plans

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

Cor5 - CS5 Mid Suffolks Environment

Cor2 - CS2 Development in the Countryside & Countryside Villages

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

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

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 **0** interested party(ies).

The following people **objected** to the application

The following people **supported** the application:

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