

MID SUFFOLK DISTRICT COUNCIL  
DEVELOPMENT CONTROL COMMITTEE - 21 December 2016

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AGENDA ITEM NO	3
APPLICATION NO	4335/16
PROPOSAL	Erection of 5 dwellings with garages
SITE LOCATION	Land to the south east of Buff Rise, Rising Sun Hill, Rattlesden IP30 0RL
SITE AREA (Ha)	0.2
APPLICANT	Hartog Hutton Ltd
RECEIVED	October 19, 2016
EXPIRY DATE	December 15, 2016

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**REASONS FOR REFERENCE TO COMMITTEE**

The application is referred to committee for the following reason :

- The Applicant's Agent is currently employed by the Local Authority in a consultative role.

**PRE-APPLICATION ADVICE**

1. No pre-application advice was sought for this proposal.

**SITE AND SURROUNDINGS**

2. The application site sits in an elevated position above the village of Rattlesden between two of the three settlement boundaries of Rattlesden which are slightly detached from the main village, one on Rising Sun Hill and the other Poystreet Green. These two settlements are to the south of the main centre of Rattlesden. Rising Sun Hill is 250m from the main village and Poystreet Green 550m. A footpath linking Rising Sun Hill with the main village is available from the northern end of the settlement.

The application site is part of an agricultural field with a drainage ditch along the highway and some patchy hedging.

There is a variety of house types in this section of the village. These include cottages and more modern dwellings, detached and semi-detached, privately owned and local authority/housing association. Directly opposite the application site is a small development of eight modern semi-detached dwellings (Roman Rise).

There is no footway to the site frontage, however there is a footway approximately 240m from the site linking the settlement to the main village.

**HISTORY**



3. There is no planning history relevant to the application site.

### **PROPOSAL**

4. The application seeks planning permission for the erection of five dwellings with garages. All five dwellings would be two storey - three detached and one pair of semi-detached. The detached dwellings would have four bedrooms and the semi-detached dwellings, three bedrooms.

The layout of the site is consistent with the streetscene where dwellings on the western side of the road have a linear form of development. This will continue through the site to join the two separate settlement boundaries.

Two access points are proposed, one to serve Plots 1 and 2 and the other to serve Plots 3, 4 and 5.

The dwellings have been sensitively designed and use much of the Suffolk vernacular in their detailing; steep roof pitches, oversailing bargeboards, chimneys, sash windows, pentice boards, bay windows, dormer windows and porch canopies, along with a mixture of traditional materials including render, brick, weatherboard, slate, pantiles and plaintiles. These will add variety to the site and incorporate the materials used elsewhere in the village.

### **POLICY**

5. **Planning Policy Guidance** - See Appendix below.

### **CONSULTATIONS**

6. **SCC Highways** - To be reported to committee

**Suffolk Wildlife Trust** - We request that the recommendations made within the report and this letter, are implemented in full, via a condition of planning consent, should permission be granted.

**Rattlesden Parish Council** - Supports the application

**MSDC Environmental Health** - I have reviewed the application documents and can confirm that I believe that the risks from contamination at the site are sufficiently low that we cannot require any additional works as part of the planning permission that may be granted for the site.

**MSDC Tree Officer** - There are no arboricultural implications relating to this proposal. Loss of small sections of hedgerow is regrettable but gaps already exist and new planting can be provided in mitigation.

**The Environment Agency** - No comments received

**SCC Archaeological Service** - Standard Conditions to be applied to an approval.

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



7. One objection has been received from a neighbouring resident from number 14 Rising Sun Hill. The objections raised are concerned with the private amenity space provided for each dwelling, visibility splays, lack of footpath to connect with the village, increased noise from the proposed dwellings.

## **ASSESSMENT**

### **8. Introduction and Sustainability of Location**

Rattlesden is a Key Service Centre as defined in the Core Strategy. As mentioned above, the application site lies between two of the smaller settlement boundaries of Rattlesden which are slightly detached from the main village and its facilities.

The site is technically outside of these settlement boundaries and its development would normally be considered contrary to policy. However, as members are aware, the Council currently has a shortfall in their five year supply of housing land. In such circumstances, where the Council's adopted policies for the supply of housing may not be considered 'up to date', sites which otherwise may not have been supported for development but which are considered reasonably well located in relation to sustainable settlements can be viewed more positively.

This is considered to be such a site. It abuts and joins two separate settlements together and can be viewed as a logical extension to the village.

Two housing developments have been granted nearby in recent years. Roman Rise is directly opposite the site (0123/98) and consists of eight affordable dwellings. The other site is adjacent to No. 1 Rising Sun Hill (2786/13) and consists of four affordable houses. Both of these sites are outside of the settlement boundary.

#### **Affordable Housing**

This development does not exceed the threshold whereby an affordable housing contribution will be required.

#### **Highway Safety**

Awaiting comments from Suffolk County Council Highways.

Each dwelling has sufficient room to enter and leave the site in a forward gear. The development meets the requirement for parking spaces available for on-site parking and also secure storage of bicycles as each dwelling has a garage. Suffolk County Council Parking Standards specify that at least two parking spaces should be provided for three bedroom properties and four bedroom properties should have at least three parking spaces. Each dwelling has at least one more parking space than required if the garages are taken into account.

#### **Residential Amenity**

The dwellings have been thoughtfully designed with first floor windows to the side elevations serving bathrooms or en-suites. It is assumed that these will be obscure glazed for the privacy of the occupiers and would therefore limit



overlooking.

A neighbour has raised concerns that the private amenity space is out of keeping with the other properties in the area. The local authority housing opposite does have very large gardens consistent with the period in which they were built. However the properties to the south of the application site have relatively small gardens in comparison. The proposed rear gardens are considered to be acceptable for these house types.

### **Landscape Impact**

There will be some removal of hedgerow in order to facilitate construction of the access points. However, the hedgerow is patchy with large sections already removed and the proposed block plan shows replanting of the hedgerow. A full landscape plan will be a requirement of any permission granted.

The ecology report which accompanied the application confirms that the application site is low in ecological value. However the existing hedgerow could provide habitat for nesting birds. The removal of the hedgerow could be mitigated through the provision of bird boxes.

### **Heritage**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to a medieval moat (RAT 004), a Roman road (RAT 012) and a Roman pottery scatter (RAT 048). 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 141), 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.

### **Environmental Issues**

A Contamination Report accompanied the application and Environmental Health are content that there is a low risk of contamination on the site.

### **Conclusion**

The consultation process has not raised any issues which cannot be covered by condition. The application site is outside of a defined settlement but does sit between two separate settlement boundaries which form part of a Key Service Centre. Mid Suffolk currently has a shortfall in their five year land supply and the granting of this application would provide five dwellings.

The application site is considered to have good links into the village and can, in the present circumstances be viewed as a sustainable extension to the existing settlement.



The application is therefore recommended for approval with appropriate conditions and providing there are no adverse comments from Suffolk County Council Highways.

### **RECOMMENDATION**

That, subject to no adverse comments from the highway authority, Full Planning Permission be granted subject to the following conditions:

- Time limit for implementation
- Approved documents
- Highways conditions as required
- Landscaping
- Timescale for Landscaping
- Archeology
- Ecology mitigation

Philip Isbell  
Professional Lead - Growth & Sustainable Planning

Samantha Summers  
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

**Cor5** - CS5 Mid Suffolks Environment

**Cor1** - CS1 Settlement Hierarchy

**Cor2** - CS2 Development in the Countryside & Countryside Villages

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

**GP1** - DESIGN AND LAYOUT OF DEVELOPMENT

**H15** - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

**H16** - PROTECTING EXISTING RESIDENTIAL AMENITY

**T10** - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

#### **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 1 interested party(ies).

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The following people **objected** to the application

The following people **supported** the application:

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