

**Parish:** SUDBURY

**Location:** Land south of Electricity Sub Station, Waldingfield Road, Sudbury

**Proposal:** Erection of 2 No. semi detached bungalows

**Applicant:** Mr Drury

**Case Officer:** Elizabeth Truscott

**Date for Determination:** 14/03/2010

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## THE SITE

1. Waldingfield Road is a main route through Sudbury, leading from the Northern by-pass to the Town Centre. Between Landsdown Road and 118 Waldingfield Road is a large electricity substation with an access track to the North, which leads to the site. The site is located between the rear of the electricity sub station and the rear gardens of Landsdown Road and Highfield Road. It consists of an area of hardstanding with an existing garage type building and land which was previously part of the rear garden of 3 Highfield Road.

## THE PROPOSAL

2. The application is for the erection of a pair of semi-detached bungalows. The bungalows would have an approximate internal floor area of 58 sq metres and contain two bedrooms. Four parking spaces are proposed to serve the development. In addition turning space would be retained to serve adjoining properties.
3. The application has been accompanied by a Design and Access Statement which can be read by arrangement with the Case Officer.

## RELEVANT HISTORY

4. B/66/518 – Use of land for storage and motor repairs – planning permission refused.

## NATIONAL GUIDANCE

5. **PPS 1** Delivering Sustainable Development
6. **PPS3** Housing

## PLANNING POLICIES

7. The Development Plan comprises the East of England Plan, adopted 2008, saved policies in the Suffolk Structure Plan, adopted 2001, and the Babergh Local Plan (Alteration No. 2) adopted 2006. The following policies are relevant to this proposal:

### East of England Plan - 2008:

- **ENV7** Quality in the Built Environment

### Babergh Local Plan (Alteration No. 2) 2006

- **CN01** New Development
- **HS01** Towns

- **HS27** Housing Density
- **HS28** Infilling
- **HS32** Open Space

The relevant documents can be viewed via the internet. Please see Page 4 for details.

## CONSULTATIONS

8. Town Council: Object – concerns over the cumulative effect of another junction onto Waldingfield Road. Also concern of the orientation of the bungalows – would question the energy efficiency of north facing dwellings. Concerns over the gravel road surface – maybe a problem for elderly residents.
9. LHA – No objection subject to the imposition of access, parking and turning conditions.
10. Environmental Health: This is clearly not the most ideal location for residential development given the continuous low-level humming noise audible from the adjacent sub-station. However given that the dwellings will be no nearer the sub-station than other surrounding houses, that we have not received any noise complaints, and the proposed orientation of the dwellings, I have no reason to object. I would nevertheless recommend that a condition be imposed required all doors/windows be fitted with glazing with high acoustic attenuating performance e.g. extra large spacing in double-glazing or triple glazed.

## REPRESENTATIONS

11. Sudbury Society: recommends refusal due to poor design with north facing living areas.
12. Two letters of objection from neighbouring properties have been received referring to the following issues:
  - Highway danger from increased use of the access
  - Will access track be reinstated?
  - Access track will be too narrow for construction vehicles
  - Rights of way for existing garages
  - Effect on existing tree

## PLANNING CONSIDERATIONS

### Principle of development

13. The proposal is for the erection of two bungalows in the Sudbury built up area. The proposal involves the use of previously used garden and garage land. Therefore, in accordance with Policy HS01 and PPS3, the principle of the development is acceptable subject to compliance with other relevant planning policies.

### Impact on the character of the area

14. Policy CN01 and HS28 require new dwellings to be in keeping with the character of the locality. The area is characterised by semi detached dwellings and bungalows with private gardens. Although there are few examples of dwellings being constructed 'in depth' within the vicinity of the site, the proposed development would be appropriate within the suburban form of the area. Further down Waldingfield Road an application for 8 dwellings on land to the rear of 98 and 108 Waldingfield Road was approved on appeal.

15. The properties immediately adjoining the site are bungalows. Therefore the scale and form of the development is appropriate. The design is based on a nearby development of bungalows at The Pines, Waldingfield Road. As such the design of the dwellings will be in keeping with the character of the area.

#### **Impact on residential amenity**

16. Policies HS01 and HS28 require new housing developments to maintain a reasonable standard of residential amenity. Amenity in this instance normally refers to loss of light, over bearing and over looking. It can also refer to the amenity of future occupants of any dwelling as well. Therefore other issues such as noise, the provision of private amenity space and the general conditions afforded future occupants needs to be considered.
17. The bungalows would each have two bedrooms and a rear garden measuring 58 sq metres, although smaller than the surrounding plots, this is adequate for the size of the dwellings. A number of objectors have commented on the orientation of the dwellings which would result in north facing living space, however this is dictated by the position of the access and would not result in inadequate levels of light to the dwellings.
18. The site is adjacent to a large electricity substation, the Environmental Health Officer does not consider that noise from this would be detrimental to the occupiers of the bungalows provided the glazing has high acoustic attenuating performance.
19. The dwellings would not result in the loss of amenity to neighbouring dwellings through loss of privacy. The dwellings would have no first floor windows, and a 1.8 fence would be erected around each garden. The front windows of the dwellings would be 16 metres from the rear garden of the nearest property. The use of the land for residential development will increase the use of the access and some noise and disturbance will occur to neighbouring properties. The access does, however, serve seven garages already and the increased use of the access is unlikely to be that noticeable.

#### **Highway considerations**

20. The dwellings would be located 56 metres along a narrow access which also provides access to a number of garages. The proposals show that all the accesses to the garages would remain. The Local Highway Authority has not objected to the proposal which would have the benefit of upgrading the surface of the access.

#### **Other considerations**

21. The existing trees are outside the development site and are proposed to be retained. Neither of the trees have TPOs.

#### **Planning Obligations**

22. Policy HS32 of the adopted Local Plan requires all applications proposing new dwellings to make provision for public open space. This is either in the form of on-site provision (minimum of 10% of the application site area) or off-site provision in the form a commuted payment. In this case, a commuted sum payment would be considered appropriate if the development was to be granted planning permission and the applicant has entered into S106 agreement which has already been completed.

## **REASON FOR DECISION**

23. The proposed development is considered to be in accordance with Adopted Development Plan Policy of ENV7 of the East of England Plan 2008, in addition to Policies HS01, HS27, HS28, HS32 and CN01 of the Babergh Local Plan Alteration No.2, by reason of this scheme constituting a development that is acceptable in terms of layout, design, scale and relationship to adjoining development. The proposal would not have an adverse impact upon residential amenity or the character and appearance of the area.

## **RECOMMENDATION**

That planning permission be granted subject to the following conditions:

- Standard Time limit
- Submission of material samples
- Parking spaces to be retained for parking of vehicles at all times.
- Upgrading of access
- Removal of Permitted Development Rights for further extensions
- Landscaping scheme
- Doors/windows be fitted with glazing with high acoustic attenuating performance.