

Parish: Harkstead

Location: Windyridge, The Street

Proposal: Erection of two-storey detached dwelling (using existing vehicular access). Construction of new vehicular access/parking area to serve "Windy Ridge" (existing garage to be demolished).

Applicant: Mr and Mrs MacBeth

Case Officer: Ben Elvin

Date for Determination: 20.01.09

This application was referred to the Development Committee by the Ward Member. A panel of Members visited the site to assess the site relative to the neighbouring properties, and to consider the impact on the streetscene. Consideration of the application was deferred at the Development Committee meeting on 11 February 2009 to ensure that the submitted streetscene drawings were accurate.

THE SITE

1. The site forms part of the side garden of Windy Ridge, a two-storey property that lies on the corner of The Street and Ipswich Road within the Built-Up Area Boundary.
2. The site lies outside the Area of Outstanding Natural Beauty, which is designated on the south side of The Street opposite the site. An existing garage adjoins Windy Ridge, which is proposed to be demolished as part of this proposal.
3. The adjoining property that abuts the site, Linnet Cottage, faces Ipswich Road and consists of a two-storey dwelling close to the roadside edge. This has been extended to form a set-back garage with accommodation over, the end gable of which lies close to the rear of the site.

THE PROPOSAL

4. The proposal is to erect a modest two-storey dwelling, consisting of 2 bedrooms and facing The Street.
5. The dwelling consists of a gabled two-storey range with a one-and-a-half storey wing. Access is proposed to be gained via the existing vehicular access serving Windy Ridge. A new access would then be formed to The Street to serve the existing dwelling, which would require the removal of an element of boundary hedge.
6. A Design and Access Statement has been submitted with the application which makes the following points;
 - The floor area of the dwelling would be 88m², and would be 6.6 metres in width at its widest point by 8 metres in length. It will have a height to ridge of 7 metres.
 - The dwelling would consist of two bedrooms, lounge, kitchen/dining room and family bathroom.
 - The proposal makes provision for parking, turning and manoeuvring for both properties.
 - The existing trees on the site have been surveyed and are found to be in generally poor condition. An Arboricultural Statement has been submitted in support of the application, which confirms this.

- The architects have taken care to ensure that the scale, form and materials of the building complement the application site, neighbouring properties and its wider surroundings.
 - The proposed dwelling will complement Windy Ridge.
7. The streetscene drawings were revised by the applicant's agent and received on 26 February 2009. These plans have subsequently been checked on site by the Case Officer and the Council's Senior Surveyor. The plans are accurate and reflect the position of the development on the site.

RELEVANT HISTORY

8. None.

NATIONAL GUIDANCE

9. **PPS1** (Delivering Sustainable Development)
10. **PPS3** (Housing)

PLANNING POLICIES

11. 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

- **SS1** (Achieving Sustainable Development)
- **ENV7** (Quality in the Built Environment)

Babergh Local Plan (Alteration No. 2) 2006

- **HS02** (Development in Villages)
- **HS27** (Housing Density)
- **HS28** (Infilling)
- **HS30** (Design of New Houses)
- **HS32** (Public Open Space)
- **CN01** (Design)
- **TP18** (Car Parking)
- **LP01** (Planning Obligations)

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

CONSULTATIONS

12. PC – object;
- This is controversial due to its position in the middle of the village, where it would adversely dominate the streetscene.
 - The new access would be yards away from the junction, close to a number of other entrances.
 - There are no details of the materials proposed.
 - Lack of details regarding foul sewage.
 - The tree survey is of little substance.
 - The streetscene drawings submitted may not be accurate.

- The site is too small to sustain a development of this size and would dominate Windyridge, contrary to policy HS28.
13. LHA – recommends conditions regarding the access and visibility.
 14. Natural England – no objection.
 15. SWT – makes comments regarding stag beetles.

REPRESENTATIONS

16. Five letters of objection have been received which make the following points;
 - The proposal could set a precedent for similar development that would overcrowd the centre of the village.
 - Parking hazards would be created on an already busy junction, as there is no safe parking nearby.
 - There would be two accesses on this site, large lorries already have problems negotiating this.
 - The path to the door of the house is close to the corner and could be a hazard.
 - The loss of trees and shrubs will be detrimental.
 - How is foul sewage to be dealt with?
 - The site is smaller than those in the locality and the dwelling is taller than others locally.
 - It would be cramped and an over-development.
 - It would adversely affect the streetscene.
 - No garages are proposed, parked cars on the drives would make turning difficult on site.
 - The fact that a dwelling used to be there is not justification for this proposal.
17. Two letters of support have been received which make the following points;
 - It will be very pleasing in the village.
 - Can see no reason why this would not benefit Harkstead.

PLANNING CONSIDERATIONS

18. The site lies within the Built-Up Area Boundary of Harkstead village, where the principle of residential development is acceptable.
19. The starting point for considering this proposal is policy HS28 of the Babergh Local Plan Alteration No.2 (2006). This policy provides the criteria for assessing applications for infill development and requires that consideration is given to the importance of the site in visual or environmental terms, the character of the locality, residential amenity, highway safety and the design of the building relative to its surroundings.
20. The site occupies a corner position and forms part of the curtilage of Windy Ridge. The proposed dwelling is of a modest form and scale and will lie in a position relative to the host dwelling and Linnet Cottage, which adjoins the site and faces Ipswich Road, to ensure that it does not dominate the streetscene. The agent has been asked to provide plans showing the relative heights of the proposal to Linnet Cottage and Windy Ridge, as it is clear that the ridge heights of the two existing properties are different. However, it is not considered that the scale of the dwelling is out-of-keeping with that in the locality, which is largely two-storey although there is a bungalow on the opposite corner to the application site.

21. The proposal incorporates an obscure glazed window to the rear elevation to prevent any potential overlooking of the rear garden area of Linnet Cottage. The proposal will lie to the south of Linnet Cottage, but the distance between the properties and the siting directly to the south of the extension of Linnet Cottage, with its solid gable wall, should ensure that no detriment occurs to the light available to the neighbouring property.
22. The removal of the trees on the edge of the site is not considered to be such that would result in a significant detrimental impact on the character of the area. The submitted Arboricultural Statement submitted with the application provides that these trees are of little merit and should be removed.
23. The access to serve Windy Ridge would be directly onto The Street. Sufficient visibility can be achieved to ensure that this access would not result in highway safety implications, as supported by the local highway authority. Parking and turning is available for both dwellings on site, in accordance with the adopted parking standards.
24. The applicant has submitted a draft Section 106 agreement in respect of Open Space in respect of the requirements of policy HS32 which is currently being progressed.

REASON FOR APPROVAL

25. The proposal is considered to be in accordance with the provisions of policies SS1 and ENV7 of the East of England Plan 2008 and policies HS02, HS03, HS27, HS30, HS32, TP15 and LP01 of the Babergh Local Plan Alteration No.2 (2006). In particular, the proposal constitutes acceptable development by virtue of its siting within and adjacent to the Built-Up Area Boundary and its relationship to the existing pattern of development in the locality. There is no highways objection to the principle of this development and the proposal results in a level of development consistent with the aims of PPS3 that will enhance the character of the area. The application also makes adequate provision for public open space in accordance with Local Plan Policy HS32 and PPG17.

RECOMMENDATION

- (1) That the Solicitor to the Council be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to provide:
 - Financial contribution towards Public Open Space
- (2) That, subject to the completion of the Planning Obligation referred to in Resolution (1) above to the satisfaction of the Solicitor to the Council, the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:
 - Materials
 - Landscaping (Hard and soft)
 - Removal of Permitted Development Rights for extensions and outbuildings
 - As required by LHA.
- (3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the Chief Planning Officer be authorised to refuse planning permission for the following reason:
 - Failure to provide financial contribution towards Public Open Space.