

Item No.	5	Reference: B/08/01788/FUL
Parish:	HADLEIGH	
Location:	Land West of 2 Cranworth Road, Hadleigh, Ipswich	
Proposal:	Erection of 2 no. semi-detached two-storey dwellings and construction of new vehicular access.	
Applicant:	Hadleigh Co. Partnership	
Case Officer:	Chris Tivey	Date for Determination: 30/01/10

THE SITE

1. The application site comprises 0.07 Hectares of land, rectangular in shape and overgrown with vegetation, it is situated on the southern side of Cranworth Road between Cranworth Road and the rear boundaries of 129, 131 and 135 Benton Street.
2. Cranworth Road is a suburban residential street comprising pairs of red brick semi-detached two storey houses set within generous plots; accessed off Benton Street (B1070) it marks the southern limits of the built-up area of Hadleigh.
3. Access into the site is via an existing gateway situated at the western end of the frontage (adjacent 129 Benton Street), this facilitates a right of way to an electricity substation situated at the rear of the site.

THE PROPOSAL

4. Planning permission is sought for the erection of a pair of semi-detached two storey three bedroom houses situated broadly in line with the frontage of No.s 2 & 4 Cranworth Road, set back approximately 7m back from the public highway.
5. Each plot would be 6.8m wide with a 1m gap between each external flank and their respective side boundaries. A 4.6m wide access driveway, running adjacent to and parallel to the western boundary would lead to a parking and turning area (two spaces per dwelling) at the rear of the application site, also giving access to the aforementioned electricity substation. Plot 1 would have a garden of approximately 124m² with plot 2 having 80m².
6. The dwellings have been designed to be symmetrical, in a manner that takes into account their built context; materials comprise red facing brickwork with red concrete pantiles to the roofs.

RELEVANT HISTORY

7. Erection of detached two storey dwelling and construction of new vehicular access as amended by drawing No 2863/01(A) received on 14th August 2000 and 2863/03(A) received on 31st August 2000 (B//00/00920/FUL Granted).

NATIONAL GUIDANCE

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

PLANNING POLICIES

10. 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 (EEP) 2008

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

Babergh Local Plan (Alteration No. 2) 2006

- **HS01** (Housing in Towns/Urban Areas)
- **HS27** (Housing Density)
- **HS28** (Infilling)
- **HS32** (Public Open Space)
- **CN01** (Design Standards)

The relevant documents can be viewed via the internet. Please see page 3 for details.

CONSULTATIONS

11. PC - Hadleigh Town Council – Recommend Approval
12. County Highway Authority – No objection subject to the imposition of conditions
13. The Archaeological Service - No objection subject to the imposition of a standard condition
14. Environmental Health - Land Contamination Issues – No response received at the time of writing the report; any comments made will be reported at the meeting.

REPRESENTATIONS

15. Three letters of representation have been received, two objecting to the proposed development with the third passing comment upon the earlier planning permission and the fact that the landing window on the approved dwelling was obscure glazed which they would wish to see imposed in this case [Note: no windows are proposed to the side elevations at first floor level].
16. The letters of objection cover the following material planning considerations:
- Loss of amenity in terms of privacy and noise generated from the access
 - Overdevelopment of the site
 - The proposed development being dominant and obtrusive to the area
 - Parking provision insufficient; likely to lead to on street parking on what is a narrow road, resulting in reduced visibility for other residents when exiting their properties
17. Whilst a civil matter, concern is also raised regarding the potential impact of the proposed development upon Benton Street residents and whether they would be able to continue to access their properties from the rear as they currently do via the existing gateway. This is important to them for dropping off/delivery of heavy and bulky items.

PLANNING CONSIDERATIONS

18. The site is situated within the Built up Area Boundary of Hadleigh and therefore in accordance with Saved Policy HS01 of the Babergh Local Plan the principle of residential development on this site is acceptable. The Policy states that in towns, housing developments will be granted planning permission, provided that they have no material adverse affects upon residential amenity, the environment or traffic generation.
19. Saved Policy HS28 does however state that planning applications for infilling or groups of dwellings will be refused where, inter alia, the proposal, in the opinion of the District Council, represents over development to the detriment of the environment, the character of the locality, residential amenity or highway safety; the layout provides an unreasonable standard of privacy, garden size or public open space; and the proposal is of a scale density or form that would be out of keeping with adjacent nearby dwellings or other buildings.

Design and Layout

20. Saved Policy CN01 requires all new development proposals to be of an appropriate, scale, form, detailed design and construction materials for the location and saved Policy HS27 requires residential development to be of densities of not less than 30 dwellings per hectare.
21. At 29 dwellings to the hectare the proposed development would not appear out of character with its suburban context, being a typical density for such an edge of town location.
22. The dwellings would fill the current gap between the rear of the Benton Street properties (specifically No.129) and 2 Cranworth Road, but in view of the fact that the distance between buildings would be at least 9.4m and 13.3m respectively, the proposed dwellings would not appear unduly cramped within the street scene.
23. It is considered therefore that the proposal complies with Saved Policy CN01 in addition to those policies referred to above in terms of general design and layout.

Impact upon Residential amenities

24. The degree of separation between the proposed dwellings and the existing neighbouring properties is acceptable and would protect the amenities of their occupiers. No windows are proposed at first floor level to either side elevation and therefore no material overlooking would occur.

Impact on Road Safety

25. It is noted that Benton Street residents can currently access their properties from the rear via the existing gateway situated at the western end of the site frontage. There is no reason to doubt that the existing situation could not continue, whilst not a planning matter, clarification is being sought by Officers. It is hoped that the outcome will be reported at the meeting.
26. The proposed access leading to the parking area is unlikely to give rise a material loss of amenity, provided that adequate boundary treatment is erected to minimise potential glare from headlights and to reduce vehicle noise. Bound shingle is proposed as a surface treatment; precise details of this would need to be agreed by condition so as to ensure that it is wholly consolidated ie. will not become loose over time which could accentuate the impact of vehicle movements.

27. With 4no. parking spaces proposed, the development complies with the Council's adopted standards. No objection has been raised by the County Highway Authority and therefore it is not considered that any reasons for refusal concerning potential on street parking on what is an unrestricted highway could be substantiated at appeal.

Public Open Space

28. Saved Policy HS32 states that proposals for all new residential development will be required to provide open space and play equipment in proportion to the number of dwellings to be built. The applicant has agreed to enter into a Planning Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 to contribute financially to secure public open space with play equipment on a nearby alternative site, or enhance and improve the existing provision provided by the District Council.

REASON FOR DECISION

29. The proposal to erect two semi-detached three bedroom houses would make efficient use of land that is situated within the defined Built-up Area Boundary of Hadleigh and provide a development that is in harmony with the prevailing character of its surroundings, whilst protecting the amenities of the occupiers of adjoining residential properties. The proposal would therefore be compliant with Policies SS1 and ENV7 of the East of England Plan 2008, and Policies HS01, HS27, HS28, HS32 and CN01 of the Babergh Local Plan Alteration No. 2 (2006).

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 provision.
- (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:-
- Standard time limit.
 - Sample of Materials to roofs and elevations to be submitted
 - Boundary treatment
 - Landscape details including surface treatment to access drive
- (3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured within a reasonable time period (three months), the Chief Planning Control Officer be authorised to refuse planning permission for the following reason:
- Inadequate provision of public open space contrary to Policy HS32 of the Babergh Local Plan (Alteration No.2) 2006.