

Parish: HOLBROOK

Location: Part garden of Cedar House, The Street, Holbrook

Proposal: Erection of 2 No. dwellings and alterations to existing vehicular access (revisions to B/09/00902).

Applicant: Michael Howard Homes

Case Officer: Graham Chamberlain

Date for Determination: 04/08/10

This application has been reported to committee as representations have been received which are contrary to the recommendation of Officer and the proposal is equal to or above the scale of two dwellings.

THE SITE

1. The application site is approximately 0.23 hectares and originally formed part of the garden to Cedar House situated within the Built-up Area Boundary of Holbrook and between the Ipswich Road to the east (B1080) and The Street (from which the site gains access) to the west.
2. The site is a 'greenfield' site in that it is not previously developed land being a residential garden. The site includes the redundant tarmac tennis courts and paths and a number of mature trees.
3. The application site is surrounded by residential properties on all sides with a large detached dwelling 3 Coachman's Paddock to the north, the Beeches and Otter House (again both detached) to the east, the aforementioned Cedar House to the south. East Row, a terrace of Victorian cottages is situated to the west.

THE PROPOSAL

4. Members may recall that at the Development Control committee meeting in November 2009 a proposal for two houses at this site was approved by Committee. The application reference is B/09/00902. This planning permission is extant.
5. The proposal now submitted is a variation to the approved scheme (Members will be shown the two schemes at the committee meeting to enable the approved scheme and the current scheme to be compared). The changes are as follows:
 - The main change is the design and form of Plot 2. This has been altered from a vernacular style property to a classical Georgian style. The building has also been slightly reoriented with the bulk of the building further towards Plot 1. the materials would be brick (TBA) and a slate roof.
 - The proposal has altered the plot sizes and layout by introducing boundary walling between the properties and removing the front/side gardens.
 - The details to the design of Plot 1 have been slightly altered with a reconfigured porch and joinery. The materials will remain the same.
 - Minor alterations to the path of the driveway have been proposed as well as alterations to the turning facility (increased in size)

- The layout has been slightly altered to remove parking area from under tree T008 and push the garage serving Plot 1 7m further back into the site and away from the boundary hedge.
6. The application is supported by a:
- Design and Access Statement
 - Arboricultural Report
7. The rationale behind the changes as set out in the Design and Access Statement is to enable the buildings to better reflect their context. The design of Plot 2 picks up on the character of the coach house. It is also intended to make more of the entrance as the house will now punctuate the view along the driveway. The rationale behind the changes to Plot 1 are to improve the aesthetic of the site and the way it functions. Moving the garage back will open up views of the hedge from the house in Plot 1.

RELEVANT HISTORY

8. B/04/01498/OUT - Refused Outline - Erection of 3 No. 2½ dwellings and works in connection with the conversion of existing coach house and outbuildings to 1 No. dwelling with vehicular access and parking.
9. B/05/00422/OUT - Granted Outline - Erection of 2 No. dwellings and alterations to existing vehicular access as amended and amplified by tree survey and block plan showing access arrangements.
10. Outline - Erection of 2 No. dwellings and alterations to existing vehicular access as amended and amplified by tree survey and block plan showing access arrangements.
11. B/09/00902/RES - Granted - Submission of details under O.P.P. B/05/00422/OUT - the siting, design and the external appearance of the buildings, and the landscaping of the site for the erection of 2 No. dwellings and alterations to existing vehicular access.

NATIONAL GUIDANCE

12. **PPS1** Planning and Sustainable development
13. **PPS3** Housing

PLANNING POLICIES

14. 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
- ENV6 - The Historic Environment
- ENV7 - Quality in the Built Environment

Babergh Local Plan (Alteration No. 2) 2006

- HS02 - Villages
- HS03 - Non Sustainable and Sustainable Villages
- CN01 - Design Standards

- CN06 - Listed Buildings

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

CONSULTATIONS

15. Holbrook Parish Council -Does not wish to comment
16. LHA – Awaiting comments at time of writing. Members will be updated
17. Arboricultural Officer – Awaiting comments at time of writing. Members will be updated

REPRESENTATIONS

18. One letter of objection raising objections about the safety of developing this site and whether other sites should be considered first. These concerns relate to the principle of the development.

PLANNING CONSIDERATIONS

19. As already indicated, the principle of erecting two dwellings on this site has been accepted through the grant of outline planning permission B/05/00422/OUT and the reserved matters in B/09/00902.
20. Concerns have been raised under this application regarding the principle of development. Given that the permissions consents, the main issues for consideration in this application are the changes from the approved scheme and not the principle.

Design and Impact on Character

21. Policies HS28 and CN01 require all new development to be of an appropriate scale, form, design and finish. Policy ENV7 of the East of England Plan requires new development to be of high quality which complements the distinctive character and best qualities of the local area. PPS3 in Para 10 states that planning authorities should deliver well designed high quality housing, this is echoed in PPS1 which places design at the centre of the planning system (Para 34) stating that development which fails to improve the quality and character of the area should not be supported.
22. The alterations have been carefully considered. Plot 1 would be read from the street scene along a long, semi formal track with the formal coach house located in the foreground. The Georgian style has taken its cue from this structure with its classical architecture such as sash windows and a low pitch slate roof. A formal style property, of an appropriate scale and design as proposed, located at the end of the drive would read well in the street scene. The design alterations to Plot 2 are therefore considered a slight enhancement of the scheme.
23. The other alterations are minor and do not significantly alter the approved scheme. A condition has been added to require quality detailing to the wall.
24. Officers have concluded that the proposed dwellings are of an appropriate scale and character for the village and being two storey in nature they would not be over dominant upon their surroundings and in particular upon the modestly scaled and adjoining East Row to the west. The revised design would not result in harm to the character of the area.

Residential Amenity

25. The layout of the site as now proposed is such that no demonstrable harm would be caused to the amenities of the occupiers of surrounding residential properties. The location of the proposed properties and distance from the neighbouring boundaries are not significantly different from the approved scheme. The number and orientation of windows is not significantly different neither is the massing and height. The massing of Plot 1 has not changed (only the detailing) and the massing of Plot 2 has been consolidated due to the change in form, the height has not increased.

OTHER ISSUES

26. Parking and Highways - Officers are awaiting comments from the LHA but due to the limited scope of the alterations no objection to the access is anticipated. The LHA have also been asked to comment on the retention of a telegraph pole within the visibility splays.
27. Trees - Comments have been requested from the Arboricultural Officer and Members will be updated at the meeting.

REASON FOR DECISION

28. Subject to the attached conditions, the proposed dwellings to be erected on the application site would result in buildings of an architectural design and form that is sympathetic to the site's surroundings and furthermore would not give rise to demonstrable harm to the amenities of occupiers of adjacent residential properties or adversely impact upon protected trees, or nearby Listed Buildings and their settings. The proposal therefore complies with Policies SS1, ENV6 and ENV7 of the East of England Plan 2008 and Policies HS02, HS03, CN01 and CN06 of the Babergh District Local Plan Alteration No. 2 2006.

RECOMMENDATION

Subject to no adverse comments from the outstanding consultees the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:-

- Time limit
- Materials to be agreed
- Hard and soft landscaping to be agreed
- Landscaping to be agreed
- Landscaping to be safeguarded
- Removal of permitted development rights Class A - F
- Control over construction vehicles
- As recommended by the Local Highway Authority
- As recommended by the Arboricultural officer
- Details of the wall design and materials