

**Parish: SUDBURY****Location: Land north of 2 (known as 4), Priory Road, Sudbury****Proposal: Outline – Erection of 2 No. detached dwellings with associated garaging. Construction of new vehicular access.****Applicant: B. J. A., M. M. & I. I. Watkinson****Case Officer: Lynda Bacon****Date for Determination: 22/05/08**

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## **THE SITE**

1. The application site comprises of a square parcel of land, 0.0624 hectares in area, to the north of 2 Priory Road, Sudbury. Historically, the site formerly comprised part of the garden of 2 Priory Road, Sudbury and is currently vacant. The site is enclosed by fencing to its southern boundaries and mature hedging defines the northern boundaries, including its frontage onto Priory Road. The site is 25.6 metres wide and has a total depth of 24.4 metres. The site slopes north-east to south-west, parallel to Priory Road.
2. An access track (which is also a Public Footpath) serves 2 detached garages belonging to 118 and 120 Melford Road and runs along the north-east boundary of the application site.
3. There is a substantial Copper Beech tree in the western corner of the site, covered by Tree Preservation Order BT410.
4. The general character of the area is mixed in terms of architectural form and style. In the immediate vicinity of the application site, existing developments are of a single storey design however, two storey dwellings typify Priory Road to the north.
5. The site is within the built-up area boundary of Sudbury as identified in the Babergh Local Plan Alteration No. 2 (2006).

## **THE PROPOSAL**

6. Outline planning permission is sought for the erection of 2no. four bedroom detached two storey houses, each with an integral garage, together with the construction of a vehicular access onto Priory Road. Access, layout and scale are to be considered at this stage with details relating to appearance and landscaping reserved for future consideration.
7. The properties would be positioned approximately 7 metres back from the carriageway edge. Each plot would have its own turning and parking area for two vehicles in front of the house. Vehicles and pedestrians would access the dwellings via the creation of a single shared access, approximately 10 metres wide.
8. The properties are essentially of the same design albeit handed. In terms of maximum dimensions, each property would be 10.5 metres wide and 10.5 metres deep. The distance between these properties would be approximately 1.8 metres with each dwelling coming within 1.6 metres of their respective boundaries. Each property would have private rear amenity space with an approximate depth of 7 metres.

9. The layout of the development informs the design of the dwellings and indicates that each property will present a higher ridge element towards the centre of the site with a lower roof element incorporating dormer windows, nearer the side boundaries of the site. The higher of the two roof sections on each dwelling would be of a hipped design and have a ridge height of 7.8 metres, the lower roof section on each dwelling would have a ridge height of 6.5 metres and include a half-hipped feature to the side elevation. A single garage will be incorporated within the higher roof section of both dwellings.

## **RELEVANT HISTORY**

10. 1987 – Outline planning permission refused for the erection of a pair of semi-detached bungalows and construction of vehicular access. (B/87/00167/OUT). A subsequent appeal against the decision to refuse planning permission was allowed in 1988.

## **NATIONAL GUIDANCE**

11. **PPS1** Delivering Sustainable Development
12. **PPS3** Housing

## **PLANNING POLICIES**

13. 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**

- **Policy SS1** (Achieving sustainable development)
- **ENV7** (Quality in the Built Environment)

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

- **LP01** (Planning Obligations)
- **EN04** (Semi Natural Habitats)
- **HS01** (Towns)
- **HS27** (Density & House Type)
- **HS28** (Infilling)
- **HS30** (Design and Layout)
- **HS32** (Public Open Space)
- **CN01** (Design Standards)
- **TP15** (Parking Standards)

**This report only includes policy references. For further details please see Page 4.**

## **OBSERVATIONS**

14. TC – No Objections to the proposal.
15. LHA - recommends that any permission granted should include conditions to ensure that the new vehicular access is provided before the development commences, that the access is properly surfaced and that the hedge along the highway frontage is reduced to 0.6m high to ensure adequate inter-visibility.
16. SCC (Rights of Way) – No objections to the proposal but offer advisory comments.

17. Environment Agency – no objection to the proposal however advise that subject to the availability of capacity in the foul sewer and the approval of Building Control, a percolation test should be undertaken to ensure that soakaways will work adequately in adverse conditions.
18. Sudbury Society – Have no objection in principle subject to being able to comment on the detailed proposal.

## **REPRESENTATIONS**

19. Two letters of objection have been received from local residents, the issues raised are summarised as follows:
  - Impact of scale of development on privacy and possibly loss of light to rear garden and roof top belvedere;
  - Two storey dwellings will be out of keeping with the single storey dwellings adjoining the site;
  - Dominance and visual intrusion upon neighbouring properties;
  - Insufficient information and overdevelopment of the site.
  - Very close proximity to boundaries.

## **PLANNING CONSIDERATIONS**

20. The application site is situated within the Built-up Area Boundary of Sudbury wherein there is no objection in principle to the development of this site. For the purposes of PPS3 this site can be described as previously developed land as it formerly comprised part of the curtilage of a residential dwelling, which is situated within an established settlement.
21. Policy CN01 of the Local Plan states among other things that all new development proposals will be required to be of an appropriate scale, form, detailed design and construction materials for the location. In particular, proposals must pay attention to the scale, form and nature of adjacent development and the environment surrounding the site.
22. Policy HS01 of the Local Plan states that new development will be acceptable providing there is no material adverse effects on residential amenity, the environment or traffic generation. Policies HS28 and HS30 require new development to be of a high standard of design, to be of a scale and form that reflects the character of the locality, without adversely affecting residential amenity or highway safety and for the layout to provide for a reasonable standard of privacy and garden size. Whilst the application has been submitted in outline, the layout and scale of the development are to be considered at this stage. It is considered that the design resulting from the proposed layout, which comprises an unarticulated front elevation, prominent garage location, roof treatment and excessive span would result in development of an inappropriate scale, form and proportions for the locality.
23. The position of the dwellings within their plots will be provided for approximately 7 metre deep rear gardens and the development will extend across almost the full width of the site. As such the bulk and mass of the detached pair of dwellings resulting from their position relative to the rear boundary will unacceptably dominate the outlook from neighbouring property in Melford Road. In addition, the amenities of No.6 Priory Road to the north will be unacceptably affected by the proposal by virtue of loss of light and visual impact resulting from the proximity and design of the development in relation to the principal elevation of No.6, which fronts the side boundary of the application site. Furthermore, the design and access statement confirms that the majority of habitable rooms will be at the rear of the dwellings where the introduction of windows, particularly at first floor level in such close proximity to the boundary with neighbouring property is likely to lead to a loss of privacy by overlooking.

24. A mature Copper Beech Tree, which is of high amenity value and protected by a Tree Preservation Order, is situated to the front south west corner of the site. The layout of the proposed development indicates that one of the dwellings will be positioned in very close proximity to this tree and Policy EN04 therefore refers. A detailed arboricultural report identifying the extent of the canopy and root system has not been submitted and in the absence of which, a full assessment of the implications of the development for the health and safety of the tree cannot be undertaken.
25. 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 of 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 been asked to enter into a S106 agreement, however to date a draft S106 has not been received.

## **RECOMMENDATION**

Refuse planning permission –

- Contrary to policies HS01, HS28, HS30 and CN01
- Contrary to policy EN04
- Contrary to policy HS32