

Parish: BRANTHAM

Location: Land south and west of 1 Palfrey Heights, Brantham

Proposal: Erection of 2 no. two-storey detached dwellings. Construction of vehicular access and 4 no. car parking spaces.

Applicant: Orwell Housing Association Ltd

Case Officer: Elizabeth Truscott

Date for Determination: 3rd June 2009

THE SITE

1. The site is currently an area of open space, part of the open plan development at Palfrey Heights. The site comprises a corner plot mainly covered in grass with some small ornamental trees. The site rises up from South to North by 2 metres at the highest point. An informal access drive provides access to a sub station, two garages and vehicular access to 1 Palfrey Heights and Fernhurst. Adjacent to the site are semi detached two storey dwellings, opposite the site are two detached bungalows.

THE PROPOSAL

2. The proposed development comprises two detached dwellings, Plot 1 would face east and be a two storey rendered, three bed dwelling. Plot 2 would face South and be a 1½ storey, brick built, three bed dwelling. The intended tenure of both dwellings is for affordable rental. Both dwellings would have medium sized gardens with sheds and waste storage. The existing access would be improved to provide access to four parking spaces and the existing garages and sub station.

RELEVANT HISTORY

3. No site history

NATIONAL GUIDANCE

4. **PPS1** Delivering Sustainable Development
5. **PPS3** Housing

PLANNING POLICIES

6. 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

CN03 Open Space within Settlements

EN09	Conservation of Energy/Sustainable Construction
EN24	Noise
HS02	Housing in villages
HS03	Non-sustainable and Sustainable villages
HS27	Housing Density
HS28	Infilling
HS30	Design of new Housing
HS32	Open Space
TP15	Parking

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

CONSULTATIONS

7. PC – No comments received at time of writing this report.
8. LHA – Recommend conditions
9. Environmental Health: no comments

REPRESENTATIONS

10. Three letters of objection from neighbouring properties, reason for objections:
 - Not in keeping with the character of the area.
 - Overdevelopment
 - Loss of open space
 - Overlooking and loss of privacy
 - Increase in noise
 - Increase in traffic parking on Palfrey Heights

PLANNING CONSIDERATIONS

Principle of Development

11. The proposal is for the erection of two houses in the Brantham built up area. The proposal is for the use of land which is currently open space, and has not been previously developed. The site is not allocated as an area of visual or recreational amenity under Policy CN03. Therefore, in accordance with PPS3, the principle of the development is acceptable subject to compliance with relevant planning policies.

Impact on Residential Amenity

12. Policies HS02 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 need to be considered.

13. The proposed development is for two low density detached dwellings, sited apart from neighbouring development; as such it is considered that the proposals will not cause any loss of light or over bearing impact on the neighbouring properties. Plot 1 would be located adjacent to No 1 Palfrey Heights and have no windows overlooking this property. To the front it would overlook an area of open space. Plot 2 would have no first floor windows on the side elevations. To the front, there is a distance of approximately 29 metres to the dwelling opposite and to the rear the site backs onto rear gardens of properties on Brantham Hill. As such the proposed development will not cause a loss of residential amenity to neighbouring properties though overlooking.
14. Both the dwellings have good sized plots which will provide gardens and space for the storage of waste and cycles.

Impact on Residential Amenity – Noise

15. With regard to the impact of noise from the adjacent substation, the Councils Environmental Health Team have visited the site and have found that any noise from the substation could not be heard within the site.

Loss of open space

16. The proposed development will result in the loss of an area of open space; however this has not been allocated as an area of visual or recreational amenity. Its small size, sloping nature and existing access does not make that site suitable for recreational use. The site is located opposite a much larger area of open space which is to remain. The site is part of the open plan type layout of the development on Palfrey Heights. A wide verge is to remain adjacent to the highway and the properties will have open frontages. As such the development of the site will not be detrimental to the character of the area.

Highways and Parking

17. Policies HS02 and HS28 require new residential development to safeguard highway safety. Policy TP15 requires all types of development to adhere to the relevant parking standards. Two parking spaces would be provided for each dwelling which is the maximum allowance for three bedroom dwellings within areas with poor off peak public transport. Provision of two off street parking spaces will decrease the likelihood of parking occurring of Palfrey Heights.
18. The proposed dwelling would be accessed from Palfrey Heights; the existing access would be repositioned and improved. Access will remain to the existing garages, sub station and rear gardens. There is good visibility along this section of Palfrey Heights and the County Highway Authority have no objections to the proposed development.

Design and Impact on Character

19. Policy HS30 states that all new residential development shall be of a high standard of layout and design; this is reiterated in Policies HS28 and CN01 which requires all new development to be of an appropriate scale, form, design and finish. 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 35) stating that development which fails to improve the quality and character of the area should not be supported.

20. The two properties have been designed to be in character with surrounding development. Plot 1 follows the same building line as the adjacent properties and is of a similar height. Plot 2 is designed to be 1½ storey to ensure that the property does not have an over bearing impact on the bungalows opposite, and to reflect the low ridge heights of development on this section of Palfrey Heights. A large verge is to remain along the highway; this is similar to the verge on the opposite site of Palfrey Heights. The development will retain the low density and open plan layout which is a characteristic of this part of Brantham.

Housing Need

21. The housing association has provided a statement regarding the need for the development, this states that both units will be for rent and let to families who have a local connection with Brantham. It is considered that this development will be a second stage of affordable housing following the granting of permission for 6 units to the north of the site. Recent Housing Register figures show that 44 households who are in need of housing and have put Brantham as their first choice for housing with 16 of these having an established local connection to the village.

Open Space

22. Policy HS32 requires that developments which will provide 1 unit or more should either provide a financial contribution towards the provision or upgrade of open space nearby (via a 106 Legal Agreement) or provide a public open space equal to 10% of the gross site area. No public open space is being provided, therefore a contribution is required. The land is currently within the ownership of Babergh District Council, and a unilateral undertaking will be required.

REASON FOR APPROVAL

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 HS02, HS27, HS28, HS30 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

- (1) That, the Solicitor to the Council be authorised to secure a planning obligation agreement under Section 106 of the Town and Country Planning Act, 1990, to ensure:
- Financial contribution towards Public Open Space provision
- (2) That, subject to the completion of the planning obligation in Resolution (1) above being secured the Chief Planning Control Officer be authorised to grant planning permission subject to the following conditions:
- Standard Time limit
 - Submission of material samples
 - Parking spaces to be retained for parking of vehicles at all times.
 - Removal of Permitted Development Rights for further extensions and for insertion of new openings above ground floor level.
 - Landscaping scheme
 - Details of boundary treatment

- (3) That, in the event of the planning obligation referred to in Resolution (2) above not being secured, the Chief Planning Control Officer be authorised to refuse planning permission for the following reason:
- Lack of financial contribution towards Public Open Space provision.