

Item No: 5

Reference: B/08/01310/FUL

Parish: Long Melford

Location: Part Side Garden of 1 Stone Cottages, High Street

Proposal: Erection of Single Storey Detached Dwelling (following demolition of existing garage)

Applicant: Mr B Whymark

Case Officer: Chris Tivey

Date for Determination: 24.10.08

This application is referred to Development Committee at the request of Councillor Kemp. A Panel of Members visited the site on 24 September to judge the impact of the development upon Stone Cottages and to compare the proposal with other developments recently permitted in the area.

THE SITE

1. The application site comprises approximately 0.06 hectares of land situated to the south and forming half of the garden to No. 1 Stone Cottages.
2. The application site is rectangular in shape and provides the access into the existing site, including a detached double garage set approximately 15 metres from the back edge of the highway and adjacent to a high brick wall that bounds the curtilage to Hill House, a Grade II listed building to the south.
3. The application site comprises mature garden planting and currently enjoys a wide variety of tree and shrub species. No. 1 Stone Cottages is situated within the Long Melford Conservation Area and within the Built-Up Area Boundary.

PROPOSAL

4. Full planning permission is sought for the demolition of the existing garage and its replacement with a new single storey dwelling designed in a contemporary style. The dwelling would measure approximately 170m² in floor area including a sun room on the rear (east elevation). As covered within the Design and Access Statement the plot has a frontage of 9.5m at the road edge, 12.3m measured at the frontage of the new house and with a total depth of 50m.
5. The dwelling as proposed would be of flat roof construction. It would be approximately 9.8m wide, 18.3m deep and 2.5m high with a central glazed spine projecting 0.5m mid-way across the building. The dwelling is orientated east west with bedrooms on the road side and the living space looking onto the garden. South light would enter deep into the core of the building through the glazed spine which would intensity the brightness within the building to overcome the need for excessive artificial lighting.
6. The private garden to the rear of the dwelling would be protected by the long brick garden wall which runs along the southern boundary. One car parking space would be provided to the front of the dwelling accessed via a shared forecourt which also would give access to 2no. parking spaces serving no. 1 Stone Cottages.

7. A solar panel is proposed on the roof. This would be a 5m² solar collector facing in a southerly direction and supported by an angled framework to give maximum solar gain.

RELEVANT HISTORY

8. B/06/00268/OUT – Erection of 1no. two storey detached dwelling – Refused 20.04.06
9. B/07/01140/OUT – Change of use of garage/workshop to 1no. detached single storey dwelling – Withdrawn 11.10.07
10. B/08/00879/FUL – Erection of single storey dwelling – Refused 01.08.08

NATIONAL GUIDANCE

11. **PPS1:** Delivering Sustainable Development
PPS3: Housing
PPG15: Planning and the Historic Environment

PLANNING POLICIES

12. 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 Number 2 (2006)

- **HS02** (Villages)
- **HS27** (Density and House Types)
- **HS28** (Infilling)
- **HS30** (Design of New Houses)
- **HS32** (Public Open Space)
- **CN01** (Design Standards)
- **CN06** (Listed Buildings)
- **CN08** (Conservation Areas)
- **LP01** (Planning Obligations)
- **TP15** (Parking and New Developments)

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

OBSERVATIONS

13. PC – Recommend refusal on the grounds that the solar panel would be too intrusive and they are also concerned about light escaping from the proposed glass roof ridge in a Conservation Area during hours of darkness.
14. LHA – No response received at time of writing report, however, on the previous application no objection was raised subject to the imposition of conditions.
15. Suffolk County Council Archaeological Service – No objection to the proposed development: there would be no significant impact on known archaeological sites or areas with archaeological potential.

REPRESENTATIONS

16. No letters of representation have been received.

PLANNING CONSIDERATIONS

17. The application site is within the Built-Up Area Boundary of Long Melford and therefore the principle of residential development on this site is acceptable subject to thorough assessment of all material planning considerations. Key issues in the determination of this application are:

- **Layout and design**
- **The historic environment**
- **Impact upon residential amenities**
- **Open Space**

Layout and Design

18. The proposed development is very similar to the previously refused scheme (B/08/00879/FUL); in comparison there has been a slight reduction in the depth of the building by 0.3m and a slight reduction in the width of the building by approximately 0.2m. The proposal therefore is not considered to be materially different to the previously refused scheme.
19. The first reason for refusal of B/08/00879/FUL was that the proposal would be contrary to Policy ENV7 of the East of England Plan and Policies HS02, HS28 and CN01 of the Babergh Local Plan in that the proposed house would appear incongruous to the street scene and would lead to an overdevelopment of the site by virtue of its width in relation to the width of the plot and would therefore result in a cramped and contrived form of development that would have been out of character with and detrimental to the visual amenities of the area.
20. The plot has been increased in width slightly from 10.95m to 11.8m but nonetheless the general layout is not materially different from the previous scheme albeit with a slightly rearranged parking area to the frontage and an increase in soft landscaping to the front of the proposed dwelling.
21. Therefore, it is not considered that the application goes far enough in order to overcome previous concerns.

The Historic Environment

22. The application site is within the Long Melford Conservation Area and furthermore, is immediately to the north of a Grade II listed building, Hill House.
23. The proposed dwelling would be hard up against the curtilage listed wall that runs along the southern boundary and adjacent to a curtilage listed outbuilding that fronts hard up against the carriageway edge, and is situated due north of Hill House.
24. In their Design and Access Statement the applicants refer to the fact that the front elevation of the building would be set back approximately 600mm from the rear elevation of the curtilage listed outbuilding. This is considered more of a symptom of having to provide off-road parking and would create a feature that is harmful to the character of the Conservation Area and the setting of the listed building. The siting of a dwelling in the location proposed on a site which contributes an important visual space between 1 Stone Cottages and the listed building.

25. In accordance with the second reason for refusal of B/08/00879/FUL the proposed development would detract from the character and setting of the listed building and dominate its setting. Furthermore, it would neither preserve or enhance the character of the Conservation Area, and would thereby, be contrary to Policy ENV6 of the East of England Plan and Policies CN01, CN06 and CN08 of the Babergh Local Plan Alteration Number 2 (2006).

Impact Upon Residential Amenities

26. It is not considered that the proposed development would be harmful upon the residential amenities of the area and therefore it is acceptable in this respect.

Public Open Space

27. 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 or off-site provision in the form of a commuted payment.
28. In this case, given the small size of the site and layout of the development, on-site Public Open Space provision would not be appropriate. The applicant has submitted the relevant details in order to enter into a planning obligation, however, at the time of writing this report, the obligation was incomplete.

Conclusion

29. It is not considered that the proposed development overcomes the previous reasons for refusal and therefore it would continue to give rise to a cramped and contrived form of development that would be harmful upon the setting of the adjacent listed building and the wider Conservation Area and street scene.

RECOMMENDATION

30. That planning permission be refused for the following reasons:
- Impact upon the character and appearance of the area and a detrimental effect upon the setting of listed building and Conservation Area contrary to ENV6 and ENV7, HS28, H30, CN01, CN06, CN08.
 - Lack of provision towards Public Open Space Provision contrary to policy HS32.