

**Item No:** 7

**Reference:** B/08/00656/OUT

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**Parish:** Hitcham

**Location:** Woodview, The Causeway

**Proposal:** Erection of 3 No. detached dwellings (existing dwelling and garage to be demolished). Alterations to existing vehicular access and construction of a new vehicular access.

**Applicant:** Mr and Mrs McInerney

**Case Officer:** Ben Elvin

**Date for Determination:** 04/08/08

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## **THE SITE**

1. The site is approximately 0.18 hectares in size and lies to the north end of Hitcham, comprising the last property within the Built-Up Area Boundary.
2. The frontage of the site is approximately 45 metres with a maximum depth of 30 metres.

## **THE PROPOSAL**

3. The application seeks outline planning permission for the erection of 3 detached dwellings with a new vehicular access and alterations to the existing access also. The existing bungalow and garages are to be demolished.
4. The application is in outline form with all matters reserved for later consideration. However, the agent has provided an illustrative street elevation and indicative access positions, which show how the site could accommodate three dwellings.
5. A Design and Access statement has been submitted which raises the following points;
  - The design objectives are to provide sympathetically designed and sited properties including traditional and vernacular detailing.
  - The existing dwelling on the land sits in a very large plot. This is an inefficient use of land.
  - The new dwellings are designed to reflect the general arrangement and traditional style of properties in the immediate vicinity.
  - It is intended to augment the existing boundary landscaping to reinforce the boundary between the residential gardens, open countryside beyond and adjoining properties.
  - Access to Plot 1 is via the existing driveway which will be altered and upgraded.
  - There is adequate space within the site for manoeuvring and parking of vehicles for each property, and for vehicles to enter and leave the site in forward gear.
  - The proposal represents an infill and intensification of an existing development site within the built-up area boundary, on a site which can easily accommodate additional dwellings within minimum density requirements.
  - The proposal puts forward one unit of affordable housing.

## RELEVANT HISTORY

6. B/08/00168/OUT – Outline application for the erection of 2 detached dwellings and 1 No. pair of semi-detached dwellings. Alterations to existing vehicular access to construct new vehicular access (existing dwelling to be demolished) – Withdrawn.
7. B/07/00321/OUT – Outline application for erection of 2 no. detached two-storey dwellings (existing dwelling to be demolished) – Refused.
8. B/95/01411/FUL – Planning permission granted for the erection of single-storey rear extension, conservatory and front bay.
9. B95/01021/FUL – Planning permission granted for the erection of single-storey side extension.
10. 1967 – Planning permission granted for the erection of bungalow and construction of access and lay-bys.

## 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

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

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

- **CN01** (Design)
- **HS02** (Villages)
- **HS09** (Affordable Housing)
- **HS28** (Infilling)
- **HS30** (Design of New Houses)

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

## OBSERVATIONS

14. PC – will be reported verbally when received.
15. EA – no objections, make comments with respect to sewage disposal systems.
16. LHA – recommend conditions (subject to turning being available within the site).
17. Anglian Water - will be reported verbally when received.

## REPRESENTATIONS

18. 1 letter has been received which makes the following points;
- The street elevation shows 4 linked garages, which will cheapen the properties appearances
  - Where will the garage stand for the third house?
  - The frontline of the development zone is close to the road and a few more metres in would add greater safety.
  - Is it not possible to stagger the front line of the properties thereby adding some additional design and character to the site layout?
  - Urges the retention of trees to the west south and east boundaries.

## PLANNING CONSIDERATIONS

19. The site lies within the Built-Up Area Boundary where there can be no objection to the principle of residential development. The lead policies in considering this application are HS28 and HS30 which consider the layout and design of new development. They provide that development proposals should be refused where they represent over-development to the detriment of the environment, the character of the locality, residential amenity or highway safety.
20. The application puts forward an outline proposal for 3 dwellings, one of which would be an affordable unit in line with the requirements of policy HS09. It is not considered that the provision of 3 dwellings on this site would represent an over-development of the site and, by virtue of the identified developable zone, the dwellings would not be sited so as to be out of character with the pattern of development in the area. The property to the south (known as Daisy Place) lies up against the road edge though the properties at Orchard House, Chimney House and those on the opposite side of the road are mostly set-back from the road frontage.
21. The previous application for 2 dwellings on this site, under reference B/07/00321/OUT, was refused by Members on the basis of the density being an inefficient use of land (Policy HS27 and PPS3) and on the lack of open space provision (Policy HS32). This application provides a more acceptable and dense development (19 per hectare) given the context of the character of the area and seeks to make provision for open space provision through a Section 106 Obligation.
22. It is therefore considered that, subject to the satisfaction of the Local Highway Authority, the proposal is in accordance with the provisions of the Development Plan and PPS1 and PPS3.

## REASON FOR APPROVAL

The proposed development is considered to be in accordance with policies CN01, HS02, HS28 and HS30 of the Babergh Local Plan Alteration No.2 (2006) and policies SS1 and ENV7 of the East of England Plan by reason of the scheme constituting acceptable infill development in terms of its scale, density and relationship to adjoining development. The proposal makes provision for one unit of affordable housing in accordance with Policy HS09 and provides open space provision in accordance with policy HS32.

## 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:
- Affordable Housing
  - 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 outline planning permission subject to the following conditions:
- Materials
  - Landscaping
  - Levels
  - Screen walls and fences
  - As recommended by LHA.
- (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 affordable housing, contrary to policy HS09
  - Lack of open space provision, contrary to HS32.