

Forest Heath District Council

**DEVELOPMENT
CONTROL
COMMITTEE**

2 DECEMBER 2015

DEV/FH/15/051

Report of the Head of Planning and Growth

**PLANNING APPLICATION DC/15/1450/RM - LAND NORTH OF MILDENHALL
ROAD, WEST ROW**

Synopsis:

Application under the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

CONTACT OFFICER

Case Officer: Charlotte Waugh
Telephone: 01284 757349

Committee Report

Date 27th July 2015 **Expiry Date:** 26th October 2015

Registered:

Case Charlotte **Recommendation:** Approve

Officer: Waugh

Parish: Mildenhall **Ward:** Eriswell and The Rows

Proposal: Reserved Matters Application - Submission of details under outline planning permission DC/14/0632/OUT - appearance, layout and scale for 24 No. two-storey dwellings and 2 No. bungalows

Site: Land North of Mildenhall Road, West Row

Applicant: Laurence Homes

Background:

This application was considered by the Development Control Committee on 7 October 2015. The decision was taken to defer the application in order to allow time for Officers to raise the concerns of the Committee with the applicant regarding the impact of plots 17, 18, 19 and 20 of the proposed development on adjacent residents.

The application is recommended for conditional APPROVAL.

Proposal:

1. See Working Paper 1.
2. As a result of the deferral, the applicant has submitted revised plans which re-arrange the layout of properties at the Eastern edge of the site. The revised plans show three dwellings sharing this eastern boundary with South View, the most northerly is a chalet bungalow with the other two positioned further from the boundary with no overlooking windows and a larger area of landscaping adjacent to the neighbouring dwelling.
3. In addition, the layout at the western boundary has also been amended to re-orientate the dwelling on plot one and position it further from the common boundary with Cranford.

Application Supporting Material:

4. See Working Paper 1.
5. The following documents have been submitted since the deferral;
 - Amended site layout
 - Amended street scene
 - Amended house types – 210 (plot 17) and 206 detached (plot 18) elevations and floor plans

Site details:

6. See Working Paper 1.

Planning history:

7. See Working Paper 1.

Consultations:

8. See Working Paper 1.

Representations:

9. For comments received to the original application see Working Paper 1.
10. Since receipt of the amended plans further (summarised) representations have been received from the following properties:

South View: Pleased to see the amended layout and that the developer obviously heard concerns about being overlooked. There are just a few bathroom windows overlooking and in the grand scheme of things this is acceptable.

Cranford: No representations received but verbally satisfied with amendments.

Policy:

11. See Working Paper 1.

Officer comment:

12. For detailed comments see Working Paper 1.
13. In respect of amended plans, the positioning of dwellings along the eastern boundary of the site has been amended so only 3 dwellings share this boundary, as opposed to 4. Plot 17 in the north eastern corner is now a chalet bungalow with no windows in the side elevations and only bathroom serving roof lights on the rear at first floor level. Plot 18 is now a 2 bedroom dwelling with first floor rear windows limited to 1 en-suite. A

landscaped area is proposed between plots 18 and 19 which is directly adjacent to neighbouring South View. Plot 19 is re-orientated so it faces north with its garden between the dwelling and Mildenhall Road. The facing side elevation has a single ground floor window serving a cloakroom. These changes mean there will be no overlooking from adjacent windows and the re-arrangement of plots means less development and therefore, disturbance on this boundary.

14. Whilst the Committee appeared to be satisfied with the layout of the western side of the site, amended plans have re-positioned plot 1 further from the western boundary. This provides a greater separation between the proposed dwelling and Cranford, as well as re-orientating the property so the rear garden is larger and activity is not therefore, focused close to this boundary.
15. Neighbouring occupants appear to be satisfied that the revised plans have addressed their concerns regarding residential amenity.
16. Members also raised concerns regarding the highway impact of the development. Conditions applied to the outline permission ensure that the highway access will be constructed in its entirety prior to occupation which will ensure safe access and egress for future inhabitants. Additionally, a Section 106 agreement confirms that the completed footpath and agreed further traffic signs will be in place prior to occupation of the development.
17. The Highway Authority was satisfied with the vehicular access and the proposed footpath. Although concerns were raised about the length of the footpath, there is no room to extend it to the junction with Beeches Road and this was accepted. The access and highway issues were dealt with at the outline stage and this application deals only with the matters that were reserved at the outline stage. This application does not provide an opportunity to re-visit the access/highway issues.
18. On this basis, Officers are satisfied that the concerns raised regarding residential amenity have been addressed.

Conclusion

19. The development proposal has been considered against the objectives of the Framework and the locally adopted Development Plan. The principle of development in this location has already been established and as such, this application concerns the layout, appearance and scale only. Various conditions, as well as a section 106 agreement were attached to the outline application and consequently they are not repeated on this scheme but provide comfort in so far as concerns such as highway safety and boundary treatments can still be adequately addressed.
20. The scheme details a satisfactory appearance and layout whereby the proposed dwellings have a mutually acceptable relationship with each other and existing properties. Furthermore, retention of the front hedging provides a significant screen to the majority of the development limiting

external visual impact. As such, the proposal is considered to represent sustainable development as encouraged in local and national policy and is recommended for approval.

RECOMMENDATION:

21. It is recommended that planning permission be **APPROVED** with the following conditions:

1. Time limit
2. Retention of hedge
3. Hours of work
4. Fire hydrants to be installed within the site
5. Development to be carried out in accordance with plans

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NRS93RPD03F00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk IP28 7EY