



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/16/44

Development Control Committee

2 June 2016

Planning Application DC/16/0548/FUL

Ponderosa, Fen Road, Pakenham

Date 14 March 2016 **Expiry Date:** 9 May 2016
Registered:

Case Officer: Gary Hancox **Recommendation:** Approve

Parish: Pakenham **Ward:** Pakenham

Proposal: (i) Full application for 1 dwelling (following demolition of existing dwelling); and (ii) siting of temporary mobile home

Site: Ponderosa, Fen Road, Pakenham, Suffolk

Applicant: Mr & Mrs J & L Parker

Synopsis:

Full application under the Town and Country Planning Act 1990 for a replacement dwelling outside the settlement boundary.

Recommendation:

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

CONTACT CASE OFFICER:

Email: gary.hancox@westsuffolk.gov.uk

Telephone: 01284 719258

Background:

This application is referred to the Committee following consideration by the Delegation Panel. It was referred to the Panel as the Parish Council has raised an objection to the proposed development, which is contrary to the Officer recommendation of Approval. The application is a resubmission following the refusal of a previous scheme (DC/15/1849/FUL refers).

Proposal:

1. The application seeks consent for a replacement dwelling and associated works. The proposed dwelling would be two storey, utilising the sloping nature of the site to create a split level property which, when viewed from road level, would be read as single-storey. The ground floors provide for the kitchen, hall and living room, with the rear first floor containing the bedrooms and balcony.
2. Access to the site remains as existing with sufficient space within the curtilage to provide parking and turning for at least 4 vehicles.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Location plan
 - Site survey drawings
 - Proposed plans and elevations
 - Block plan
 - Sections
 - Design and Access statement

Site Details:

4. The site is situated in the rural area close to the village of Pakenham to the south west of the site. The site levels fall away from the road so the existing bungalow is not prominent within the street scene. Along the majority of the site frontage there is a hedge and a close boarded fence and gate marks the access onto the site.
5. There are a number of outbuildings on the site to the rear of the bungalow in various states of repair. A mobile home is also on the site. There are a number of trees on the site, of various species, mainly to the rear of the bungalow and along the northern and southern boundaries. There are no other residential properties to the north, west or south of the site, but there are existing dwellings to the east on the opposite side of the road.

Planning History:

6. DC/15/1849/FUL – Application for a replacement dwelling. Refused

6.11.2015.

Consultations:

7. SCC Highways: No objection.
8. SCC Public Rights of Way: No observations.
9. Public Health and Housing: No objection.
10. Environmental Health: No objection.

Representations:

11. Parish Council: Object to the application as they feel it does not meet Policies DM22 and DM24.
12. Neighbours: The following summarised objection has been received by the owners of Eden Cottage, Fen Road:
 - The volume and floor area of the proposed dwelling are more than 200% of the existing dwelling, the proposed development cannot in our view fall within DM5, as it does not respect the scale and floor area of the existing dwelling.
 - Whilst the roof line of the proposed dwelling respects the current height of the bungalow, the proposed expanse of the single pitched roof is out of keeping with the existing street scene on the grounds of size and design.
 - The height of the large hedge will have to be reduced substantially. This results in the proposed development having a significant impact on the rural street scene.

Policy: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

13. Joint Development Management Policies Document:
 - Policy DM1 (Presumption in Favour of Sustainable Development)
 - Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
 - Policy DM5 (Development in the Countryside)
 - Policy DM46 (Parking Standards)
14. St Edmundsbury Core Strategy 2010:
 - Policy CS2 (Sustainable Development)
 - Policy CS3 (Design and Local Distinctiveness)
 - Policy CS13 (Rural Areas)
15. Rural Vision 2031 (September 2014)

- Policy RV3: Presumption in favour of sustainable development

Other Planning Policy:

16. National Planning Policy Framework (2012)

- Core principles
- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring good design

Officer Comment:

17. The issues to be considered in the determination of the application are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on neighbouring Amenity
- Highway safety

Principle of Development

18. Policy DM5 states that small scale residential development of a small undeveloped plot will be permitted where it is in accordance with Policy DM27. Policy DM27 states that proposals for new dwellings will be permitted where the development is within a closely knit cluster of 10 or more existing dwellings adjacent to or fronting a highway or the scale of the development consists of infilling a small undeveloped plot by one dwelling or a pair of semi detached dwellings commensurate with the scale and character of existing dwellings.

19. The dwelling currently located on the site is a modest two bed bungalow, so the fact that there is an existing dwelling to be replaced supports, to a degree, the principle of the development proposed. However, noting the requirements of Policy DM5, in order for the development to be acceptable, it must respect the scale and floor area of the existing dwelling. Consideration must also be given as to the degree of harm there might be to the character and appearance of the area.

Refused Application

20. The previous refused scheme on the site proposed a two-storey dwelling which had a total floor area 350% larger than the existing bungalow. Its volume was 360% bigger. A degree of weight must also be given to the amount the existing property could be extended under permitted development (PD) rights. Given the fact that there are no existing extensions, the dwelling could be extended up to half the width on either side, up to 4m to the rear and the roof space could be converted without requiring planning permission by the insertion of velux windows or rear dormers. Even taking this into account, the previous proposal in no way respected the scale and floor area of the existing dwelling. The proposed also created a building higher than the ridge height of the existing bungalow and consequentially was considered to be harmful within the street scene.

Revised Proposal

21. This revised scheme proposes a similar split level dwelling, although it has been reduced in height and significantly reduced in floor area. The dwelling would now have a total floor area of 218 m², which is a 217% increase over the existing bungalow, compared to a 350% increase in the refused scheme. The applicant has also pointed out that the proposed increase is still only 74% of what could be achieved under permitted development. Accordingly, whilst it is noted that the floor area is still significant compared to the existing this is largely an in principle harm and must therefore be given limited weight in the balance of considerations, particularly noting the PD fall back.
22. The scheme has been designed in such a way to minimise the scale of the building by taking advantage of the ground levels which fall away from the road. A section drawing provided shows the site levels would be reduced further to enable an additional storey to be created without significantly altering the height of the building (when compared to the existing bungalow), when viewed from the road. The highest part of the new dwelling would now match the ridge height of the existing bungalow.

Impact on the Character and Appearance of the area

23. The proposed dwelling is now of a sufficient scale and height when viewed from the road to have limited impact within the street scene. Whilst of a much more contemporary design, the building will still have a single storey form when viewed from within the public domain. The existing hedge to the road further mitigates the impact of the proposal. The proposal is therefore considered to accord with policies DM5 and DM22 in this regard.

Impact on Neighbouring Amenity

24. Due to the single-storey nature of the proposal adjacent to the road, there would be no windows causing overlooking or loss of privacy. There are no neighbours to the side or rear of the site, and therefore the proposed balcony facing to the rear of the site is considered acceptable. The application accords with Policies DM5 and DM22 in this regard.

Impact on Highway Safety

25. The scheme provides for off-street parking for 4 vehicles as well as adequate turning area. The existing access to Fen Road will be used, and therefore the impact on the highway network will be negligible. No objection has been received from the Local Highway Authority and the scheme is considered acceptable in respect of highway safety.

Other Matters

26. The site and proposed dwelling is located in Flood Zone 1 (low risk). No objections to the development have been received from the Lead Flood Authority.

27. Taking into account the existing dilapidated buildings with the site, and its domestic garden use, it is considered there would be no significant impact to ecology and biodiversity as a result of the proposed development.

28. The siting (or retention) of the mobile home currently on site for use during construction is considered acceptable for a temporary period during construction. Its subsequent removal when building works are complete, or within a specific time period, can be secured by condition.

Conclusion:

29. Whilst the replacement dwelling is still significantly larger than the existing bungalow in terms of floor area and volume, it is respectful of the scale and area of the existing bungalow taking into account what could be achieved through PD. The fact that the roof height of the proposal is no higher than the existing bungalow is also significant, and the building when viewed from the road, taking into account the existing boundary hedge and landscape, would not have a harmful impact on the street scene. The character and appearance of the area would be preserved.

30. Therefore, the proposed development accords with Policies DM5, DM16, DM17 and DM27 of the Joint Development Management Policies Document 2015.

Recommendation:

It is **RECOMMENDED** that planning permission be **granted**, subject to the following conditions:

1. 1A – Time limit
2. 4U – materials detailed on plans
3. 7E – Temporary use and restriction for siting of mobile home
4. 11G – Removal of permitted development
5. 14A – Levels and roof heights
6. 14FP – Approved plans
7. AL8 – Access surface treatment
8. B1 – provision of refuse/recycling bin storage areas
9. G1 – Gates
10. P1 – Provision of parking
11. V6 – Frontage enclosure limited to 0.6 metres maximum

Documents:

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

