



Development Control Committee

4 August 2016

Planning Application DC/16/1001/FUL

1 New England Cottages, New England Lane,

Cowlinge

Date: 9 June 2016 **Expiry Date:** 8 September 2016
Registered:

Case Officer: Charlotte Waugh **Recommendation:** Approve

Parish: Cowlinge **Ward:** Withersfield

Proposal: Planning Application - Replacement of semi-detached dwelling with new dwelling including new access and bio-digester unit

Site: 1 New England Cottages, New England Lane, Cowlinge, Newmarket, CB8 9HP

Applicant: Mr Peter Robson

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:

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Background:

This application is referred to the Development Control Committee as the Parish Council has raised an objection to the proposed development, which is contrary to the Officer recommendation of Approval. Due to the site area the application is classed as a major development and as such bypasses the Delegation Panel process, instead being presented directly to the Development Control Committee.

Proposal:

1. The application seeks consent for a replacement dwelling as well as a new vehicular access following the stopping up of that existing. The new dwelling will be separated from the currently attached dwelling (no. 2 New England Cottages) with a minimal gap allowing both dwellings to be detached and the external wall made good. The dwelling accommodates three bedrooms and is predominantly single storey with only one bedroom and en-suite at first floor level.
2. The new dwelling would accommodate a variety of materials including white painted render, hardboard cladding, slate, zinc as well as some elements of sedum roof.

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
 - Land Contamination Assessment

Site Details:

4. The application site comprises a two storey semi detached dwelling which is located outside of the Housing Settlement Boundary and therefore, within the countryside for local plan purposes. The dwelling sits within a 3 acre plot with agricultural land to the north and New England Lane directly

to the south. At present the vehicular access is located to the front of the dwelling with parking and manoeuvring space to its side.

Planning History:

5. DC/13/0349 - Planning Application - (i) Part single storey and part two storey side and rear extensions (ii) provision of first floor window to side elevation (iii) new access (iv) bio-digester unit – Approved
6. SE/12/1467 - Planning Application - (i) Demolition of existing extensions, improvements/rebuilding or original house with new front, rear and side extensions; (ii) creation of new vehicular access (existing access stopped up); (iii) installation of new biological treatment plant (to replace existing septic tank) – Withdrawn
7. SE/09/1263 - Planning Application - Erection of single storey side and rear extension (following demolition of existing extension and projecting rear portion of original dwelling) – Approved
8. SE/05/02532 - Planning Application - Change of use from agricultural land to garden curtilage – Approved
9. SE/01/2601 - Planning Application - Erection of detached outbuilding to provide garage, garden room and studio as amended by letter and plans indicating revised siting of building - Approved

Consultations:

10. SCC Highways: No objection subject to conditions.
11. Public Health and Housing: No objection subject to conditions.
12. Environmental Health: The risk from contaminated land is low. No objection.
13. SCC Flood and Water Engineer: No comment.
14. SCC Public Rights of Way: No observations.
15. Ramblers Association: Cowlinge fp 6/Lidgate fp 3, runs in a northerly direction from the road, just to the west of the overall application site but approximately 250 metres from the actual dwelling. Due to the distance between the dwelling and the footpath and the intervening hedges and greenery it is unlikely that the dwelling will be significantly in view from the footpath and no objection is offered on rights of way grounds.

Representations:

16. Cowlinge Parish Council: Object to the application as they feel it is not in keeping with the locality and particularly the house next door.

17. Neighbours: 1 letter of objection has been received from a local resident making the following summarised comments:

- Strongly oppose the application being granted
- Gross over-development of a farm workers cottage
- Out of keeping with small community that it is part, two opposite listed buildings and the other half of the semi.

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:

18. 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 DM7: Sustainable Design and Construction
- Policy DM22: Residential Design
- Policy DM46: Parking Standards

19. St Edmundsbury Core Strategy 2010:

- Policy CS2: Sustainable Development
- Policy CS3: Design and Local Distinctiveness
- Policy CS13: Rural Areas

20. Rural Vision 2031 (September 2014)

- Policy RV1: Presumption in favour of sustainable development

Other Planning Policy:

21. National Planning Policy Framework (2012)

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

Officer Comment:

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

- Principle of development
- Impact on Visual Amenity
- Impact on neighbouring Amenity
- Highway safety

Principle of Development

23. Policy DM5 allows replacement dwellings in the countryside on a one for one basis where it can be demonstrated that:

- The proposed replacement dwelling respects the scale and floor area of the existing dwelling, and
- The curtilage of the development is only greater than the curtilage of the existing dwelling where it can be justified with reference to policy DM25.

24. Whilst the floor area of the replacement dwelling is considerable, the dwelling sits within a significant sized plot capable of accommodating a spacious garden and sufficient parking and manoeuvring space. The dwelling will accommodate three bedrooms, which is not unreasonable in this context and when considered in the context of the locality. Whilst the footprint of the dwelling is larger, as the majority of the dwelling is on a single level, overall the floorspace proposed is similar to that of the original dwelling with permitted development rights.
25. Regardless, planning permission has also previously been granted for extensions to the existing dwelling which are of the same scale, design and form as the proposal presently before us. The only difference between this application and that previously approved is that the building has been separated from the adjacent cottage.
26. This application does not represent over-development of the plot as it sits within a spacious curtilage. Given that an existing permission has been granted for a similar development with the same amount of floor space, albeit as an extension and not a new build, the principle of a proposal of this scale and general design, to replace that existing is acceptable and in compliance with policies DM5 and DM27.

Impact on Visual Amenity

27. The NPPF attaches great importance to the design of the built environment, *good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.*
28. The existing dwelling is one of a modest pair, both of which have been modified and partially rebuilt in an ad-hoc manner over the years. None of the fenestration is original, neither is it considered particularly valuable or interesting. On this basis, there is no objection to the demolition of the existing dwelling.
29. A contemporary approach has been taken to the design of the dwelling incorporating a variety of materials and roof shapes. The original façade of the cottage is replicated in scale and form with eaves and roof heights to match no. 2 with the other elements set back into the plot. This allows what was the original part of the dwelling to be at the forefront of views and to retain its relationship with no. 2. This relationship is maintained by reason of the close spacing between the proposed dwelling and the retained semi-detached dwelling.
30. The front part of the dwelling is built over two storeys to echo that adjacent and comprises a single first floor bedroom. The remaining parts of the dwellings are single storey to ensure that they appear subservient to the main element of the dwelling and to balance the pair of cottages as no. 2 already benefits from a single storey side addition. Due to the scale and form proposed it is considered to have an acceptable relationship with the adjacent dwelling.

31. The rear elements of the building utilise modern technology and materials to provide energy efficiency. A large degree of glazing is partially screened by hardwood brise soleil to minimise glare and overheating. Small areas of zinc roof project above the proposed grass roof which will be planted with a wild flower mix. Although this is recognised as a modern approach to sustainable roofing it will respect the rural nature of the site which is surrounded on two sides by open countryside. The use of matching render unifies the single storey elements and the main two storey part of the dwelling as well as matching no. 2, with the addition of timber cladding which is typical in this rural location and provides a subservient appearance.
32. The proposed development would clearly be different to the existing built form on New England Lane. However, the dwelling is set back into the plot with a degree of landscaping on the front boundary, which is due to be increased, to provide screening from the highway. In any event, the design is considered to be good and will be a positive addition in this context.
33. Whilst design is always subjective, the NPPF advises that planning decisions *should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*. On this basis and considering the overall form, layout and massing, the design is considered appropriate in this case and will provide a unique addition to the locality which will not be detrimental to the street scene or character of the area. The proposal is therefore considered to accord with policies DM5 and DM22 in this regard.
34. Dwellings opposite the site at Bridges Farm and Bridges Farm Barn are listed and have been taken into consideration when assessing this application. However, they are set well back into the plots with significant hedging and access gates on the front boundaries. For this reason, much of the dwelling will be obscured in views from within their curtilages. Neither will views allow the application site and the listed buildings to be observed together. For these reasons, the dwelling is not considered to impact the setting of the listed buildings.

Impact on Neighbouring Amenity

35. Policies CS3 and DM2 allows development which does not adversely affect residential amenity.
36. The dwelling is located in close proximity to the neighbouring dwelling and will project further back into the site than the existing attached cottage. However, it is positioned off the boundary and has a minimal roof height. By reason of the position of the dwelling and the rear projection, its single storey nature and the position of openings it will have no detrimental impact on the residential amenities of neighbours through overlooking, overshadowing or loss of light in accordance with policies CS3 and DM2. Also material in this assessment is the previous extension for which

planning permission has been granted, and which is very similar in form and position to that now sought as part of this replacement.

Impact on Highway Safety

37. The scheme details the closing up of the existing vehicular access to the front of the dwelling and its relocation further west to allow increased visibility. An existing informal field access will also be upgraded to allow for an in and out driveway so cars can easily exit in forward gear with ample parking space indicated. The Highway Authority has raised no objection subject to the imposition of conditions.

Other Matters

38. 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.

39. Taking into account the existing building on the site and its useage, it is considered there would be no significant impact to ecology and biodiversity as a result of the proposed development.

40. The existing septic tank is to be upgraded to a 'Klargester' treatment plant which is considered acceptable and will be installed in accordance with the building regulations.

Conclusion:

41. Whilst the replacement dwelling is of a larger footprint than that existing, it is respectful of the existing dwelling taking into account that planning permission has already been granted for extensions of the same scale, form and design. The fact that the roof height of the proposal is no higher than the existing dwelling or that adjacent is also significant, and the building when viewed from the road, taking into account the existing boundary hedge and landscape, and noting its good design and respectful scale, would not have a harmful impact on the street scene. Therefore, the proposed development accords with Policies DM5, DM22 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. The development hereby permitted shall be begun not later than 3 years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

3. The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.
4. No demolition preparation or construction works shall commence until a scheme for the mitigation of possible nuisance caused by dust has been submitted to and approved in writing by the Local Planning Authority.
5. The new and improved access shall be completed in all respects in accordance with Drawing No. DM01; with an entrance width of 3 metres and be available for use before the development is first used. Thereafter they shall be retained in their approved form. At this time all other means of access within the frontage of the application site shall be permanently and effectively "stopped up" in a manner which previously shall have been approved in writing by the Local Planning Authority.
6. The gradient of the vehicular accesses shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the adjacent metalled carriageway.
7. The access driveway shall be constructed at a gradient not steeper than 1 in 8.
8. Prior to the new dwelling hereby permitted being first occupied, the new and improved accesses onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.
9. Prior to the commencement of development above ground level details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
10. Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.
11. Before either access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 50 metres to the east and 100 metres to the west along the edge of the metalled carriageway from the centre of the access.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

12.The dwelling hereby approved shall not be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with.

Documents:

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

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O724YDPD03E00>