



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/17/06

Development Control Committee

5 January 2017

Planning Application DC/16/1963/FUL
Ardrella, Freewood Street, Bradfield St George

Date	Expiry Date:	1 November 2016
Registered: 6 September 2016		
Case Officer: Ed Fosker	Recommendation:	Approve
Parish: Bradfield St. George	Ward:	Rougham

Proposal: Planning Application - (i) Conversion of outbuilding/garage (approved under SE/12/0053/HH) to form separate dwelling including two storey and single storey extensions; (ii) new vehicular access to serve new dwelling; and (iii) 2 no. detached garages/outbuildings for use for new and existing dwellings

Site: Ardrella, Freewood Street, Bradfield St George

Applicant: Mrs P A Prior

Synopsis:

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

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Background:

This application is presented to the Committee following consideration by the Delegation Panel. It was referred to the Delegation Panel at the request of Councillor Sara Mildmay-White.

It is proposed to undertake a site visit on Tuesday 3 January 2016

Proposal:

1. Planning permission is sought for the conversion of outbuilding/garage (approved under SE/12/0053/HH) to form separate dwelling including two storey and single storey extensions, new vehicular access to serve new dwelling and 2 no. detached garages/out-buildings for use for new and existing dwellings.

Application Supporting Material:

2. Information submitted with the application as follows:
 - Existing and proposed floor plans and elevations
 - Design and access statement
 - Planning Statement
 - Topographic site survey

Site Details:

3. The site is situated in Bradfield St George (Countryside) on the eastern side of Freewood Road. The property known as 'Ardrella' is a large two storey detached property set within a very large plot, with a large garage/outbuilding (which was granted permission under SE/12/0053/HH) located to the southern side. The dwelling is well screened along the front boundary by the mature shrubs and hedging, as are the boundaries, to the northern side is a listed building 'Seaton Cottage' and Broom Hall is located to the southern side.

Planning History:

Reference	Proposal	Status	Decision Date
SE/12/0053/HH	Planning Application - (i) Erection of front porch (ii) double garage and carport (iii) provision of dormer over existing attached garage (iv) erection of chimney to existing house as amended by plans received 5.3.12 omitting the dormer windows from	Approved	14.03.2012

the proposed garage and carport and replacing them with gable end and roof light windows.

Consultations:

4. Highway Authority: (verbal comments from SB & SO) no objection subject to conditions.
5. Conservation Officer: No objection.
6. Environment Team: Based on this submitted information, the service are satisfied that the risk from contaminated land is low, suggest informative.
7. Public Health And Housing: no objection, subject to conditions.
8. Natural England: No comment.

Representations:

9. Parish Council: Parish Council supports this application with the following comments: Councillors query why the garages are so separate from the house - the re-siting of them would ensure the hedge is not removed. If re-sited closer to the north side of the house it would mean only the conifers are removed. This would also reduce the visual aspect from Seaton Cottage. The outbuilding proposed for conversion to the new property does not appear to have been built in accordance with the original planning application (re external staircase).

Neighbours:

10. Two letters of representation have been received.

Occupier of Seaton Cottage: *The garage associated with Ardrella would be best re-sited next to the house rather than as in the plans. If this is done then I will have not further comment to make.*

Occupier of Broom Hall: *As a neighbour to Ardrella, we have no objection to the plans to convert the existing garage. However we are concerned that the new garage associated with the proposed dwelling is quite separate to the proposed new dwelling, and set further away from the highway. It would appear to be designed so that the new garage could be developed into another dwelling using the proposed new access associated with the current planning application. If the proposed new garage remains as sited, then it is inevitable a further planning application will be received which is overdevelopment of the site and contrary to the siting, design and layout of the existing properties on Freewood Street. DM 27 which relates to Housing in the Countryside of the St Edmundsbury Local plan 2015 states either one dwelling or a pair of semi detached dwellings will*

be permitted as infill. Hence it follows that any permission for conversion of the existing garage at Ardella should include as a condition, a reference to DM 27 and therefore include as a condition that no further dwellings will be permitted as further infill.

Policy: The following policies of the Joint Development Management Policies Document 2015 and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

11. 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 DM22 Residential Design
- Policy DM27 Housing in the Countryside
- Policy DM46 Parking Standards

12. St Edmundsbury Core Strategy:

- Policy CS1: Spatial Strategy
- Policy CS3: Design Quality and Local Distinctiveness

Other Planning Policy:

13. National Planning Policy Framework (2012)

Core principles

Section 6: Delivering a wide choice of quality homes

Section 7: Requiring good design

14. National Planning Policy Guidance

Officer Comment:

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

- Principle of Development
- Design and Layout
- Residential Amenity
- Highway Safety

Principle of Development

16. The Government's NPPF advises in paragraph 109 that 'the planning system should contribute to and enhance the natural and local environment'. It is therefore important to manage development in the countryside but it is also recognised that some new development will help to support the rural economy, meet local housing needs.

17. Policy DM5 (Development within the Countryside) states that areas designated as countryside will be protected from unsustainable development. The policy goes on to state that 'a new or extended building will be permitted, in accordance with other policies within this plan, where it is for a small scale residential development of a small undeveloped plot,

in accordance with policy DM27'. This implies that a single dwelling within a DM27 compliant plot will comply with the provisions of DM5 and will, therefore, constitute sustainable development.

18. The site is located within the countryside. Policy DM27 Housing in the Countryside states that "Proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria:
 - a. the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway;
 - b. the scale of 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 within an otherwise continuous built up frontage.Permission will not be granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety".
19. It is proposed to sub-divide the plot and extend the existing outbuilding to create a new dwelling. New triple garages are proposed to the new dwelling and the existing dwelling to provide off street parking, with a new access for the proposed property.
20. The existing gaps between the current dwellings are relatively uniform and currently comprise mature shrubs and hedging, with a modest area of established wooded area in the gap between 'Ardrella' and Broom Hall to the south. This wooded area contributes to the character and distinctiveness of the rural scene and is to be retained with no encroachment by the proposal. Whilst DM27 relates to 'closely knit clusters' the presence and scale of the wooded area is not considered sufficient to reach a conclusion that the development does not clearly meet the spirit of the provisions of Policy DM27 and little or no adverse visual harm is otherwise identified. Furthermore, the importance of the wooded area in the street scene is considered such that the retention of this is considered to outweigh any modest failure otherwise to comply with DM27 arising from the greater degree of separation to the neighbouring dwelling.
21. It can be concluded therefore that the proposal would fit within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway, therefore the principle of residential development is considered acceptable and, in accordance with Policy DM5, it can be considered sustainable.
22. The proposed development also needs to be considered against policies DM2 and DM22 of the Development Management Policies Document which seeks to ensure that new development does not result in the loss of residential or visual amenity and their layout and design respects the established pattern and character of development in the locality.

Design and Layout

23. Development Management Policy DM2 and the NPPF requires development to be produced to a high standard of design. Local policies state that development should recognise and address characteristics and local distinctiveness of an area as well as producing designs that respect the character, scale, density and massing of a locality. However, the NPPF is clear at para. 60 that planning decisions should not attempt to impose architectural styles or particular tastes with, (at para.59) design policies concentrating on guiding overall scale, density, massing, height, landscape, layout, materials and access of new development.
24. The concerns raised by Parish Council relate to the distance separation of the garage associated with Ardrella. These concerns are noted. However it is not considered that a triple garage located 6m to the north western side of the existing property would have any adverse impact on 'Seaton Cottage' which is located some considerable distance away to the north west and screen by the boundary hedging. With regard to any concerns regarding future separation of either of the new garages, these would need to be the subject of planning applications, which would be judged purely on their own merits, however given the relationships with Ardrella and the proposed new dwelling it is unlikely that any applications for separation would be supported.
25. In terms of design, the two storey pitched roofed brick and timber clad building is very similar in appearance to the existing outbuilding which currently occupies the site, whilst this may not mirror the surrounding properties, given the limited views afforded in the existing street scene it is not considered out of character with the surrounding buildings which utilise a mixture of styles and materials.

Residential Amenity:

26. The site is located between residential dwellings; to the north is 'Ardrella' and to the south is Broom Hall, both of these are relatively large two storey properties. There are two small windows which serves an en-suite and bathroom proposed to be located on the north facing roof slope and one small obscure glazed bedroom window to the south facing elevation at first floor level, Given the en-suite and bathroom window are obscure glazed and given that the small bedroom window to the south facing elevation is obscure glazed there is no potential for overlooking from these windows.

Highway safety

27. Whilst concerns were initially raised over the ability to provide a sufficient visibility splay by the Highways Authority, the agent has supplied additional information which indicates that the required distance can be provided and the Highways Authority are now satisfied with this and has raised no objections in this regard subject to the imposition of conditions. Off street parking is provided to the new dwelling and 'Ardrella' itself in the form of detached triple garages.

Conclusion:

28. In considering the application the merits of the proposal must be balanced against any harm arising. In this case, whilst the design is different to the neighbouring properties the surrounding pattern of development is somewhat of a mix, due to its relatively modest nature and generous plot size it is not considered to raise undue concern with regard to scale, parking, amenity space or proximity to boundaries.
29. The proposal would result in one additional dwelling which would contribute to the local housing stock and which is located within reasonable proximity to local services and facilities. On this basis, it is likely that local businesses would benefit from the dwelling, both during the construction process and from future spending, albeit this will be modest. On this basis, the proposal represents social and economic benefits. In terms of environmental benefits, the building itself is considered appropriate in terms of scale and layout in that it will not be dominant or overbearing in the street scene. The dwelling is not considered harmful and on this basis, the benefits from the proposal are considered to outweigh any harm.

Recommendation:

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

1. Development to commence within 3 years
2. Materials as specified
3. In accordance with plans
4. Removal of permitted development rights for extensions, roof alterations, outbuildings.
5. 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.
6. The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 16/75/02; and with an entrance width of 3 metres and made available for use prior to the access first being used. Thereafter the access shall be retained in the specified form.
7. Prior to the new dwelling hereby permitted being first occupied, the new access 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.

8. Before the development is commenced 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.
9. The use shall not commence until the area(s) within the site shown on Drawing no 16/75/02 Dated 06/09/2016 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
10. Before the 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 (X dimension) and a distance of 80 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).
Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Informative:

1. If during development, contamination is encountered which has not previously been identified then it would be in the best interest of the developer to contact the Local Planning Authority as soon as possible, as they should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer. Failure to do so may result in the Local Authority taking appropriate action under its obligations of Part 2A of the Environmental Protection Act 1990.

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=OD6YQGPD05L00>