

Forest Heath District Council

**DEVELOPMENT
CONTROL
COMMITTEE**

1 FEBRUARY 2017

DEV/FH/17/005

Report of the Head of Planning and Growth

PLANNING APPLICATION DC/16/1145/FUL – 50 THE STREET, GAZELEY

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

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Committee Report

Date 01/06/2016 **Expiry Date:** 27/07/2016
Registered:

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

Parish: Gazeley **Ward:** Icen

Proposal: Planning Application DC/16/1145/FUL:
(i) 4 dwellings and ancillary outbuildings (following demolition of existing dwelling and outbuildings)
(ii) Improvements to existing vehicular access

Site: 50 The Street, Gazeley

Applicant: Logan Homes Ltd.

Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. The application is recommended for APPROVAL.

A Member site visit is due to take place on 30 January 2017.

Proposal:

1. Planning permission is sought for the development of 4 new detached dwellings following the demolition of the existing dwelling and outbuildings on the site.
2. The existing access to the property would be upgraded to accommodate the proposed dwellings.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Archaeological written scheme of investigation
 - Tree Survey
 - Ecological Appraisal
 - Bat Survey
 - Design and Access Statement
 - Topographical Survey

- Plans and Elevations
- Landscaping Plans
- Site Sections

Site Details:

4. The site is situated towards the centre of the village of Gazeley, close to the junction of Mill Road. The site is within the settlement boundary and outside any Conservation Area (the village of Gazeley not having a Conservation Area). The site is in an area containing some historic buildings, although there are no Listed buildings adjoining the site. The existing dwelling on the site is in a very poor state of repair, and was last occupied in 2015. The building is historic and was formerly a public house. It is faced in flint with brick quoins and brick window detailing with clay pan tiles to the roof.
5. The character and appearance of the dwellings in the area is varied, however adjacent to the site properties are generally two-storey linked/detached in ample sized plots.
6. The site itself extends to some 0.3 hectares rising gently from north-east to south-west. Trees to the rear of the site are protected by an area TPO.

Planning History:

7. The site benefits from an outline planning permission for 4 dwellings (with the retention of the existing dwelling and its conversion to two dwellings) – DC/14/0527/OUT refers.

Consultations:

8. Highway Authority: No objection subject to appropriate conditions.
9. Environment Agency: No objection.
10. SCC Archaeology: No objection subject to a condition to allow the recording of, and advance understanding of the significance of any heritage asset before it is damaged or destroyed.
11. Public Health and Housing: No objection.
12. Ecology, Tree and Landscape Officer: No objection subject to appropriate conditions ensuring development accords with the suggested mitigation set out in the submitted Arboricultural and Bat Surveys.

Representations:

13. Parish Council: Gazeley Parish Council has considered the above application and, whilst in favour of the development of the site in principle, would like to make the following comments:

'The Parish Council supported an earlier approved application in 2014 which did not involve demolition of the original dwelling. The original plan was to renovate the building and divide it into two properties. The Parish Council questions the need for complete demolition of the house which, although not a listed building, has significant local interest as a former public house and which blends in perfectly with several other dwellings in the village.

If permission is given to go ahead and demolish the house however, then the Parish Council requests that consideration is given to facing both plots 1 and 2 with brick and flint to match the neighbouring properties and to give a similar appearance to the existing building. It is felt that the current plan to construct plot 2 with a different material will jar badly with the surrounding area given it's prominence directly facing Moulton Road.'

Policy:

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

15. Joint Development Management Policies Document:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM13 Landscape Features
- Policy DM17 Conservation Areas
- Policy DM20 Archaeology
- Policy DM22 Residential Design
- Policy DM44 Rights of Way
- Policy DM46 Parking Standards

16. Forest Heath Core Strategy (2010):

- Policy CS1 Spatial Strategy
- Policy CS3 Landscape Character and the Historic Environment
- Policy CS5 Design and Local Distinctiveness
- Policy CS7 Overall Housing Provision

Other Planning Policy:

17. National Planning Policy Framework (2012)

Officer Comment:

18. The main issues to be considered in the determination of this application are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on trees
- Amenity
- Highway impact

Principle of Development

19. The application site lies within the settlement boundary of Gazeley which is classified under Core Strategy Policy CS1 as a 'secondary village'. These villages have limited services and can therefore accommodate limited growth. The principle of a small scale development within the settlement boundary is acceptable, and is in line with the existing outline permission on the site for 4 new dwellings.

Impact on the character and appearance of the area

20. The proposal differs from the previous consent on the site in that the existing period building (50 the Street) is proposed to be demolished and replaced with a pair of semi-detached dwellings of a scale and appearance sympathetic to the existing building and that of the other more historic dwellings in the area.

21. The proposal also involves the sub-division of rear garden land, and the development of two 2-storey dwellings, again of a more traditional appearance.

22. On initial inspection of the existing dwelling to be demolished, it was considered that the building merited retention as a non-designated heritage asset, due to its age and its historical link to the village with its former use as a public house. However, following further discussion with Historic England, it was concluded that the building was not worthy of preservation as a listed building. Whilst the applicants have agreed to consider the possibility of retaining the existing building and converting it into two dwellings, there is no mechanism available to prevent its demolition, should that prove to be the most viable solution to developing the site.

23. The concerns of the Parish Council in respect of the appearance of plot 2 are noted, and consideration has been given to facing both plots 1 and 2 with brick and flint as requested. However, the applicants consider that the design of plot 1 & 2 seeks to suggest a chronology of architectural styles and hierarchy, and that the proposal draws upon the simple modest cottages adjacent (with red brick and flint infilling) and also that of the larger gault brick dwellings directly opposite Plot 2 on the other side of the road. Further street scene drawings and details of the distribution of external facing and roofing materials around the proposal site has been submitted to support this approach. Taking this into account, it is felt that the proposed replacement dwellings are sympathetic to the scale, form and materials of the existing building, and would maintain the character and appearance of the street scene in accordance with Policy DM2.

24. The proposed dwellings to the rear of the site will be two-storey and of a traditional form with a Georgian design influence. The overall scale and appearance of the dwellings would not be out of keeping with the mixed development in the village, and will have minimal impact on the street

scene and the character of the area.

25. Overall, the design, layout and impacts on the character and appearance of the area are acceptable and the development accords with Policies DM2 and DM22 in this regard.

Impact on Trees

26. The trees to the rear of the property are protected by TPO 002(2014). The tree preservation order was made because the trees form an attractive backdrop to the built development and as such contribute to the amenity of the locality. The order was required to ensure that the trees were retained and protected whilst the property is developed and into the future.
27. The application proposals do include the removal of some of the protected trees, however considering the condition of some of the trees and the level of replacement planting proposed, the Ecologist, Landscape and Tree Officer raises no objection to the proposals from a tree and landscape perspective. The recommendations set out in the arboricultural report can be required by condition. The application is considered to accord with Policies CS3, DM2 and DM13 in this regard.

Amenity

28. The two dwellings to the street frontage maintain the residential amenity currently afforded to no. 52 The Street. The dwellings to the rear of the site maintain adequate separation distances to the neighbouring property 'Tigh Willow' to the north of the site. Additional section drawings have been submitted indicating that the dwelling to dwelling distance will be 18.5 metres, and due to the orientation of Tigh Willow, there would be no direct window to window impact, minimising any potential for overlooking issues to arise. The adjacent land to the east of the site benefits from planning permission (allowed at appeal) for 20 dwellings, however the proposed dwellings would not directly overlook this site and would not have an impact on the development of these dwellings.
29. Overall, the application is considered to have due regard to existing amenity levels of adjoining dwellings and the design and layout of the scheme accords with DM22 in this regard.

Highway Impact

30. The amended scheme proposes satisfactory off-street parking to serve the dwellings, as well as on site turning and visibility splays. Whilst there would be an increase in traffic movements within a residential environment, this is not likely to be significant or detrimental to residential amenity. The Local Highway Authority raises no objection to the revised scheme which is not considered to give rise to highway safety issues.

Other Matters

31. In respect of ecology on the site, evidence of bats was found in the existing dwelling, most likely Common Pipistrelles using the building as a roost. A European Protected Species license will be required prior to the implementation of any permission. Mitigation includes the provision of bat boxes, and this can be required by condition.
32. The site is located within the historic core of Gazeley 100m northeast of the medieval church. There is therefore high potential for encountering medieval, and possibly earlier, occupation deposits at this location. The proposed development would cause significant ground disturbance that has potential to damage any archaeological deposits that exist. However, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed. A suitable condition can be applied in this instance.

Conclusion:

33. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

34. It is recommended that planning permission be **APPROVED** subject to the following conditions:
1. 3 year time limit
 2. In accordance with approved plans (inc. Bat Survey and Arboricultural survey)
 3. Materials
 4. Permitted Development rights removed – extensions / new openings (plots 3 and 4)
 5. Restrict construction hours
 6. Archaeological investigation & Post Investigation Assessment
 7. Details of footway across the frontage of the site to be submitted and agreed (pre-commencement)
 8. Vehicular access in accordance with approved plans
 9. Access surface material to be agreed
 10. Details of bin storage to be provided
 11. Surface water drainage to be agreed
 12. Parking, turning details and secure cycle storage areas to be submitted and approved
 13. Visibility splays in accordance with agreed details
 14. Landscaping in accordance with submitted plans
 15. Details of boundary treatment to be submitted and agreed
 16. Implementation of recommendations of arboricultural report

17.Implementation of recommendations of bat survey

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=O81Q0OPD04Z00>