



Forest Heath
District Council

DEV/FH/17/024

Development Control Committee 5 July 2017

Planning Application DC/16/2762/FUL – Land West of Gazeley Road, Gazeley Road, Kentford

Date Registered: 20th February 2017 **Expiry Date:** 17th April 2017 –
EOT 6th July 2017

Case Officer: Kerri Cooper **Recommendation:** Approve

Parish: Kentford **Ward:** South

Proposal: Planning Application - 1no. dwelling (following demolition of existing garage)

Site: Land West of Gazeley Road, Gazeley Road, Kentford

Applicant: Mr Michael Paske

Synopsis:

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

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 following consideration by the Delegation Panel. The application is recommended for APPROVAL.

This application is referred to Delegation Panel as the Parish Council are objecting to the proposed development, which is contrary to the recommendation of approval by the Local Planning Authority. In addition, the local Ward Member, Councillor Dicker has verbally reiterated the concerns from local residents and Parish Council.

A Committee Site Visit is to be undertaken on Monday 3 July 2017.

Proposal:

1. Planning permission is sought for a two storey detached dwelling.
2. The application has been amended since submission to revise the design of the dwelling and provide additional information to the Local Planning Authority regarding parking and layout to address concerns.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Application Form, Design and Access Statement, Biodiversity Checklist, Land Contamination Report, Arboricultural Impact Assessment and Drawing Nos. 10 C, 11 D, 12 A and 5652 D received 16th December 2016, 19th January, 20th February, 13th April and 10th May 2017.

Site Details:

4. The application site comprises a detached triple bay garage, located adjacent to East and West Dormy House. The site is set back from Gazeley Road and accessed via a shared access. The site is situated within the Housing Settlement Boundary of Kentford.

Planning History:

5. DC/14/0341/FUL - Erection of a one-and-a-half storey terrace of 3 dwellings (demolition of existing dwelling / garages / store rooms) – Merman House, Gazeley Road, Kentford - Approved.
6. DC/16/0179/FUL - Planning Application - 2no. two storey dwellings – Development Site, Gazeley Road, Kentford - Approved.

Consultations:

7. SCC Highway Authority: No objection, subject to condition.
8. Environmental Health - Public Health and Housing: No objection, subject to conditions.

9. Environmental Health – Land Contamination: No objection.

10. Natural England: *'Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Breckland SAC has been classified.'*

11. Tree and Landscape Officer: No objection subject to development being carried out in strict accordance with Hayden's Tree Report. Boundary treatment should be conditioned to control potential impact to the tree.

12. Suffolk Wildlife Trust: No comments received.

13. RSPB: No comments received.

Representations:

14. Parish Council: Kentford Parish Council object due to loss of privacy to nearby houses and overdevelopment of the area.

15. Ward Member: Councillor Dicker called in the application, due to the concerns raised by nearby residents.

16. Neighbours: 1 letter of objection was received from the owner of Jersey House, which included the following summarised points:

- Impact on neighbour amenity – overlooking.
- Impact on parking and highway safety.

17. 1 letter of objection was received from the owner of Langtry House, which included the following summarised points:

- Impact on parking.
- Impact on neighbouring amenity – overlooking.
- Design of proposed dwelling.

Policy: The following policies of the Joint Development Management Policies Document and the Forest Heath Strategy 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 DM7 (Sustainable Design & Construction)
- Policy DM12 (Mitigation, Management, Enhancement and Monitoring of Biodiversity)
- Policy DM13 (Landscape Features)
- Policy DM14 (Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards)
- Policy DM22 (Residential Design)
- Policy DM46 (Parking Standards)

19. Forest Heath Core Strategy 2010:

- Policy CS1 (Spatial Strategy)
- Policy CS2 (Sustainable Development)

- Policy CS5 (Design Quality and Local Distinctiveness)
- Policy CS10 (Sustainable Rural Communities)

Other Planning Policy:

20.National Planning Policy Framework (2012)

Officer Comment:

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

- Principle of Development
- Impact on Visual Amenity
- Impact on Neighbouring Amenity
- Impact on Highway Safety and Parking
- Other Matters

Principle of Development

22.Policy CS1 states that within the Housing Settlement Boundary, planning permission for new residential development will be granted where it is not contrary to other planning policies.

23.The site is located within the Housing Settlement Boundary for Kentford and as such the principle of an additional residential dwelling is acceptable. The principle of residential development is also considered entirely appropriate in this location being surrounded by residential development. It is therefore considered a sustainable re-use of land.

24.There is nothing to preclude consideration of this site for residential development subject to the impacts of the proposal otherwise being satisfactory.

Impact on Visual Amenity

25.Policy DM22 states that residential development proposals should maintain or create a sense of place and/or character by utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location.

26.The proposed dwelling is of a two storey scale and is to be sited on the footprint of the existing garage building. The proposed dwellings amenity space will be located to the front. Modest changes to the design of the dwelling have been made which include the removal of the front gable roof dormer, to allow the proposed dwelling to be similar in design and form to the adjacent pair.

27.It is now considered that the proposed development fits in with the varied pattern of development in the locality which consists of large historic properties to smaller modern semi-detached dwellings and modest bungalows. The surrounding dwellings utilise different accesses with no clear building line or linear arrangement. On this basis, it is not considered that the proposed location of the dwelling would be detrimental to the character of the area. Whilst the new dwelling would not benefit from a

clear road frontage, their character, form and layout adds further interest to this area of development in Kentford. To ensure that the external appearance of the development is satisfactory, facing and roofing materials will be secured by condition.

Impact on Neighbouring Amenity

28. The proposed two storey dwelling is to be sited on the footprint of the single storey garage building. 2no. high level obscure glazed windows are located in the rear elevation at first floor level and 1no. high level obscure glazed window is located in the side elevation at first floor level.
29. A site visit was carried out to Jersey House to view the application site from the rear garden and at first floor level. Whilst the proposed development will be viewed from Jersey House and surrounding neighbouring properties, private views are not a material planning consideration and cannot be factored into this assessment and subsequent decision.
30. Although it is acknowledged that there will be an impact as a result of the proposed development, it is not considered that this will be one which is significant as to cause harm by virtue of overlooking, loss of light and over bearing, given the design, scale and form of the proposed dwelling and relationship between existing surrounding development.

Impact on Highway Safety and Parking

31. The existing three bay garage which is to be demolished provides additional parking to East and West Dormy House, however it has been confirmed by the agent that this is not used by either owner/occupier. A proposed parking plan has been provided to show that formal on-site parking is to be provided to the front of East and West Dormy House and the proposed development, which meets the guidance as set out in the Suffolk Guidance for Parking.
32. Suffolk County Highway Authority is satisfied with the existing access along with the onsite parking provisions and as such, has raised no objections to the proposal, subject to a condition.

Other Matters

33. Policy DM7 states (inter alia) proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed. No specific reference has been made in regards to water consumption. Therefore a condition will be included to ensure that either water consumption is no more than 110 litres per day (including external water use), or no water fittings exceeds the values set out in table 1 of policy DM7.
34. The application site is not situated within a flood zone. Therefore, there will be no impact on flooding as result of the proposed development.
35. The application has been assessed to look at the impact on the trees, especially in respect of T001 – Norway Maple that is situated to the front of the site. It is considered that the proposed development would be

acceptable provided it is carried out in strict accordance with Hayden's Tree Report. In order to control the boundary treatment, to ensure there is no potential impact or damage to the tree, the details will be requested via condition.

36. There is no record of any protected species on site and the use of the site is to remain as is.

37. Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises that the proposal, if carried out in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Breckland SAC has been classified.

Conclusion:

38. Accordingly, it is considered that the proposal takes account of development plan policies and as such approval is recommended subject to conditions.

Recommendation:

39. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. 01A – Time limit detailed.
2. 14FP – Development to accord with Application Form, Design and Access Statement, Biodiversity Checklist, Land Contamination Report, Arboricultural Impact Assessment and Drawing Nos. 10 C, 11 D, 12 A and 5652 D received 16th December 2016, 19th January, 20th February, 13th April and 10th May 2017.
3. 04C – Facing and roofing samples.
4. 18AA – Parking.
5. NS – Hours of construction.
6. NS – Acoustic insulation.
7. 12D – Boundary treatment.
8. 23 – Tree protection in accordance with Hayden's Tree Report dated 13th December 2016.
9. DM7 – Water consumption.

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=OI8AE4PDLIU00>