



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/19/026

Development Control Committee 28 March 2019

Planning Application DC/18/2496/OUT – Land at 27, Hollybush Corner, Bradfield St George

Date Registered: 14.12.2018 **Expiry Date:** 08.02.2019

Case Officer: Jo-Anne Rasmussen **Recommendation:** Approve Application

Parish: Bradfield St. George **Ward:** Rougham

Proposal: Outline Planning Application (means of access to be considered) - 1no. dwelling (Revised plans received 1/2/19 showing access proposed)

Site: Land at 27, Hollybush Corner, Bradfield St George

Applicant: Mr Rikki Pace

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:

The application comes before the Development Control Committee as the Parish Council object to the proposal which is in conflict to the Officers' recommendation for APPROVAL.

Proposal:

1. Planning permission is sought for one dwelling at outline stage. Access is included but all other details are reserved.

Application Supporting Material:

2. Site/block plan
Tree protection plan
Contamination report

Site Details:

3. The site is situated to the south of Hollybush Corner in land currently utilised as amenity space for number 27.

To the north and south of the site is open countryside, whilst to the east and west are residential properties.

The site is within the settlement boundary for Bradfield St George.

Planning History:

4. Reference	Proposal	Status	Decision Date
DC/18/0203/HPA	Householder Prior Approval - Single storey rear extension which extends beyond the rear wall of the original house by 5 metres with a maximum height of 3 metres and a height of 3 metres to the eaves	Not Required	13.03.2018
DC/18/0585/HH	Householder Planning Application - Dropped kerb to front of property	Application Granted	07.12.2018

Consultations:

5. Parish: Object raising the following concerns;
 - The site is not suitable for a four bedroom house,
 - No access to the rear of the site for emergency services and maintenance
 - No planning statement to support the application
 - Would not respect the built form and character of this row of properties.
 - Do not raise concerns over use of the access.
6. Environment Team: No objections subject to conditions
7. Highways: No objections subject to conditions.

8. Arboricultural Officer: No objections, however concern that the indicative parking area encroaches onto the RPA.

Representations:

9. No letters of representation were received.

Policy:

10. The following policies of the Joint Development Management Policies Document, the St Edmundsbury Core Strategy 2010 & Vision 2031 Documents have been taken into account in the consideration of this application:

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM22 Residential Design
- Policy DM46 Parking Standards
- Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM13 Landscape Features
- Policy DM7 Sustainable Design and Construction
- Core Strategy Policy CS4 - Settlement Hierarchy and Identity
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS13 - Rural Areas
- Vision Policy RV3 - Housing settlement boundaries

Other Planning Policy:

11. National Planning Policy Framework 2018

Officer Comment:

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

- Principle of Development
- Form and character
- Neighbour amenity
- Highways
- Material Planning considerations

Principle of the development;

13. The NPPF was revised in July 2018 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework, the greater weight that may be given. The Policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provisions of the 2018 NPPF that full weight can be attached to them in the decision making process.
14. The site is within the development boundary for Bradfield St George, which is designated as an infill village by Policy CS4. Infill villages only have a limited range of services and as such only infill development comprising single dwellings or small groups within the designated housing settlement boundary are acceptable. As the proposal is for one dwelling, on a site within the settlement boundary it is considered the principle is acceptable and would comply with Policy CS4.

Impact upon the form and character;

15. This area of Hollybush Corner is typified by semi-detached dwellings set within very generous plots. The dwellings are separated within the building line by large gardens to the side of properties which allow views through to the countryside beyond. The housing density is low and this adds positively to the open, rural character of the locality.
16. DM2 looks for new development to achieve a high quality design and seeks to maintain a sense of place and local character. Policy CS3 looks for all new development to create and contribute to a high quality environment which illustrates an understanding and regard for the local context.
17. Views through to the countryside to the south would be maintained by the large garden area of number 25, which immediately abuts the site. The site is considered to be of an adequate size to comfortably accommodate a new dwelling. Therefore, whilst this is a modest plot it is not considered that a dwelling on the site would appear visually cramped or over-developed, nor would it be significantly detrimental to the rural and open character of the locality and as such it is considered the proposal would comply with DM2, DM22 and CS3.

Neighbour amenity;

18. The proposal is for outline consent and as such details of the siting and design of the dwelling have not been submitted as part of this application. It is considered the site is of a suitable size to accommodate a dwelling within the building line. The impact upon neighbour amenity will be fully assessed at Reserved Matters stage when full details of design, siting and window positions are known.

Highways,

19. The proposal is for outline, to include access. The proposed dwelling would utilise the existing access which currently serves number 27. Number 27 would implement and use the access approved within planning reference DC/18/0585/HH. The access is considered acceptable, a condition will be attached to ensure the access proposed for number 27 is brought into use to prior to any development.
20. Suffolk County Council as Highway Authority have not objected to the proposal and as such it is considered the proposal would not have a detrimental impact upon highway safety and would comply with DM46.

TPO

21. There is a tree subject to a TPO to the front of the site. The Arboricultural Officer has not objected to a new dwelling on the site, but has raised concerns that the indicative plans show a parking area encroaching onto the RPA of the tree. It is considered there would potentially be sufficient parking without this area being included, further to this the area is shown indicatively only and the siting of the dwelling and parking are not known at this stage. Given the size of the site it is considered that the proposed development of one dwelling could be accommodated without resulting in a detrimental impact upon the tree, as such the proposal would comply with the aims of policy DM13.

Material Planning Considerations.

22. The Parish Council have raised concerns as to the size / scale of the proposed dwelling, being four bedroom and also that the access to the rear of the site may be restricted. As this application is at outline full details of the design, size / scale and siting of the property have not been given, these can be fully assessed at the Reserved Matters stage. A planning statement is not a validation requirement, as such the proposal will be assessed based on the information submitted.
23. When assessed using the biodiversity standing advice the use of the land at present as domestic garden land allows a consideration that the ecological impacts arising will be satisfactory.
24. The application site is not situated within a flood zone. Therefore, there will be no impact on flooding as result of the proposed development.
25. 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.

Conclusion:

26. 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:

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

1 Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-

- i) The expiration of three years from the date of this permission; or
- ii) The expiration of two years from the final approval of the reserved matters; or,

In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Prior to commencement of development details of the [appearance, landscaping, layout, and scale] (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

3 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reason: To define the scope and extent of this permission.

Reference No:	Plan Type	Date Received
A	Block Plan and Site Location Plan	01.02.2019

4 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.

Reason: To protect the amenity of the area.

- 5 No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.

Reason: To protect the amenity of the area.

- 6 Prior to first occupation, the dwelling with off street parking shall be provided with an operational electric vehicle charge point at a reasonably and practicably accessible location, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework and the Suffolk Parking Standards.

- 7 Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the carriageway 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.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety

- 8 The dwelling(s) 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 and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 9 Prior to the commencement of development the access proposed to serve number 27 (as permitted by DC/18/0585/HH) shall be fully implemented and brought into use. The said access shall be constructed in accordance with all relevant conditions attached to DC/18/0585/HH.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety

Documents:

28. All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/2496/OUT](#)