



PLANNING ADVISORY PANEL - UPDATE SHEET

14 April 2020

SOUTH AREA

Item 7 - DC/20/0040/FUL - Single House residential infill development (Plot 2) to the rear garden of 4, Hackney Terrace for 1 Bed single storey house at 4 Hackney Terrace, Melton, Suffolk, IP12 1NN

Additional information from applicant's agent

This application is an exercise in street design. The proposal is for a modest single storey one bedroom dwelling set between an end of terrace (4, Hackney Terrace) and a pair of existing semi detached Victorian villas (Parkside & Felbrigg Cottage) which is a total of 4 dwellings. On the opposite side of the street are 2 pairs of existing Victorian villas (1&2, Hackney Road, Glendean & 1, Hackney Terrace) which is a total of 4 dwellings. This proposal would result in 4 dwellings on one side of Hackney Road and 4 dwellings on the opposite side which simply reflects the best use of the space available on both sides of the road.

The parish council have supported the proposal as compliant with the Melton Neighbourhood Plan recognising that the proposal is a suitable addition to the street which forms part of the designated Melton Character Area designated for its heritage and conservation value. The single storey infill proposal would provide some variety of scale along the street similar to the way in which a number of workshops and garages throughout the area provide variation and add to the character to this part of Melton as a whole as shown in the Design and Access Statement submitted with this application.

4 out of 5 of the immediate neighbours have written letters of support for the proposal because they recognise the opportunity to greatly improve the appearance of the street. Since 1998 the plot has been occupied by a single storey annex to 4, Hackney Terrace which does nothing to add to the character of the street and which in recent years has become an eyesore with a collection of caravans and assorted storage.

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Melton is changing with 4 large estate houses built at Turnpike Lane at the end of Hackney Road, 54 houses being built on the old GAH site and 100 plus houses proposed for the old SCDC Council offices. There is a view that if these large developments are granted permission then why should a modest owner occupier proposal not be granted permission? The residents, the parish council and the applicant recognise a unique opportunity to replace an eyesore on this important site with a proposal that completes and greatly enhances this street in Melton. Please come and have a look if you feel that would assist you with your decision.

Everyone is well aware that if this opportunity is missed the existing eyesore could remain for many years to come, as quite apart from the right of appeal the owner of 4, Hackney Terrace could return to the existing permitted use of the annex, which would be a backward step for all of those involved with this application and the history of the site.