



Planning Advisory Panel – SOUTH (14 April 2020)

Delegated Report

Application no DC/20/0432/VOC

Location

Mickey's Field
School Road
Waldringfield
Suffolk

Expiry date 29 March 2020

Application type Variation of Conditions

Applicant Lewis Culf LTD

Parish Waldringfield

Proposal Variation of Condition No. 2 of DC/18/4880/FUL - New dwelling on vacant freehold land - Replace drawings of ground floor plan, first floor plan, proposed elevations and sections contained within the design and access statement and drawing numbers 6179/2 and 6179/3 with new drawing numbers 6179/6 and 6179/7

Case Officer Grant Heal
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Summary

A Variation of Condition no.2 (approved drawings) is sought in relation to DC/18/4880/FUL: New dwelling on vacant freehold land known as Mickey's Field, Waldringfield.

With due consideration given to all relevant material planning matters, the proposal is deemed sustainable and therefore recommended for approval in-line with planning policy.

Notwithstanding, the referral process was triggered in accordance with the Council's scheme of delegation because the 'Minded to' decision of the Planning Officer is contrary to the Parish Council's recommendation to refuse permission.

The application is therefore presented to the Planning Advisory Panel on 14 April 2020.

Site description

The site is a parcel of virgin land with frontage onto School Road. It is bound by residential properties on all sides, including The Bays (south), Cragside (north), High Elms (east), Sandcliff (south-east) and those on the opposite side of the street. The approved access utilises an existing private driveway off School Road, which serves High Elms. The site is located within the AONB.

Proposal

The proposal seeks to vary the approved drawings in the following ways:

1. The introduction of additional skylight windows on the west facing elevation;
2. The removal of the approved chimney;
3. The introduction of a black painted flue on the east-facing elevation;
4. The introduction of a single storey rear extension with bi-fold doors and skylights;
5. The introduction of a privacy screen at the eastern end of an approved terrace.

Consultations/comments

Two third-party representations of objection have been received which raise concerns relating to the following material planning matters:

- Dominating/overbearing;
- Light pollution;
- Overdevelopment;
- Overlooking;
- Scale.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Waldringfield Parish Council	4 February 2020	17 February 2020

Summary of comments:

*“ Waldringfield Parish Council **objects** to this application.*

The site is in close proximity to the neighbouring property, Cragside. The site has a significant slope from the street level to the back of the plot. The ground levels on which the new, partially-built house now sits, have been raised to be level with that of the street. This means that the ground floor and terrace areas are several feet higher than those of the neighbouring property, Cragside. This VOC seeks to extend significantly the ground floor area and terrace beyond the footprint of the approved application DC/18/4880/FUL.

The new drawings show that most of what is labelled the east elevation of the extended ground floor would be given to new fenestration/bifolds, rather than the single doorway as currently permitted. This directly faces the neighbouring property and, given the raised ground levels, will

cause overlooking of the neighbours' main sitting-out area, causing loss of residential amenity, as will the extended raised terrace.

The applicant proposes to erect a series of 1800mm-high frosted glass panels along the eastern perimeter of the terrace, and 900mm-high frosted glass panels along part of the northern perimeter of the terrace. We do not think that this will provide effective screening and will not overcome the overlooking issue. Waldringfield Parish Council also considers that such glass screening is particularly unattractive and of poor design. It is not sympathetic to the style of the approved dwelling or that of the neighbouring properties.

The permitted original application for this site (DC/18/4880/FUL) stated that no trees or hedging would be removed or pruned and these were shown in the design and access statement. The subsequent VOCs have asked only for changes to the physical aspects of the building. The Parish Council therefore seeks assurance that damage caused by the development to the original hedge will be rectified and hedging replaced where necessary.

The Parish Council believes that this VOC application does not comply with the following Suffolk Coastal Policies and should therefore not be approved:

DM23 - Residential Amenity, a) privacy/overlooking b) outlook

DM21 - Design: Aesthetics

SP15 (Landscape and Townscape)

These policies seek to resist proposals which comprise poor design and layout which detract from the character of their surroundings and quality of the Area of Outstanding Natural Beauty."

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	4 February 2020	No response
Summary of comments: No comment.		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	4 February 2020	20 February 2020
Summary of comments: Do not wish to restrict the grant of planning permission.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Ecology (Internal)	12 February 2020	No response
Summary of comments:		

No comment.

Consultee	Date consulted	Date reply received
Suffolk Coasts And Heaths Project	4 February 2020	No response
Summary of comments: No comment.		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	4 February 2020	11 February 2020
Summary of comments: No comment.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 7 February 2020

Expiry date: 28 February 2020

Planning policy

National Planning Policy Framework

SP1a - Presumption in Favour of Sustainable Development (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

XSP19 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP27 - Key and Local Services Centres (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

DM21 - Design: Aesthetics (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

SP15 - Landscape and Townscape (East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (July 2013))

Planning considerations

Planning history:

*DC/19/3135/VOC: Variation of Condition 2 of DC/18/4880/FUL (New dwelling on vacant freehold land). Variation to replace drawings of ground floor plan, first floor plan, proposed elevations and sections contained within the Design & Access Statement with new Drawing Nos. 6179/2 & 6179/3 at plot Adjacent To High Elms And Craggs, School Road, Waldringfield - permitted 11 November 2019. This application included the reconfiguration of the internal layout and the inclusion of additional living accommodation over the garage, facilitated by increasing the attached garage's ridge height to provide greater internal head clearance. The introduction of an additional ground floor window was also approved to the dwelling's east-facing elevation.

*DC/18/4880/FUL: New dwelling on vacant freehold land at Mickey's Field , School Road, Waldringfield - permitted 4 March 2019.

Principle:

The site falls within the physical limits boundary (SP19: Settlement Policy) of Waldringfield, where the planning principle for small scale infill development is considered acceptable in accordance with SP27 (Key and Local Service Centres) of the Suffolk Coastal District Core Strategy and Development Management Policies Document. The principle is therefore acceptable, subject to a satisfactory assessment of other material planning considerations, as set out below.

Visual amenity:

Considered against the relevant provisions of the NPPF and local policies DM21 (Design: aesthetics) and SP15 (Landscape and townscape), the proposed omission of an approved chimney and replacement with a black painted flue on the east-facing elevation is not considered to undermine existing amenity since it would only protrude approximately one metre above the ridge height of the host dwelling and, as such, would otherwise be permissible without consent if it were not for the prevailing AONB designation. The flue's position on the east-facing elevation would also restrict its visibility within the street scene and would therefore only have a very limited impact on the area's visual amenity.

The proposed single-storey rear extension would be sited towards the western elevation of the approved dwelling and away from the neighbouring property of Craggside (North). It would appear subservient to the host dwelling and would not result in a disproportionate amount of development relevant to the overall plot size. The proposed privacy screen would also be hidden from view and would not appear in the street scene. It is thus unlikely to erode existing visual amenity.

Residential amenity:

Given that the proposed extension would be positioned away from the closest neighbouring property (Craggside) and adjacent to a shared private access track, it is considered unlikely that such an arrangement would undermine the physical relationship between properties or result in any undesirable outlook.

While it is appreciated that the proposed bi-fold doors; positioned on the proposed extension's east-facing elevation, presents the potential to degrade neighbouring amenity from increased overlooking (due to the proposed extension's finished floor level being elevated approximately 0.65 metres higher than the ground level of Cragside's garden), the proposed opaque glass panel positioned at the eastern end of the terrace would provide sufficient screening, such that no direct lines of sight would be gained by the occupants towards the neighbours rear sitting out area. As such, that potential overlooking issues have been sufficiently addressed.

With reference to additional glazing included within the proposed extension; which would undoubtedly increase the potential for light spill within the immediate vicinity, it is considered that the dwelling's location within the built-up area of Waldringfield means that impacts would be congruent with the character of the surrounding residential development. As such, its potential to introduce additional light spill within open countryside and the wider AONB would be limited.

It is also noted that a rear extension could theoretically be constructed as permitted development (subject to appropriate detailing etc).

Conclusion

With due consideration given to all relevant material planning matters, the proposal is deemed sustainable and therefore recommended for approval in-line with planning policy.

Recommendation

Approve subject to conditions

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of 4 March 2019.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall not be carried out other than in complete accordance with the following approved drawing(s):
 - Site plan (Received 26 November 2018);
 - 6179 7 (Elevations (Revised scheme));
 - 6179 6 (Detail plans and sections (Revised scheme)).

Reason: For avoidance of doubt as to what has been considered and approved.

3. The materials, finishes and landscaping (hard and soft) shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed by the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

4. The officer confirms that information submitted within approved application DC/19/2813/DRC, including the following documents, was sufficient to enable the discharge of condition 4:
 - 'Written scheme of Investigation for Archaeological Evaluation' issued by John Newman;
 - 'Brief for a Trenched Archaeological Evaluation' issued by Hannah Cutler;
 - 'Archaeological Evaluation Report' issued by John Newman.
5. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 4 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Policies SP1 and SP 15 of Suffolk Coastal District Council Core Strategy Development Plan Document (2013) and the National Planning Policy Framework (2012).

6. The officer confirms that information submitted within approved application DC/19/2813/DRC, including that contained within the submitted Phase 1 Contaminated Land Assessment (dated 8 July 2019), was sufficient to enable the discharge of condition 6.
7. The officer confirms that information submitted within approved application DC/19/2813/DRC, including that contained within the submitted Phase 1 Contaminated Land Assessment (dated 8 July 2019), was sufficient to enable the discharge of condition 7.
8. Prior to any occupation or use of the approved development the RMS approved under condition 7 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
 - results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
 - evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and

- evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety. An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

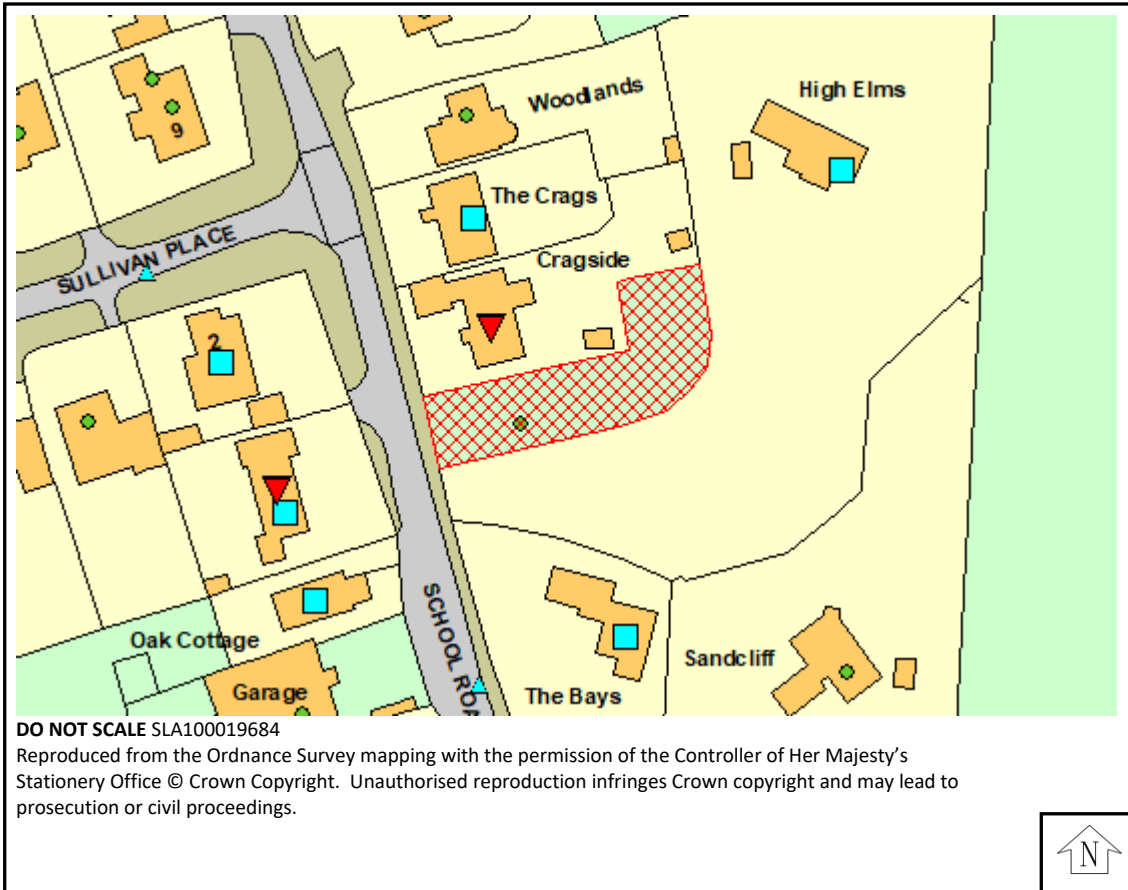
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





Background information

See application reference DC/20/0432/VOC at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q54SMHQX07400>

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support