

# SOUTH Item 4

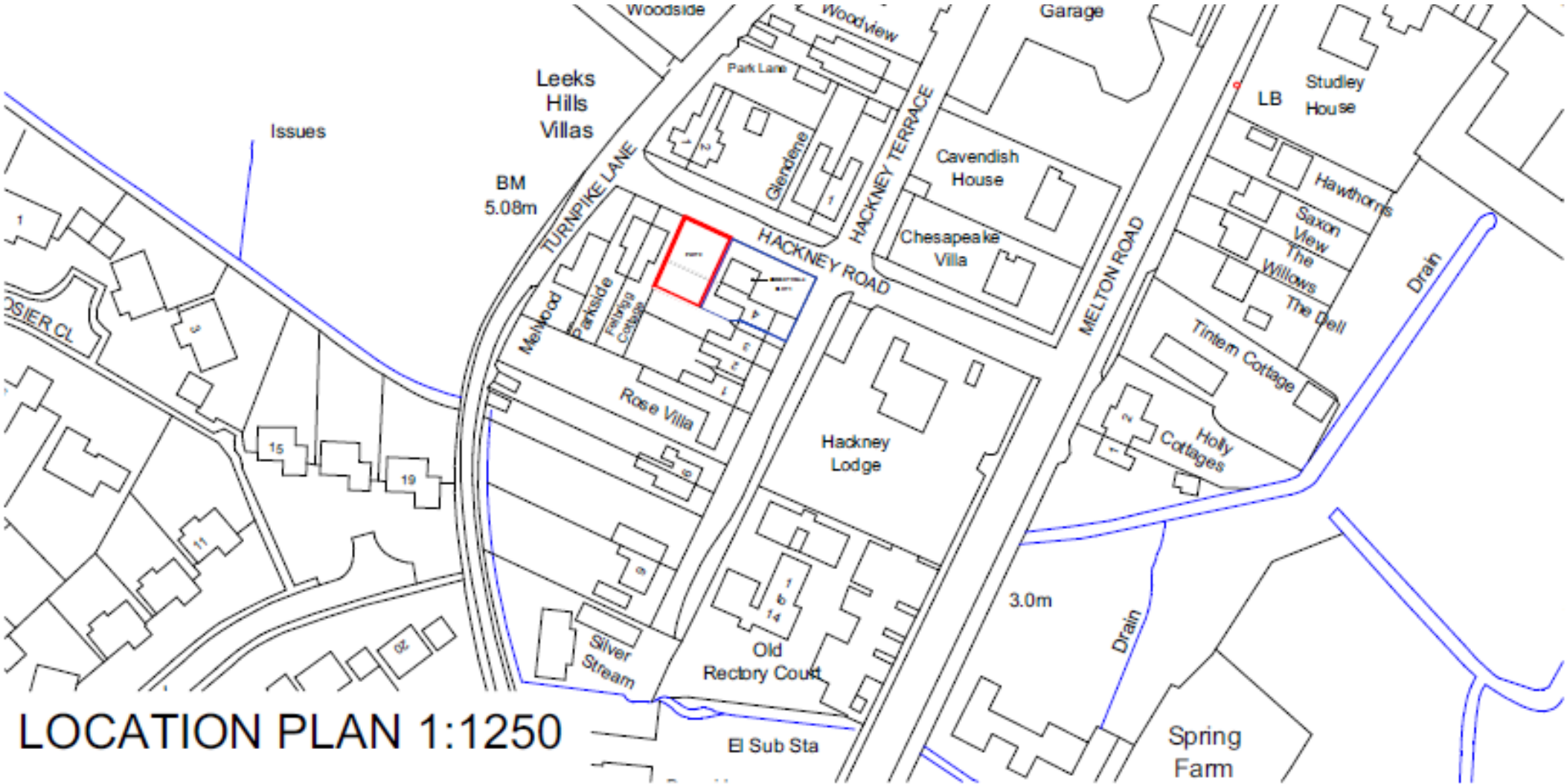
## DC/20/0040/FUL

Single House residential infill development (Plot 2) to the rear garden of 4, Hackney Terrace for 1 Bed single storey house

4 Hackney Terrace, Suffolk, IP12 1NN



# Site Location Plan



LOCATION PLAN 1:1250

# Photographs



# Photographs



# Photographs



View up Hackney Road



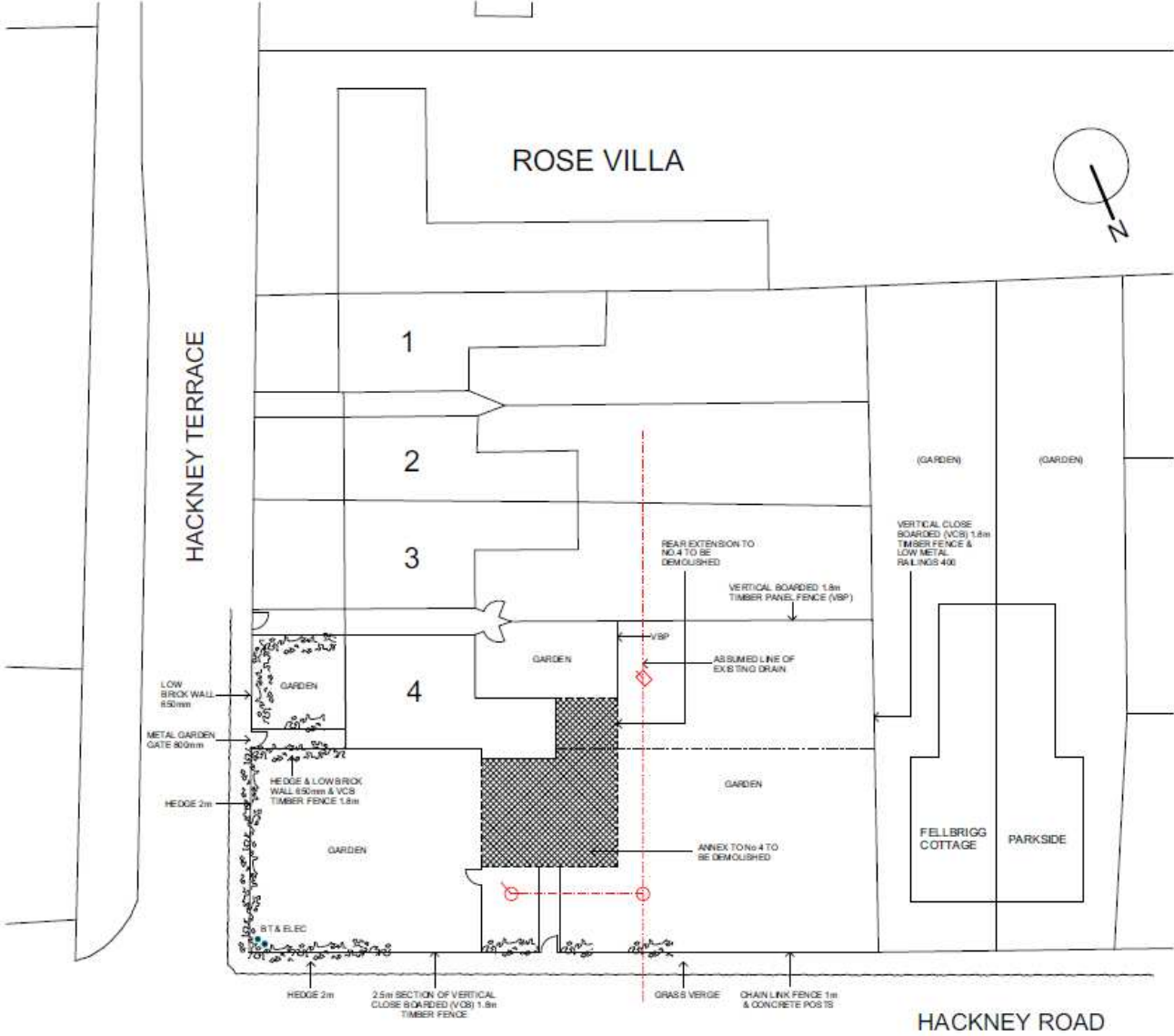
View down Hackney Road

# Photographs



**View down Hackney Terrace**

# Existing Block Plan

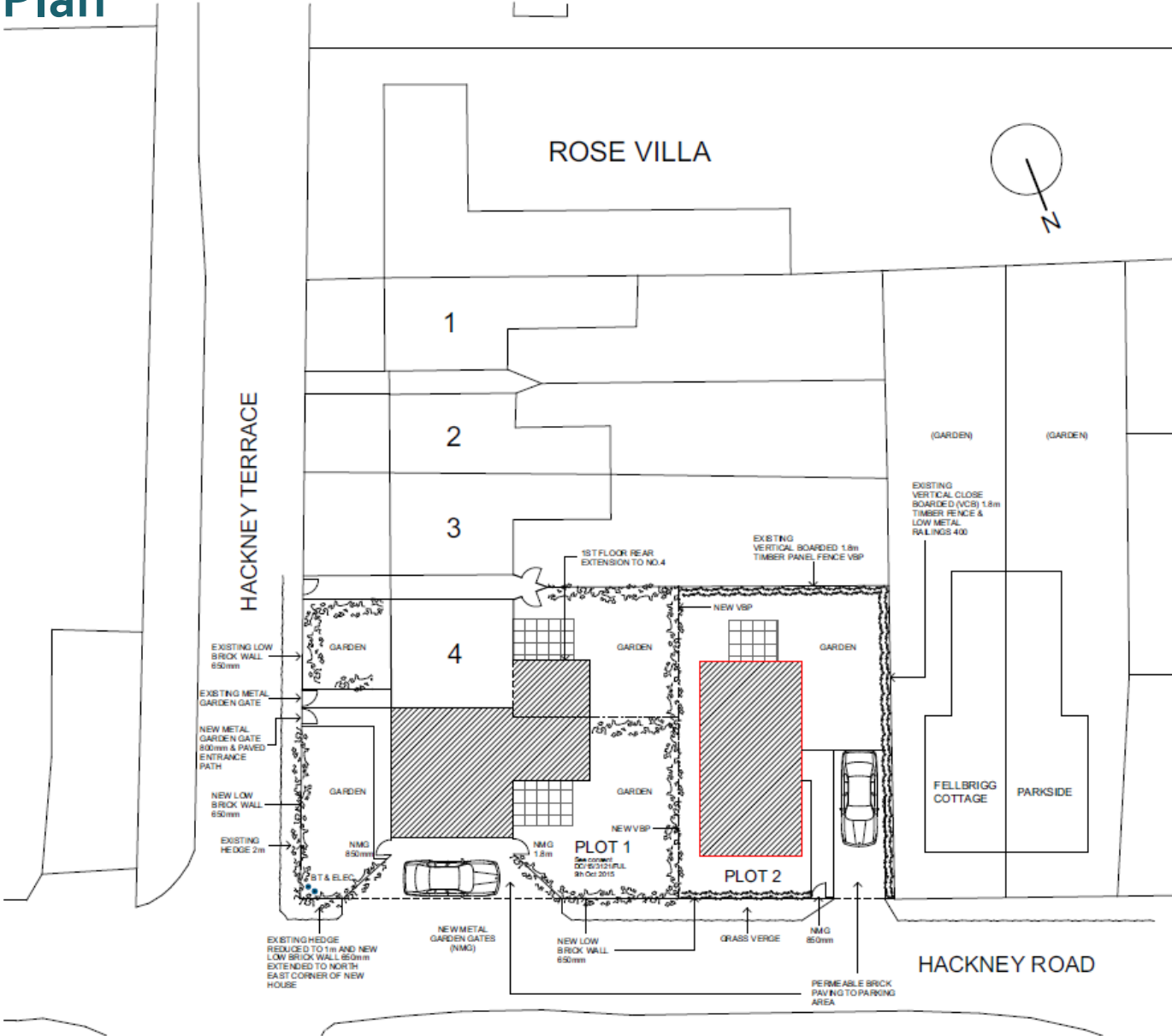


# As approved Block Plan – DC/15/3121/FUL

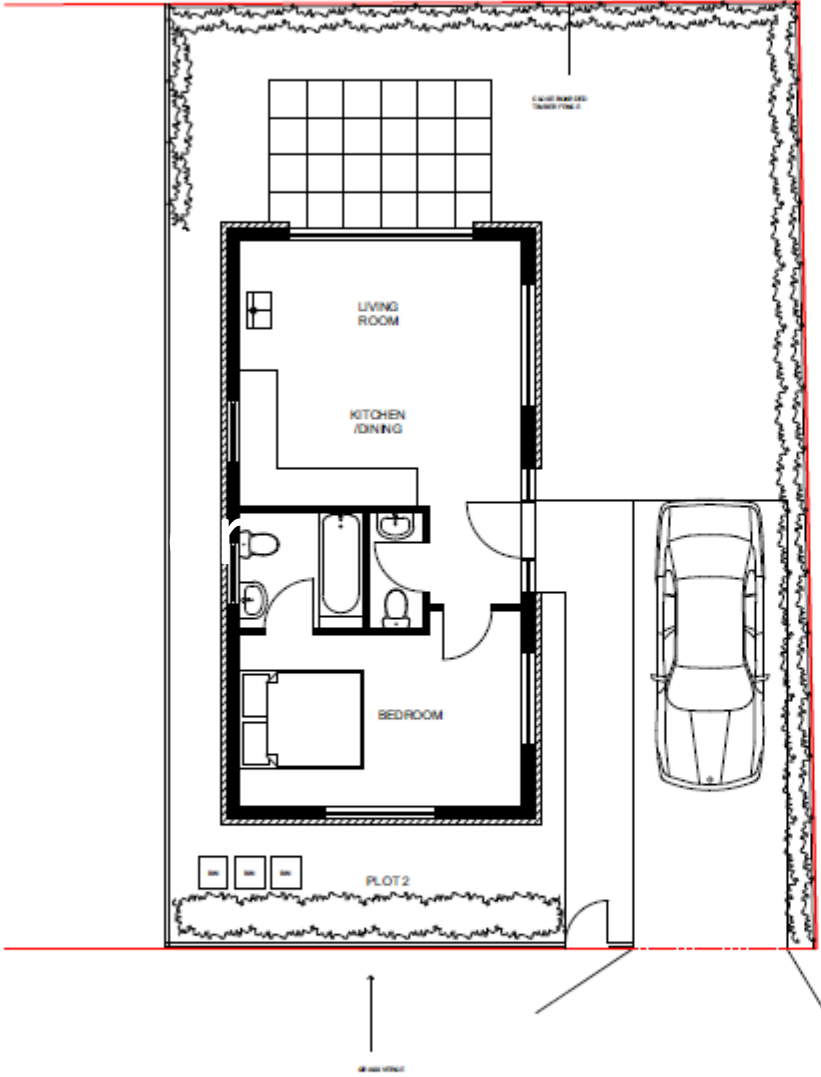




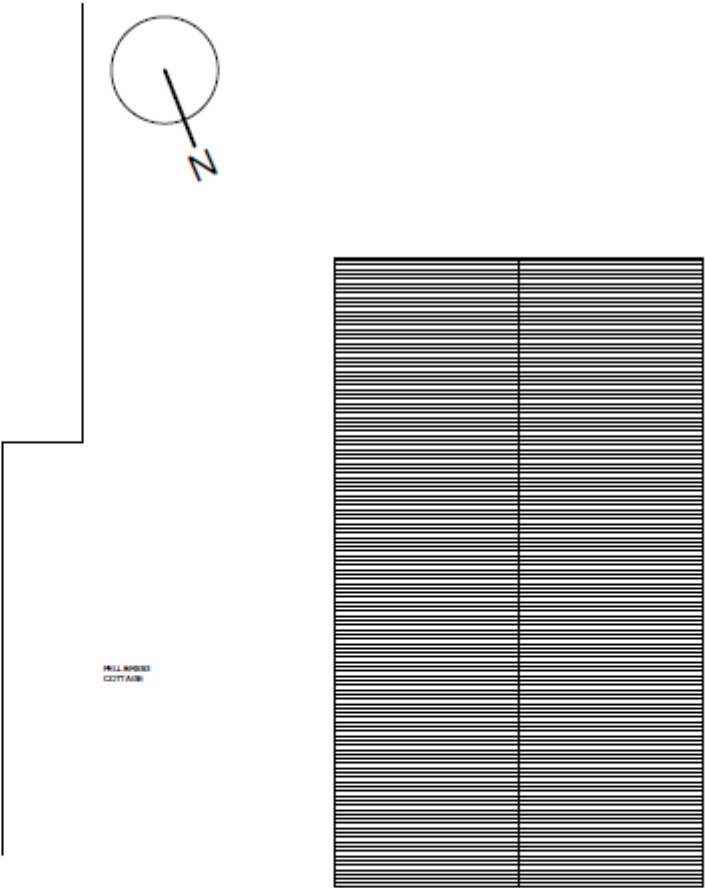
# Proposed Block Plan



# Proposed Floor Plans



GROUND FLOOR PLAN



ROOF PLAN

# Proposed Elevations



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

# Proposed Street Scene



NORTH ELEVATION WITH CONTEXT 1:200

# Representations

## Melton Parish Council – Support


Three letters of support that raise the following key points:

- The application will result improve the appearance of the street as the existing paraphilia at the site will be removed and the approved building will be completed.
- Consider the proposal is a very suitable building for the space available.
- Welcome the construction of an "affordable dwelling" in the neighbourhood where there are so few, if any at all. At present this site is not being used to its full potential and this proposed construction of a small house would seem to be an ideal solution.

One letter of objection that raises the following key concerns:

- The proposed design relates poorly to adjacent properties and adversely affects the street scene.
- There are no other examples of this type of housing in the locality.
- The garden shapes, sizes and curtilages of the proposed plots 1 and 2 do not reflect the pattern, outline, or scale of adjoining gardens.
- The cramped nature and small curtilage of plots 1 and 2 detract from their surrounding and are out of character with the locality.
- Loss of amenity to Felbrigg Cottage
- There is no dedicated surface water drainage system in Hackney Road or Hackney Terrace.

# Material Planning Considerations and Key Issues

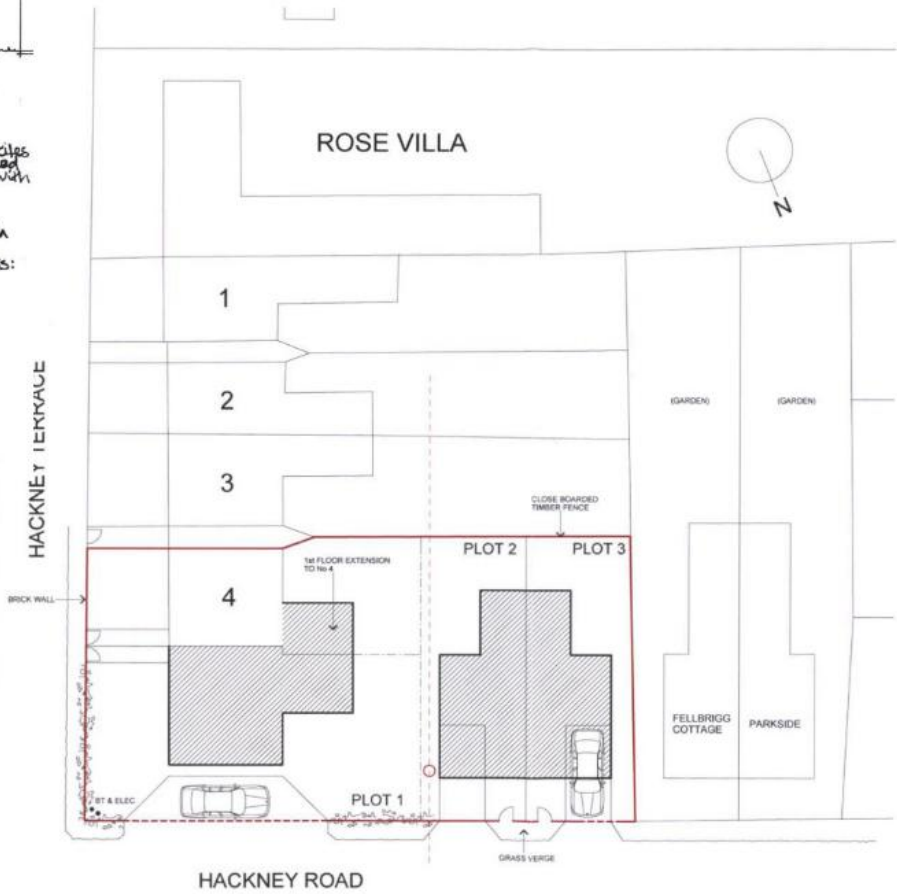
- Principe of Development
    - DM7 – Infilling and Backland development within Physical Limits Boundaries
  - Townscape
  - RAMS
- 

# Recommendation

## Refuse

1. Hackney Terrance and Hackney Road display a strong degree of uniformity in the grouping of types of dwelling and their layout. The proposed bungalow would be most closely associated visually with Fillbrigg Cottage, a two storey Victorian property and that of the approved property under application DC/15/3121/FUL. The proposed dwelling would be dissimilar in scale and appearance to the neighbouring properties, it would be sited on a significantly smaller plot than these dwellings and others in the surrounding area; included that approved adjoining No 4 Hackney Terrace. As such, its layout and position would be uncharacteristic and incongruous in the otherwise uniform setting of properties with much larger plot sizes. The resulting two properties would retain garden spaces below the size suitable for those dwellings which gives an impression of the development being cramped and the site being over-developed. Furthermore, in a streetscene, (which at that point is characterised by two storey dwellings, with the main frontage facing the road) the insertion of a small single storey dwelling is out of character. The detailing of the building as presented does nothing to positively address the streetscene or draw on the detailing of the nearby buildings. This, therefore, would amount to an alien and unsympathetic addition in the streetscene. The proposal, and indeed principle of development, would run contrary to policies SP15, DM7, DM21 and DM23 of the local plan; Policy MEL17 of the Melton Neighbourhood Plan and the NPPF, in particular paragraphs relating to poor design.
2. The development falls within the 13km protection zone of European Designated Sites. As set out in the emerging Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Local policy DM27 seeks to support the Article 6(3) of the Habitats Directive where proposals that would cause a direct or indirect adverse effect (alone or combined with other plans or projects) to the integrity of internationally and nationally designated areas will not be permitted unless prevention, mitigation and where appropriate compensation measures are provided such that net impacts are reduced to a level below which the impacts no longer outweigh the benefits of development, the applicant has failed to submit relevant information in relation to potential disturbance caused by additional visitors to the European Designated Sites, or that there would be no harm or adverse impact, as such no screening assessment has been undertaken which is contrary to Regulation 42 of the 2011 Regulations which as a result the proposals are considered contrary to Suffolk Coastal District Local Plan Core Strategy and Development Management Development Plan Document Policy DM27 and Section 15 of the NPPF.

# DC/14/2922/FUL – Withdrawn



This scheme may be subject to Town Planning and other necessary consents. Ensure Building Control are notified 48 hours in advance of building works starting on site. Offer / comply with all approvals and associated conditions.

Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. Any discrepancies or variations are to be reported to the Architect before work commences. Figure dimensions only are to be taken from this drawing.

This drawing is to be read in conjunction with all relevant consultations and / or specialist drawings and specifications and any discrepancies or variations are to be reported to the Architect before affected work commences.

This drawing is COPYRIGHT

0 1 2 3 4 5 6 7 8m  
0 1 2 3 4m



Ploice Design Company Ltd,  
The Round House, 1 St John's Street,  
Woodbridge, Suffolk, IP12 1EB.  
t: 01394 610644, m: 07403 260595  
email: ploice@mail.com  
www.ploicemaking.net

Professionals in Landscape, Architecture, Interiors, Cost & Environment.

Job Title  
**PROPOSED NEW DWELLINGS**  
**4 HACKNEY TERRACE**  
**MELTON, IP12 1NN**

Drawing Name  
**PROPOSED SITE LAYOUT**

Status  
**PLANNING**

Drawing Scale @ A3  
1:200

Drawn By  
A.J.L.

Checked

Job Number  
**PL032**

Dwg No  
**A01/03**

Revision