



Committee Report

Planning Committee South – 25 July 2023

Application no DC/22/4985/FUL

Location

Hungarian Lodge
High Street
Ufford
Suffolk
IP13 6EL

Expiry date 6 March 2023
Application type Full Application
Applicant Aviary Developments Ltd

Parish Ufford
Proposal Construction of 1 dwelling
Case Officer Rachel Smith
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1. Summary

- 1.1 The application seeks full planning permission for the erection of one dwelling on land at Hungarian Lodge, High Street, Ufford.
- 1.2 The application is being presented to Planning Committee South for determination following it being heard at the Referral Panel meeting on 4th July 2023. The Referral Panel considered that there were significant planning considerations and public interest in the application such that the proposal should be determined by Committee.
- 1.3 The application proposes the erection of a detached dwelling on land within the Ufford Settlement boundary. It is considered that the design and visual impact of the proposed development is acceptable and that there would not be a significant adverse impact on the amenity of neighbouring residents. The application is therefore recommended for approval.

2. Site Description

- 2.1 The application site lies on the western side of High Street, within the Settlement Boundary of Ufford. The site currently forms part of the garden of Hungarian Lodge, a large detached dwelling situated on a generous plot to the south of the application site. Access to Hungarian Lodge and the application site is off Lodge Road to the north. Lodge Road also serves a number of other residential dwellings which back on to High Street. The existing properties within Lodge Road were constructed in the late 1980s and are mainly one and a half storeys in scale with no. 11 being the exception at two storeys. The application site is located immediately to the south of no. 11 Lodge Road, the last dwelling within this row that backs on to High Street.
- 2.2 To the south of the application site is the residential garden area serving Hungarian Lodge and to the west, on the opposite side of Lodge Road, is a grassed meadow area located outside of the defined Settlement Boundary.
- 2.3 While Hungarian Lodge is not Listed, the adjacent dwelling further south, The Red House, and the Crown Public House to the southeast of the site are both Grade II Listed buildings. Ufford Conservation Area is located approximately 700 metres to the southeast.
- 2.4 The site is located within Flood Zone 1 and there are no Tree Preservation Orders on the site or within the immediate vicinity.

3. Proposal

- 3.1 The proposal seeks to erect a dwelling on the site. The application has been amended since it was first submitted. The original scheme proposed a two-storey dwelling. This was subsequently amended to a bungalow which was later further amended to reduce the footprint and height (again, of a bungalow). Each version of the plans has been out for consultation.
- 3.2 The most recently submitted plan is that which is being considered. This proposes a detached, three-bedroom bungalow. Access to the site would be to the northwest of the plot at the end of Lodge Road. Two off road parking spaces would be provided adjacent to the access, immediately to the south of the neighbour's forward projecting garage. The proposed bungalow would be set back on the site, approximately in line with the main part of the other dwellings in Lodge Road, however, it would extend further back (towards High Street) than its immediate neighbour. It would be situated approximately 1.5 metres off the shared boundary with the neighbouring property to the north and would have a rear garden depth of approximately 10 metres.
- 3.3 The bungalow would have a 'T' shape plan form with a maximum ridge height of 4.5 metres. It would have a forward projecting gable to the north, closest to no. 11, with the roof pitch sloping away from the nearest neighbour. It would also have a southern facing gabled 'wing' extending across the majority of the site. The proposed bungalow would be finished in white render under a clay pantile roof.

4. Consultees

Third Party Representations

- 4.1 Letters were received from 19 addresses in the first round of consultation (in response to the proposal for a two-storey dwelling). 18 of these objected to the proposal and one was in support.
- 4.2 There were letters of objection from 8 addresses to the second round of consultation and letters from 7 addresses to the third round of consultation. All those who commented on the second and/or third consultations had previously commented. All neighbour letters received in response to all of the consultations are available in full online. The main points from the second and third rounds of consultation (which are the plans most relevant to the current proposal) are summarised below:
- The loss of light suffered by 11 Lodge Road at some windows is significant even with a bungalow.
 - The Daylight and Sunlight Report shows that the worst affected Window 5 (Dining Room) of 11 Lodge Road would suffer a loss of 48% of daylight, along with unacceptable losses of sunlight.
 - There would be shadowing of the garden of no. 11 Lodge Road, particularly the outdoor seating area outside Window 5.
 - The building line at the rear is closer to the High Street than any other houses in Lodge Road.
 - An adverse impact on the street scene, and on views from the cottages opposite, and the setting of the local listed buildings of the Ufford Crown, and The Red House.
 - A very simple bungalow style dwelling, which has no design features in common with the Lodge Road houses.
 - Concerned over surface water drainage
 - No space to turn and vehicles would not be able to arrive and leave in forward gear.
 - There is no plan for cycle storage or bin storage, and presumably an EV charging point would now be on the front of the house.
 - No space for visitor parking.
 - The proposed dwelling will cut out a lot of daylight and sunlight into the front of the cottages on High Street opposite.
 - It will not look like any other cottages or houses in the vicinity and will stand out like a "sore thumb".
 - The plans make no attempt to acknowledge the appearance and setting of other properties on Lodge Road or the special architectural character of important listed buildings.
 - Changes are fundamental and should have been made as a new application.
 - Proposed bungalow would encroach needlessly and excessively against 11 Lodge Road.
 - The plans will lead to a significant loss of light for the proposed property.
 - Access concerns over use of a private road.
 - The design fails to respond to the local vernacular specific to the site and is generic and of poor quality.
 - Front and rear garden setbacks have all been ignored from all of the adjacent properties on Lodge Road
 - Inconsistency of roof pitches makes the design unsightly.

- Over 50% of the site will be occupied by the building and driveway. This is excessive over development when the normal ratio is 20-30% in this area.
- Impact on privacy to 11 Lodge Road.
- No Heritage Impact Assessment has been submitted.
- No streetscene plans have been submitted.
- The proposed dwelling's garden will be overlooked by neighbouring properties.
- No local consultation was carried out prior to the application being made.
- An appeal has previously been refused on this site.
- There has been no ecological impact assessment undertaken.
- No evidence to back the claim that there is demand for bungalows in the area.
- Ruin the look of this part of the village which is one of the last remaining older parts of the village.
- Loss of light to front of cottages opposite.

Parish/Town Council

Consultee	Date consulted	Date reply received
Ufford Parish Council	11 January 2023	20 January 2023
<p>Summary of comments: With reference to the above application, Ufford Parish Council wish to indicate that they have no objections to this proposed development.</p>		

Consultee	Date consulted	Date reply received
Ufford Parish Council	N/A	8 February 2023
<p>Summary of comments: Further to our correspondence of 20th January 2023, Ufford Parish Council would like to make further observations on this application. We believe the Pre-Application planning advice (REF DC/22/3682/PREAPP) should have advised that the following information should be provided by the applicant with the subsequent application DC/22/4985/FUL:</p> <ul style="list-style-type: none"> • A Light Impact Assessment on the neighbouring properties, particularly No. 11 Lodge Road, which is more than 20 years old. We understand that there may be a right to light for the benefit of that property which we believe will need to be taken into consideration before any decision on this application is made. A full light survey therefore appears essential prior to determining this application. • That Natural England should also be consulted on the requirement for an Ecological Assessment or Survey. We note that this consultation has subsequently been mandated on the public access portal by the ESC Ecologist on 30th January 2023. • That, should the officer be minded to approve this application, the case be decided by Planning Committee, due to the extent of neighbour opposition. 		

Consultee	Date consulted	Date reply received
Ufford Parish Council	20 April 2023	29 May 2023

Summary of comments:

Further to our correspondence of 20th January and 8th February 2023, Ufford Parish Council have now considered the amended plans for this proposed development and we would like to strongly object to these plans. Whilst we accept that the site is within the Settlement Boundary, we have a number of serious concerns with the proposed development.

Extent of the amendments

Before commenting on the amended plans we would like to express our astonishment that this level of amendment has not resulted in a new application and therefore completely new consultation. The change from a four bed house to a three bed bungalow is substantial and we feel this level of amendment warrants a completely new application. Permitting this change as a 'revision' to the application to build a larger house originally submitted in December of last year risks setting an unfortunate precedent for other applicants – and not only in Ufford.

Loss of amenity to 11 Lodge Road and Properties opposite the site

The amended plans now show a bungalow with a larger footprint than the two storey house. It now occupies a large proportion of the site, virtually along the whole southern boundary, with only minimal service access; and on the side adjacent to 11 Lodge Road it is very close indeed, with the only useful access to the rear of the property. The rear of the property is now also closer to the High Street. Taken as a whole this represents overdevelopment of the site. Even though amended to a bungalow, this still affects light in to 11 Lodge Road (as shown in the applicant's report). Both 11 Lodge Road and The Old Forge have enjoyed unlimited light in to their properties for many years and therefore the BRE exception referred to in the Light Survey is neither valid nor applicable. There is also concern that the Velux Windows will permit a direct line of sight in to the cottages opposite on High Street, which sit much lower than the Hungarian Lodge site.

Impact on Street Scene

The depth of the bungalow means it will have a direct impact on the High Street 'street scene'. There is still no street scene drawing as suggested in the pre-application advice. We also note that the applicant has failed to provide any details or impressions of the street scene in what is a sensitive area of the village.

Effect on Listed Buildings in the location

The proposed bungalow is in line of direct sight of two historic buildings in Ufford: The Red House and The Ufford Crown and it is also opposite one of the oldest houses in the village, The Old Forge. It will have an absolute impact on their historic setting within the village.

Materials

The Plans indicate 'full render in chalk white'. None of the other houses in Lodge Road or opposite the site, are this colour so the proposed bungalow will look out of place with its context.

Missing details in the Plans

As noted in our previous correspondence, there is no Design and Access statement and the plans are lacking in substantive details. The following details are not shown on the plans:

- Where will bins be stored?

- Will there be Solar panels?
- What will the heating system be? If it is an Air Source Heat Pump, what will be the impact of this on the neighbouring properties?
- Why is no EV Charging Point detailed in the plans?
- There are no details of the water drainage system.

Consultation with Natural England

As far as we can see, there has been no consultation with Natural England as to the impact this development will have on the environment in the area. This patch of land represents a green corridor in Ufford. The plot was previously planted with trees and serves as an important wildlife corridor between the grassy areas on Lodge Road and the High Street.

For the above reasons we urge you to refuse the application.

Consultee	Date consulted	Date reply received
Ufford Parish Council	1 June 2023	21 June 2023

Summary of comments:

Further to our correspondence of 20th January, 8th February 2023, and 30th May 2023; Ufford Parish Council have now considered the latest amended plans (revision H published 31/5/23 and revision I 14/6/23) for this proposed development, we maintain our strong objection to these plans.

We request that our previous serious concerns and objections regarding street scene, amenity, neighbour impact, listed buildings, and materials still stand to this development and we also object based on the new plans (revision H and revision I), which present a confusing picture of the application, for the following reasons.

1. Proximity to 11 Lodge Road - We note that the development is still unnecessarily crowding its neighbour at 11 Lodge Road and therefore leading to significant disturbance in light levels. The applicant seems to have taken no account of the previous comments from consultees and neighbours in producing revised plans. Repositioning the building on the available land owned by the applicant would help alleviate much of this problem.
2. Confused and Conflicting Plans - Compared to revision G site layouts, revision H indicates a marginally smaller overall footprint with removal of one gable to the rear at opposite end of building to that neighbour. However, the planning portal identifies two separate DC/22/4985/FUL, revision H section diagrams based upon drawing 1400-05. One version shows a higher ridge height compared to the other with no explanation as to which is applicable. Without this knowledge and a clearly labelled and identified reference diagram, it is impossible for planners or anyone else to assess the overall street scene, local impact of the development, or the potential light deprivation to the neighbouring property at 11 Lodge Road.
3. Chimney added with no detail on floor plans - Newly detailed in diagram 1400-04 (revision H) is a chimney. This has not been present in any previous plan, but it is not supported by or included in Floor Plans 1400-03 (revision H) or 1400-03 (revision I) that appear to show the chimney and fireplace emanating in a wardrobe. In order that consultees can reasonably comment

on this new feature, what fireplace shall exist and what fuel is planned to be burnt? Is this proposed to be part of the heating system for the property?

4. Suffolk County Council Highways - Ufford Parish Council would also like to question the latest Highways consultee response. Following the original application DC/22/4985/FUL, (22/12/2022) revision C of the plans. Highways response of 13/1/2023 requested information about bin storage and electric vehicle charging point. Following the resubmission of plans by the applicant (16/1/2023) revision D plans, Highways again reiterated conditions for bin storage and electric vehicle charging and added cycle storage and parking conditions in their response of 17/1/2023. Following another update of plans (20/4/2023) revision G, more conditions were added to highlight issues with vehicle access, on-street parking and manoeuvring, lit and covered cycle storage and discharge of surface water onto the highway. In highways latest response, dated 15 June 2023 to plans, (31/5/2023) revision H and 14/6/2023 revision I, despite nothing forthcoming to alleviate their previous concerns Highways (their response 15/6/2023) appear to now be perfectly accepting of the latest revision and plans. Please can this dramatic change in response to accept the current submission be fully investigated and explained?

For the above reasons we urge you to refuse the application.

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	17 January 2023	20 January 2023
Summary of comments: No objection - recommend standard conditions.		

Consultee	Date consulted	Date reply received
SCC Highways Department	11 January 2023	13 January 2023
Summary of comments: Holding objection.		

Non statutory consultees

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	19 January 2023	19 January 2023
Summary of comments: Comments on Access and Fire Fighting Facilities and Water Supply.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	11 January 2023	12 January 2023
Summary of comments: No objections - recommend standard condition if contamination is found.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	11 January 2023	30 January 2023
Summary of comments: Comments included in officer report below.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	11 January 2023	20 January 2023
Summary of comments: Comments included in officer report below.		

Consultee	Date consulted	Date reply received
Ward Councillor	1 June 2023	No response
Summary of comments: None received.		

Reconsultation consultees

Consultee	Date consulted	Date reply received
East Suffolk Ecology	20 April 2023	11 May 2023
Summary of comments: No additional comments.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	20 April 2023	21 April 2023
Summary of comments: No additional comments - recommends same standard land contamination condition.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	20 April 2023	21 April 2023
Summary of comments: No additional comments.		

Consultee	Date consulted	Date reply received
SCC Highways Department	20 April 2023	11 May 2023
Summary of comments: No objections, suggests conditions.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	20 April 2023	12 June 2023
Summary of comments: No additional comments.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	1 June 2023	No response
Summary of comments: None received.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	1 June 2023	7 June 2023
Summary of comments: No additional comments - recommends same standard land contamination condition.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	1 June 2023	2 June 2023
Summary of comments: No additional comments.		

Consultee	Date consulted	Date reply received
SCC Highways Department	1 June 2023	15 June 2023

Summary of comments:
Revised plans can be referenced in conditions as previously recommended.

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	1 June 2023	12 June 2023
Summary of comments: No additional comments.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: New Dwelling
Date posted: 19 January 2023
Expiry date: 9 February 2023

5. Planning policy

National Planning Policy Framework 2021

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.2 - Housing Development in Small Villages (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning Considerations

Principle of Development

- 6.1 The application site is located within the defined Settlement Boundary of Ufford which is designated as a Small Village within the Local Plan. The principle of new residential development is acceptable within Settlement Boundaries (Policies SCLP3.2 and SCLP3.3) where in accordance with other policies in the Local Plan. In this case, SCLP5.2 and SCLP5.7 are relevant (Housing Development in Small Villages and Infill and Garden Development, respectively).
- 6.2 It is noted that reference has been made to a previous appeal decision on the application, however, this was from 1987 (35 years ago) and one of the reasons for refusal is that the principal of development would be contrary to the Local Plan at the time. It is therefore not considered that this is a relevant comparison to make now.
- 6.3 SCLP5.7 relates to Infill and garden development which is relevant to the consideration of this proposal. This policy states "Proposals for infill development or residential development within existing gardens will be supported where:
- a) The scale, design and materials would not result in harm to the street scene or character of the area;
 - b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;
 - c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;
 - d) Existing and proposed dwellings have sufficient curtilage space; and
 - e) The proposals are otherwise in accordance with the housing policies of the Local Plan."
- 6.4 The requirements of this policy will be assessed in relation to other relevant policies of the Local Plan below.

Design and visual impact

- 6.5 The proposed dwelling would be single storey in scale and finished in white painted render under a tiled roof. While it is recognised that the majority of dwellings within the immediate area are either one-and-a-half-storey or two storeys in scale, there is no in principle objection to a bungalow being situated on the site. Its single-storey scale would also reduce its prominence with the street scene. Given the site access, at the end of Lodge Road with only Hungarian Lodge located further south and accessed from Lodge Road, its presence within the Lodge Road street scene would be limited. The proposed dwelling would, however, be visible from the High Street as the existing southern elevation

of 11 Lodge Road currently is. While 11 Lodge Road is relatively prominent from the High Street, particularly from the south given the road level rises further south, it is not considered that this property has a detrimental impact on the street scene. Similarly, a smaller scaled bungalow located in front of no. 11 would also be visible from High Street, but to a lesser degree given its height. Its location to the north of Hungarian Lodge, which is otherwise located on a spacious plot, would only marginally impact on the spacious/green character currently visible on the approach to this part of the village.

- 6.6 Concern has been raised with the proposed materials - white painted render. While there are no white painted dwellings in the immediate vicinity, the dominant finish in the area (albeit not on all nearby properties), is of a paint finish. While render is used, there are also examples of painted brick. The existing properties in Lodge Road are mainly painted render, albeit a cream/off-white colour. It is not considered that the use of painted render is inappropriate in this location.
- 6.7 It is not considered that the proposed dwelling would result in an overdevelopment of the plot given it would retain a 10 metre deep rear garden, 17 metres wide. There would also be some front garden space. The existing properties in Lodge Road have similarly deep rear gardens however the plots are also generally narrower.

Impact on Residential Amenity

- 6.8 There has been a lot of concern raised regarding the impact of the proposed development on neighbouring dwellings, particularly 11 Lodge Road, the residential dwelling immediately to the north of the application site. Concern has also been raised in relation to the impact on the occupiers of 1 and 2 Forge Cottages, on the opposite side of High Street.
- 6.9 11 Lodge Road currently has a number of windows at both ground and first floor level facing towards the application site. These are 2.5 to 3 metres off the shared boundary with the application site and the proposed dwelling would be situated 1.5 to 2 metres off the shared boundary. The space within the curtilage of no. 11 between the dwelling and site boundary is used as a patio/sitting out area however there is also a patio area at the rear (east) of the property, accessed from double doors in the living room. The windows on the southern elevation of no. 11 at ground floor serve a dining room and a lounge. Both of these rooms are also served by other windows; the dining room has a north facing window on the northern elevation and the lounge has two additional windows/openings on the east facing elevation facing the rear garden and High Street. At first floor level, the windows serve the stairs/landing, bathroom and bedroom. These windows are the only windows serving these respective rooms, however, the stairs and bathroom would not be considered habitable rooms.
- 6.10 The first revision of a scheme for a bungalow was accompanied by a Daylight and Sunlight Assessment. It is worth noting that this assessment was based on a previous version of the drawings, since which the proposed ridge height of the dwelling has been reduced by one metre (from approx. 5.5 metres to 4.5 metres). This report has been submitted by Right of Light Consulting Surveyors and is based on the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice, 3rd Edition' by P J Littlefair 2022. A neighbouring resident has submitted a report by Rapleys LLP (a property consultancy) setting out their concerns with the justification used and

conclusions reached in the applicant's report. The applicant's report concludes "*the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.*"

- 6.11 It is noted that the applicant's report refers to the BRE guidance commenting on different standards being applicable where the existing building already has 'more than their fair share of light' and the Rapleys report counters this by stating that some of the current windows receive levels of light above the BRE standards but this is to be expected in a rural location and that the impact of the development on some windows would result in a significant reduction to light.
- 6.12 It is noted that the BRE guidance states that "*The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design*".
- 6.13 In consideration of the applicant's report, the Rapleys report commissioned by a neighbour, the BRE guidelines document and the Council's SPG16 which gives guidelines in relation to the 25 degree test, it is considered that the main impact of the development would be on light to the middle ground floor room on the southern elevation of no. 11 Lodge Road. This is referred to as Window 5 in the reports and is noted to serve a dining room. Officers have carried out a 25 degree test on this window and it passes. It is also noted that the impact on light reduction to this window will have been lessened following the reduction of the ridge height of the proposed dwelling by one metre following the consultants' reports. While it is noted that the dining room window currently benefits from above average light, given that the development would pass the 25 degree test; the BRE guidance is just that, guidance, and it can be justified to meet this guidance with a metre higher ridge height; and that this room also has a north facing window on its opposite side, although the proposed development would have an impact, it is not considered to be so significant to warrant refusal on this basis.
- 6.14 While Window 7 is also expressed as being significantly impacted (the eastern-most ground floor window on the southern elevation of no. 11), it is noted that two additional openings serve this room (on the eastern elevation) and therefore the impact to this space as whole would be less significant. Similarly, Forge Cottages on the opposite side of Lodge Road would not be impacted significantly in relation to light loss in the evenings given the modest ridge height of the dwelling and the distance between them.

Privacy

- 6.15 No windows are proposed on the northern side elevation of the bungalow facing towards no. 11 and therefore it is not considered that no. 11 Lodge Road would be impacted by a loss of privacy as a result of the development. Concern has also been raised that the cottages opposite would be overlooked given the land level of the application site is slightly higher than on the opposite side of the road. The rear of the new dwelling would be just over 20 metres from the front of the dwellings opposite - given this outlook would be towards the front of the properties, which is generally expected to be a less private

area, and, in this case, is less than 5 metres from the pavement, any views towards these dwellings opposite are not considered to adversely impact on privacy for the occupiers.

- 6.16 The existing first floor windows on the southern elevation of no. 11 Lodge Road face towards the application site. As stated above, two of these serve the stairs/landing and a bathroom and therefore these windows are unlikely to be used to provide outlook/views from no. 11. The eastern-most of these windows serves a bedroom and it is the only window to serve that bedroom. Views from this room currently face across the application site, which currently forms part of the garden to Hungarian Lodge. Having said this, the proposed development would result in the new dwelling having a significantly smaller garden than Hungarian Lodge and this space would therefore be used more intensively by future occupiers. The direct outlook from this window would be across the roof of the proposed bungalow, and while views from this window into the proposed rear garden would be possible, at an angle, it is not considered to be a significantly different impact compared to the degree of common mutual overlooking that might be expected from neighbouring dwellings. The proposed development is therefore not considered to result in a dwelling that would not afford future occupiers with a satisfactory level of privacy.

Ecology

- 6.17 It is noted that some third-party comments note the lack of an Ecological Survey. The Council's Ecologist has considered the proposal and is satisfied that the proposed development appears unlikely to result in a significant adverse impact on protected species or UK Priority habitats or species (under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)), given the small size of the site and that existing vegetation is limited to the site boundaries.
- 6.18 In addition to the above, the site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Sandlings SPA; Deben Estuary SPA/Ramsar; Alde-Ore Estuary SPA/Ramsar and Orfordness-Shingle Street SAC) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites) arising from new residential development. This has been secured such that it can be concluded that there would be no adverse impact on the integrity of the protected sites.

Trees and Landscape

- 6.19 The Council's Landscape Officer has reviewed this application in respect of potential impacts on existing trees on site, and having visited the site notes that the two indicated trees next to the block paved area are remnant blackthorn or wild plum grown out of what appears to be a former hedge line. There are other minor hedge elements further into the site. There is the potential for the block paved drive installation to have an adverse impact on the root zones of these hedge plants, however, it is considered that they are robust enough to not be unduly affected and actually they would benefit from a hard reduction to encourage basal growth in the interests of restoring the hedge line. With such a reduction they would have further capacity to cope with site disturbance. On that basis there are no objections to the proposal for tree related reasons.

- 6.20 Conditions requiring details of boundary treatment and front garden planting proposals covering front boundary hedge and suitable tree planting are proposed.

Heritage

- 6.21 The application site is not within the curtilage of a Listed Building nor is it within, or within the setting of, the Ufford Conservation Area. There are some Listed Buildings near to the site, most notably The Red House (the residential dwelling south of Hungarian Lodge) and The Crown Public House (on the opposite side of High Street and to the south of the application site). It is noted that 1 and 2 Forge Cottages, opposite, are also historic buildings with some character. Given the distance between the application site and Listed Buildings and intervening development, it is not considered that the proposed development would affect the setting of these buildings and therefore, the application has not been advertised as such.

7. Conclusion

- 7.1 The principle of a new dwelling within the defined Settlement Boundary of a Small Village is acceptable. While there are no other bungalows within the immediate area, it is not considered that a new, rendered bungalow situated adjacent to a row of 1980s rendered dwellings would be noticeably harmful to the character of the wider street scene, noting the proximity, also, of some more historic properties. The impact on residential amenity has been carefully considered and while it is recognised that there would be some impact on light to the nearest neighbouring dwelling, this impact is not so significant to be unacceptable.
- 7.2 There would be no adverse impact on trees or landscape character, no significant adverse impact to protected or priority species, and no significant adverse impact on the integrity of European sites.
- 7.3 The proposal is therefore considered to comply with the Local Plan and a whole.

8. Recommendation

- 8.1 Approve, subject to controlling conditions.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
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 be completed in all respects strictly in accordance with drawing no. 1400-02H received 31 May 2023, 1400-03 I received 14 June 2023, 1400-04 I received 13 June 2023, 1400-05 I received 28 June 2023 and 1400-01 I received 28 June 2023 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

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

4. 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. 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 BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) 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.

5. No other part of the development hereby permitted shall be commenced until the new access has been laid out and completed in broad accordance with Suffolk County Councils standard access drawing DM03 with a minimum entrance width of 3 metres for a single access. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.

6. Prior to the development hereby permitted being first occupied, the new access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, and thereafter retained in that form.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

7. The use shall not commence until the area(s) within the site shown on Drawing No. 1400-02 Rev. G for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.
8. Before the development is commenced, details of secure, lit and covered cycle storage and electric vehicle charging infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
Reason: To ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2019).
9. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
Reason: To prevent hazards caused by flowing water or ice on the highway.
10. Before the development is occupied details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.
Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway.
11. Prior to occupation of the dwelling hereby permitted, precise details of all boundary treatments shall have been submitted to, and approved in writing by the local planning authority and subsequently installed on site. Thereafter, the approved boundary treatments shall be retained.
Reason: In the interests of visual amenity and residential amenity.
12. Within 3 months of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.
Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.
13. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or

diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

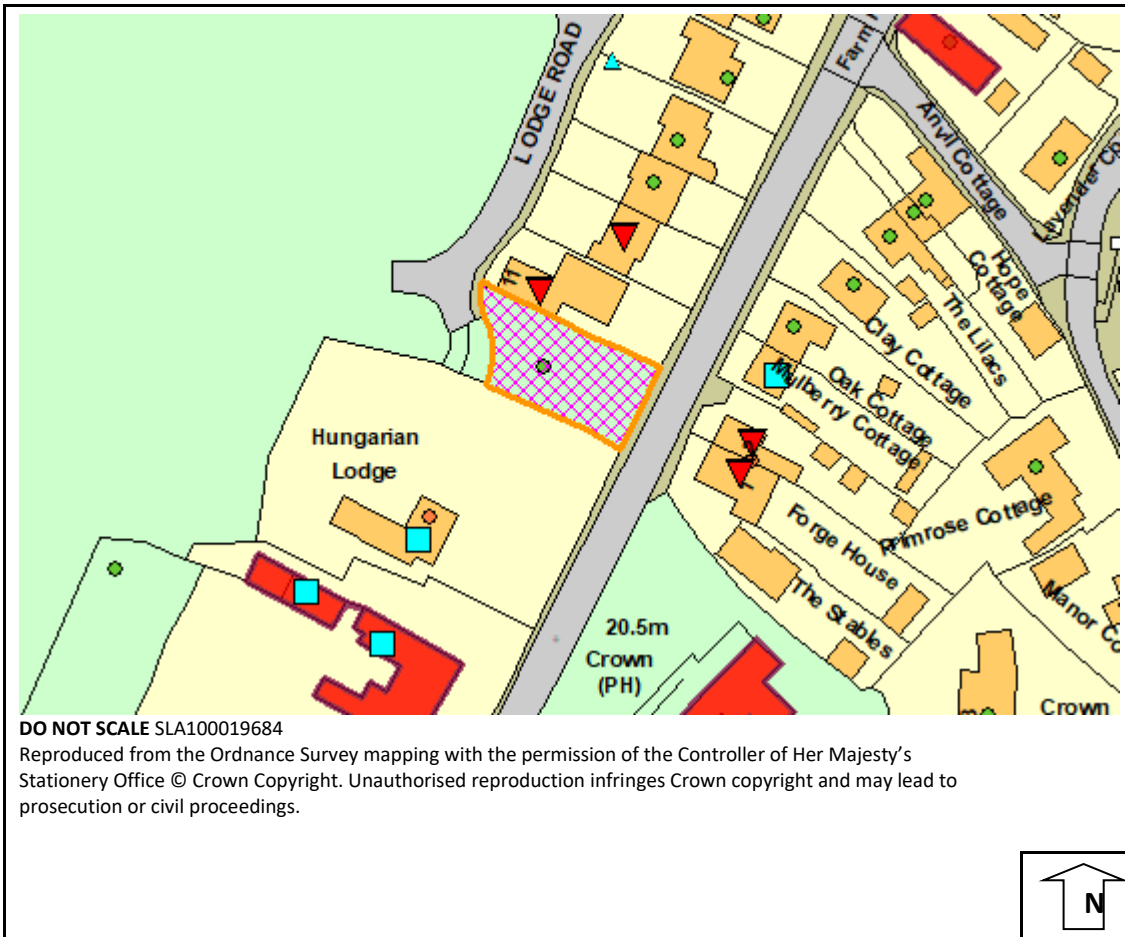
Informatives:

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.
2. Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system.

Background information

See application reference DC/22/4985/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support