



## Committee Report

**Planning Committee North - 14 September 2021**

**Application no DC/21/2687/FUL**

**Location**

Land Adjacent  
49 Meadow Gardens  
Beccles  
Suffolk  
NR34 9PA

**Expiry date** 2 August 2021

**Application type** Full Application

**Applicant** East Suffolk Council

**Parish** Beccles

**Proposal** New build single 3 bedroom bungalow with associated on plot parking and landscaping

**Case Officer** Matthew Gee  
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### 1. Summary

- 1.1 Planning permission is sought for a single storey 3-bedroom bungalow with associated on plot parking and landscaping, between 49 and 53 Meadow Gardens, Beccles. The proposed dwelling is considered to fit with the character and appearance of the surrounding area and would not adversely impact on residential amenity or highway safety. The scheme is a well-designed, simple infill housing development in a sustainable location. The proposal is therefore considered compliant with local and national planning policy, and as such it is recommended that planning permission be granted subject to conditions.
- 1.2 The Town Council have recommended approval, no objections have been received from statutory consultees, and one representation from a neighbouring resident has been submitted.
- 1.3 The application is before the Planning Committee (North) as East Suffolk Council is both the landowner and applicant.

## 2. Site description

2.1 The site is located within the defined settlement boundary for Beccles and comprises of an area of undeveloped land between nos. 49 and 53 Meadow Gardens, Beccles. The site is partially split in two by a fence set approximately 4.5m in from the footpath. The site fronts Meadow Gardens.

## 3. Proposal

3.1 Planning permission is sought for a single storey 3-bedroom bungalow with associated on plot parking and landscaping.

3.2 The proposed dwelling would be single storey in scale with two dual-pitched roofs. The external walls would be rendered and painted above a brick plinth, and the roof covered in dark grey pantiles.

3.3 The dwelling would provide two bedrooms of accommodation along with an open plan kitchen, living, dining area. A bin and bike store would be located in the rear garden. Two car parking spaces would be provided on site.

## 4. Consultations/comments

4.1 One representation received neither objecting nor supporting the application, but raising the following matters:

- Issues with single retained tree as it has no aesthetic appeal.
- Bin store location next to boundary fence, and issues with potential impact on visibility from neighbouring access.

## Consultees

### Parish/Town Council

| Consultee                        | Date consulted | Date reply received |
|----------------------------------|----------------|---------------------|
| Beccles Town Council             | 10 June 2021   | 29 June 2021        |
| Summary of comments:<br>Approve. |                |                     |

### Statutory consultees

| Consultee   | Date consulted | Date reply received |
|---|----------------|---------------------|
| SCC Highways Department   | 10 June 2021   | 24 June 2021        |
| Summary of comments:<br>Following amendments and additional visibility splay information, no objections are raised. |                |                     |

## Non statutory consultees

| Consultee  | Date consulted | Date reply received |
|--|----------------|---------------------|
| East Suffolk Environmental Protection  | 10 June 2021   | 24 June 2021        |
| Summary of comments:<br>No objections subject to standard unexpected land contamination condition. |                |                     |

| Consultee                                     | Date consulted | Date reply received |
|---|----------------|---------------------|
| East Suffolk Ecology                          | 10 June 2021   | No response         |
| Summary of comments:<br>No comments received. |                |                     |

| Consultee                                     | Date consulted | Date reply received |
|---|----------------|---------------------|
| Waveney Norse - Property and Facilities       | 10 June 2021   | No response         |
| Summary of comments:<br>No comments received. |                |                     |

| Consultee                                     | Date consulted | Date reply received |
|---|----------------|---------------------|
| Essex And Suffolk Water PLC                   | 10 June 2021   | No response         |
| Summary of comments:<br>No comments received. |                |                     |

## 5. Site notices

General Site Notice

Reason for site notice: New Dwelling

Date posted: 11 June 2021

Expiry date: 2 July 2021

## 6. Planning policy

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.33 – Residential Gardens and Urban Infilling (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

BECC9: General Design Principles (Beccles Neighbourhood Plan, Referendum version)

National Planning Policy Framework 2021

## **7. Planning considerations**

7.1 Under section 38(6) of the Planning and Compulsory Purchase Act (2004), planning decision-taking must be in accordance with the Development Plan unless material considerations indicate otherwise. The relevant Development Plan policies are set out in section six of this report.

### Principle of Development

7.2 The site is located within the defined settlement boundary for Beccles, and as such the principle for new residential development is accepted, subject to consideration of other local and national planning policies on detailed matters.

### Design

7.3 Policy WLP8.29 sets out the design approach that new residential development should take, with policy WLP8.33 setting out the approach for new housing on residential gardens and urban infilling. Policy WLP8.33 sets out that housing development on garden and other urban infill sites will be supported where they satisfy the following criteria:

- The scale, design and siting of the proposal is in keeping with the character and density of the surrounding development and would not generate a cramped form of development.
- Attractive, useable and proportionately sized amenity spaces and adequate parking and turning spaces are provided for the proposed and existing dwellings.
- The proposal, by way of design, siting and materials integrates into the surrounding built, natural, and where necessary historic environment.
- The living conditions of proposed and existing properties are not unacceptably harmed through means such as overlooking, loss of light, or overbearing forms of development.
- Safe access is provided which does not generate significant harm to the character or amenity of the area.
- Safeguard protected trees.

7.4 Furthermore, policy BECC10 of the Beccles Neighbourhood plan, sets out the General Design Principle of new development. Significant weight can now be afforded to this policy as, whilst it has yet to go to referendum, it has passed the Inspector's examination as a sound Neighbourhood Plan.

7.5 The surrounding context of the site mainly comprises of single storey dwellings that front onto the highway. This proposal comprises of a single storey dwelling, fronting the highway, in a simple design, similar in scale and design to other dwellings in the street scene. As such it is considered that the proposal respects the overall character, appearance, scale, and site layout of dwellings in the area, and it would have no adverse impacts on the character and appearance of the area. The application has also been amended to relocate a bin store, that was positioned at the front of the site, to the rear garden area, in order to further respect

the open character of dwellings in the area and ensure bins are not an eyesore in the streetscene. The design of the development is considered acceptable in accordance with WLP8.29, WLP8.33 and BECC10.

### Amenity

- 7.6 Policies WLP8.29 and WLP8.33 set out that the living conditions of proposed and existing properties should not be unacceptably harmed through means such as overlooking, loss of light, or overbearing forms of development. Both the dwellings to the north and south of the application site have side elevation windows that will face the proposed development. However, given that the dwelling is set back from the road similar to the existing dwellings, and that the proposed dwelling would be single storey in scale, it is not considered that the impact on light through these side elevation windows would be significant. Furthermore, given that the dwelling will not, in effect, extend any further forward or significantly further back than the immediate neighbouring dwellings it is not considered that it would have any adverse impacts on light through the front and rear windows of these neighbouring properties. Finally, it is not considered that the proposed dwelling would introduce any additional overlooking to neighbouring properties.
- 7.7 It is also considered that the proposal provides a high level of amenity for residents with a good-sized garden space, and no direct overlooking.
- 7.8 The general layout of the development is appropriate with the single storey dwelling well-separated from neighbouring properties whereby there would be no material impact on their living conditions. The scheme therefore accords with WLP8.29 and WLP8.33 in respect of residential amenity.

### Highways and Sustainable Transport

- 7.9 Suffolk County Council Highways Authority (SCCHA) initially raised concerns regarding the lack of visibility splay information. However, following the submission of further visibility splay details, SCCHA have agreed to a reduction in the standard visibility splay requirements due to the cul-de-sac nature of the road and the limited vehicle speeds in this location. The site provides ample parking provision, and it is sustainably located with residents able to access services/facilities by foot and bicycle. Therefore, the proposal is considered to be acceptable in highways safety and sustainability terms in accordance with Policy WLP8.21 (Sustainable Transport).

### Ecology - RAMS

- 7.10 The site is located within 13km of the nearest European protected (Habitats) site and therefore consideration needs to be given to the impact of new housing on these sites. In this instance a financial contribution has been made to the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), and this is considered to provide sufficient mitigation for the potential impacts on these protected sites, in accordance with Policy WLP8.34 (Biodiversity and Geodiversity).

## Other Matters – Conservation Area and Designated Open Space

- 7.11 The Conservation Area (CA) is to the northeast of the site. The development therefore falls within the setting of the CA. However, there would be no harm to the CA because the proposal is a modest infill development, and the existing site makes no contribution to the significance of the CA.
- 7.12 The area to the east of the site (Beccles Cemetery) is identified in the Local Plan as designated Open Space, to be protected. The proposed development is outside that area and will cause no harm to that Open Space designation.

### **8. Conclusion**

- 8.1 In conclusion, the scheme makes use of a sustainably located infill site in a manner that relates well to the context. The provision of a small unit of accommodation at single storey level will make a modest but meaningful contribution to housing supply. The scheme accords with the Development Plan and planning permission can therefore be granted.

### **9. Recommendation**

- 9.1 Approve subject to the conditions set out below.

### **10. Conditions:**

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: 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:
- Site location plan, PL-001, received 02/06/2021
  - Visibility splay plan, PL-060 Rev A, received 05/08/2021
  - Proposed block plan, PL-050 Rev A, received 29/07/2021
  - Proposed floor plan, PL-100 Rev A, received 29/07/2021
  - Proposed street scene, PL-201, received 02/06/2021
  - Proposed elevations, PL-200, received 02/06/2021
  - Proposed sections, PL-202, received 02/06/2021
- 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. No other part of the development shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Drawing No. DM03; and with an entrance width of 3m and been made available for use.

Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and is brought into use before any other part of the development is commenced in the interests of highway safety.

5. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

6. The access driveway shall be constructed at a gradient not steeper than 1 in 8.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

7. Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the highway 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. Before the development is commenced details shall be submitted to and approved in writing by the Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. 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.

9. Before the access is first used visibility splays shall be provided as shown on Drawing No. PL-060 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action

10. The use shall not commence until the area(s) within the site on dwg. no. PL-050 Rev. A for the purposes of Loading, Unloading, manoeuvring and parking of vehicles and secure cycle storage has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety

11. Before the development is commenced details of the areas to be provided for electric vehicle 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 promote the use of sustainable transport options.

12. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number PL-050 Rev. A shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

### **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. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website [www.eastsuffolk.gov.uk/planning/street-naming-and-numbering](http://www.eastsuffolk.gov.uk/planning/street-naming-and-numbering) or email [llpg@eastsuffolk.gov.uk](mailto:llpg@eastsuffolk.gov.uk)
3. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday

let of any size or convenience retail , your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsuffolk.gov.uk](mailto:CIL@eastsuffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

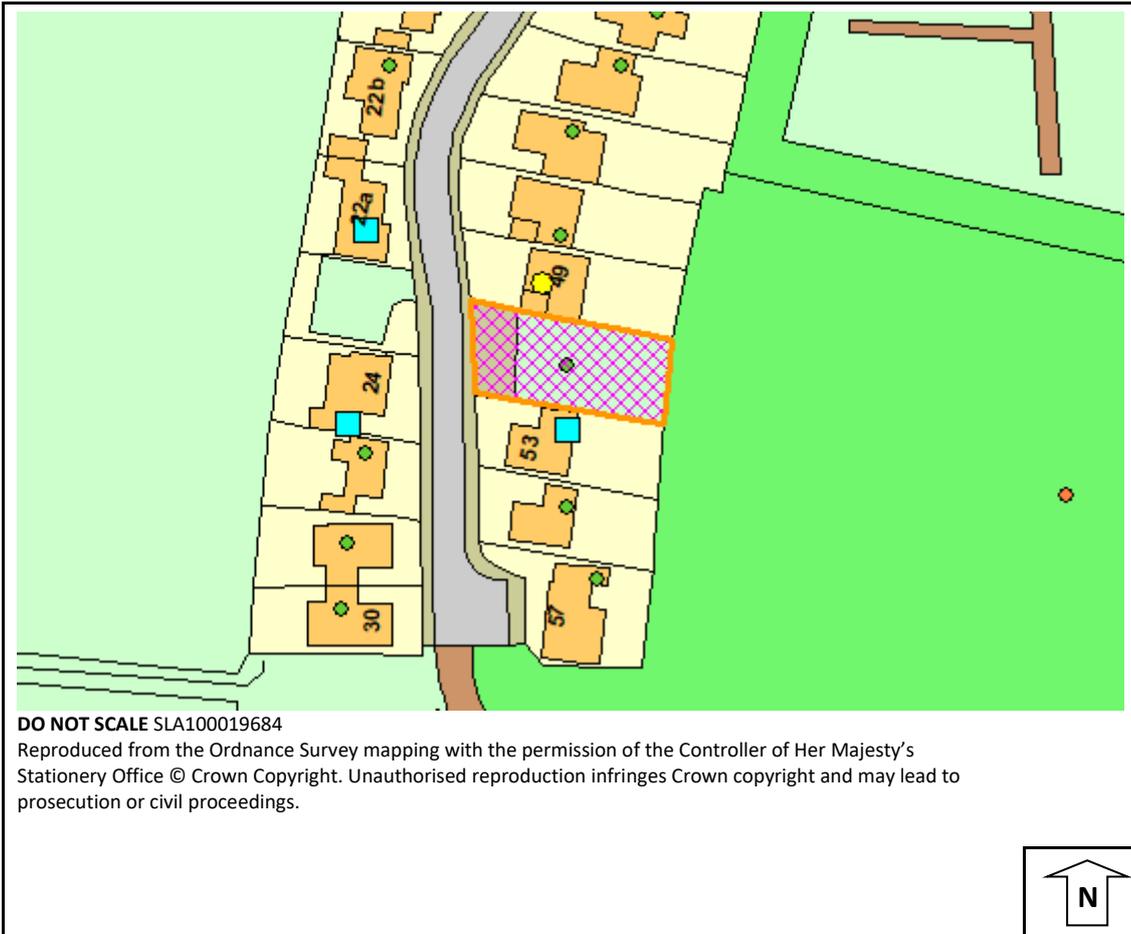
[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

### **Background Papers**

See application reference DC/21/2687/FUL on [Public Access](#)

# Map



## Key



Notified, no comments received



Objection



Representation



Support