

**PLANNING COMMITTEE SOUTH – 22 October 2019**

**APPLICATION** DC/19/2700/FUL

**EXPIRY DATE** 31 October 2019

**APPLICATION TYPE** Minor (Dwellings)

**APPLICANT** Mr and Mrs A Turner

**ADDRESS** Croft Cottage, Lower Street, Great Bealings, IP13 6NH

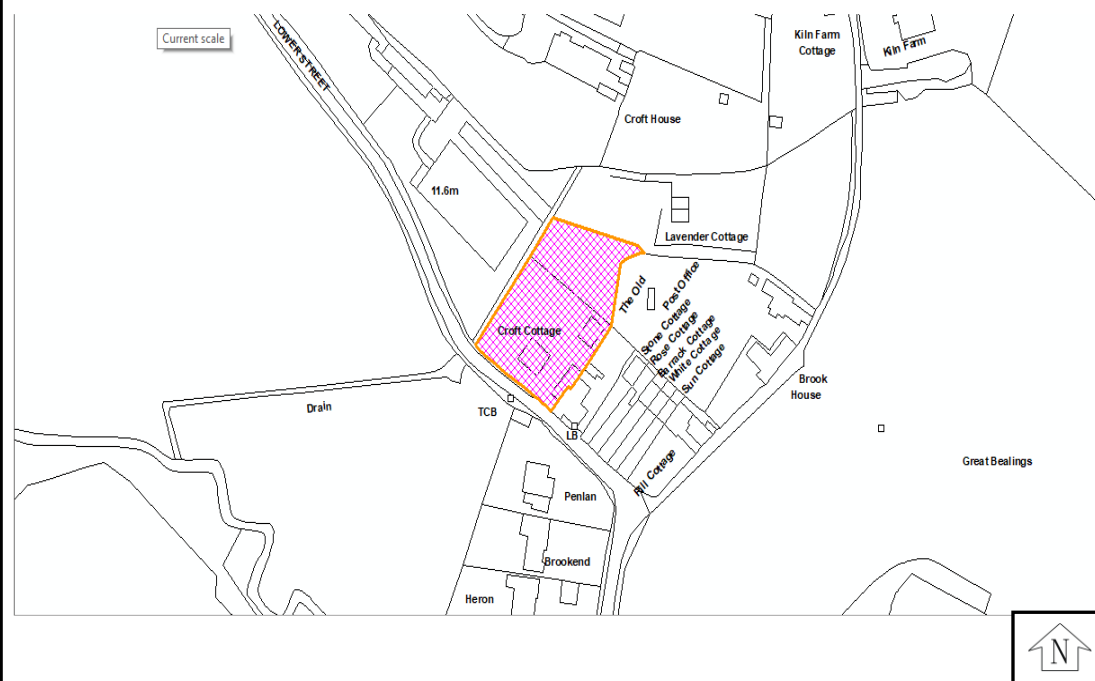
**PROPOSAL** Replacement dwelling

**CASE OFFICER** Grant Heal  
01394 444779  
[grant.heal@eastsoffolk.gov.uk](mailto:grant.heal@eastsoffolk.gov.uk)

**DC/19/2700/FUL – Croft Cottage, Lower Street, Great Bealings. IP13 6NH**

**DO NOT SCALE** SLA100019684

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## **1. EXECUTIVE SUMMARY**

Planning permission is sought for a replacement dwelling at Croft Cottage, Lower Street, Great Bealings. The site is positioned towards the northern extremity of Great Bealings, which is an 'Other Village' where replacement dwellings are considered acceptable, provided they are no more visually intrusive.

The existing dwelling is a building of limited architectural or historic merit set within a comparatively large plot. Its demolition is therefore considered beneficial to the quality of the wider townscape. Conversely, the replacement dwelling represents contemporary design that would enhance both a gateway into the village and the setting of an adjacent locally defined Non-Designated Heritage Asset.

The proposal's height would be 1.47 metres lower than the dwelling to be replaced, ensuring no increased prominence within the surrounding landscape. The schemes design, including placement of glazing, also ensures that existing residential amenity would not be undermined.

It is concluded that the proposal would serve to enhance the overall quality of built form within the surrounding area and raise the profile of the site location's gateway position. The application is therefore recommended for approval, subject to appropriate conditions, as set out below.

## **2. SITE DESCRIPTION**

- 2.1. The application site is approximately 0.18 hectares and comprises a three-bed two-storey dwelling with separate garage. The site has frontage parking and direct access off Lower Street; which is a primary vehicular route into the village.
- 2.2. The site is prominently positioned on the northern edge of Great Bealings built-up area and the dwelling's principal elevation includes a red-tiled mansard style roof with white fenestration. The topography of the relatively large plot ascends continuously from the dwelling's rear elevation towards the site's north-eastern extremity.
- 2.3. The dwelling is set back from the highway and enjoys a good level of separation from neighbouring properties, including adjacent two-storey dwellings to the south and east. The site's western and northern boundaries are well-vegetated with various trees and foliage that screen inwards views towards the site from fields positioned opposite to the south-west.

## **3. PROPOSAL**

- 3.1. The application seeks full planning permission for a replacement two-storey three-bed dwelling with associated parking and appropriate landscaping. The proposed dwelling represents a floor area of 186 square metres and existing outbuilding's, including the garage, would be retained.
- 3.2. The proposal has been designed in a contemporary style with flat roof and first floor terrace; from which a set of steps leads to a sizeable rear amenity space. The proposed dwelling would be sited in a similar position to the existing and the majority of it's external

surfaces would be rendered white. The introduction of natural facing materials, including timber and stone cladding to the front elevation, are also utilised to soften the building within its setting. Fenestration, rainwater goods, fascias, soffits and roofing materials would all be dark grey in colour.

#### **4. CONSULTATIONS/COMMENTS**

##### **Great Bealings Parish Council:**

4.1. *'The Parish Council met on 22nd July and it was resolved to OBJECT to this proposal for the following reasons:*

- 1. The proposed development is opposite one of the Landscape Protection Areas set up under the Great Bealings Neighbourhood Plan (NP) and is also adjacent to a row of non-designated heritage assets as set out in the NP. We consider that the design of the proposed development would be inappropriate given its proximity to these important elements of the NP.*
- 2. The siting is at one of the 'gateways' into the village, and the NP makes the point that these 'gateways' create the interface between landscape and the built environment that the NP is designed to protect and, where possible, enhance. The building would be intrusive in this context.*
- 3. Policy DM3(a) in your Local Plan states that any replacement building should be 'no more visually intrusive in the countryside' than the building to be replaced. We consider that the proposed development breaches this provision. The planning statement also states that the site is inside the physical limits of the settlement. This is of course an error of fact: as an 'Other Village' Great Bealings has no physical limits since it is deemed part of the countryside.*
- 4. Policy DM21 states that poor design that detracts from the character of the surroundings should not be permitted. For the reasons set out in 1 above we consider that this provision would also be breached by the proposed development.*
- 5. The ground plan of the new building is substantially larger than the ground plan of the existing house. Policy BE1 of the NP makes clear that any new development should be in scale with its surroundings, both as to height, mass, and impact. Although the new building would be slightly lower, this comes at the price of a much larger footprint.*
- 6. The siting of the new house has been moved so that it is some 2 metres closer to the Old Post Office. This is not acceptable.*
- 7. The plot boundary as shown on the drawings submitted is not accurate, and it lists two existing structures on the site, when there are in fact four.*

*For these reasons we consider that the proposal should be rejected'.*

##### **Ward Members (Cllr. Colin Hedgley):**

4.2. Cllr. Hedgley considers the proposal contravenes DM3, DM21 and SP28.

##### **Statutory Consultees**

4.3. Highway Authority: No objections.

##### **Non-statutory Consultees**

4.4. East Suffolk Council Head of Environmental Services: No objections subject to consideration of a condition concerning unexpected contamination.

4.5 Third Party Representations

Three letters of objection were received, which raised the following matters:

- Impact on local character;
- Landscape impact;
- Dominating/overbearing;
- Overdevelopment;
- Loss of privacy;
- Impact on heritage.

Three letters of support were received, noting the following:

- Sustainable design;
- Enhancement to local character and amenity.

**5. PLANNING POLICY**

5.1. On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council - therefore any policy documents listed below referring to "Suffolk Coastal District Council" continue to apply to East Suffolk Council until such time that a new document is published.

5.2. In addition to considering applications in accordance with the National Planning Policy Framework (NPPF 2019) and the National Planning Policy Guidance (NPPG), Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Local Planning Authority's 'Development Plan', unless material considerations indicate otherwise.

5.3. The Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document has been adopted and forms part of the Development Plan. It was adopted in July 2013. Upon its adoption a number of the policies within the pre-existing Suffolk Coastal Local Plan were 'Saved,' and others were superseded or abandoned.

5.4. East Suffolk Council's Development Plan, as relevant to this proposal, consists of:

- East Suffolk Council Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013);
- Suffolk Coastal Local Plan 2019 (Examination in public Summer-Autumn 2019);
- East Suffolk Council Suffolk Coastal District Local Plan – Site Allocations and Site Specific Policies Development Plan Document (Adopted January 2017);
- The 'Saved' Policies of the Suffolk Coastal Local Plan incorporating the first and second alterations;
- The Great Bealings Neighbourhood Plan ('Made' March 2017).

- 5.5. The relevant policies of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Development Plan Document (Adopted July 2013) are:

SP1 – Sustainable Development  
SP1A – Presumption in Favour of Sustainable Development  
SP15 – Landscape and Townscape  
SP19 – Settlement Policy  
SP28 – Other Villages  
SP29 – The Countryside  
DM3 – Housing in the countryside  
DM19 – Parking standards  
DM21 – Design: Aesthetics  
DM22 – Design: Function  
DM23 – Residential Amenity  
DM24 – Sustainable construction

- 5.6. The relevant policies of the East Suffolk Council Suffolk Coastal District Local Plan – Site Allocations and Site Specific Policies Development Plan Document are:

SSP2 – Physical Limits Boundaries  
SSP38 – Special Landscape Areas

- 5.7. The relevant policies of the ‘Made’ Great Bealings Neighbourhood Plan:

LP2 – Locally important landscape areas  
BE1– Design of development proposals  
BE4 – Non-designated heritage assets

- 5.8. The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate (PINS) for examination on Friday 29 March 2019, the Examination took place between 20th August and the 20th September 2019. Full details of the submission to PINS can be found through this link: [www.eastsuffolk.gov.uk/localplanexamination](http://www.eastsuffolk.gov.uk/localplanexamination) . Presently, only those emerging policies which have received little objection (or no representations) can be given more weight in decision making if required, as outlined under Paragraph 48 of the National Planning Policy Framework (2019). The following policies are now considered to have some weight in determining applications; these have been referenced where applicable:

SCLP 5.3 – Housing Development in the countryside  
SCLP 7.2 – Parking Proposals and Standards  
SCLP 11.1 - Design Quality  
SCLP 11.2 – Residential Amenity  
SCLP 11.6 – Non-designated heritage assets

## **6. PLANNING CONSIDERATIONS**

### Principle of Development

- 6.1. The site is positioned on the edge of a group of dwellings within the parish of Great Bealings village; which is classified as an ‘Other Village’ within the adopted settlement policy (SP19).

Great Bealings does not have defined settlement limits and therefore the strategy for growth within the village is to permit 'replacement dwellings on a one to one basis, where they are no more prominent or visually intrusive in the countryside than the building to be replaced'. This strategy is also reflected within DM3 (Housing in the countryside) and within emerging policy SCLP5.3: Housing development in the countryside

### Visual Amenity

- 6.2. Croft Cottage is an unattractive low efficiency dwelling set within a large plot, prominently positioned on the edge of Great Bealings built-up area. The dwelling's principal elevation, with red tiled mansard style roof, is uncharacteristic of the local area and misplaced within the street scene. It is therefore considered that the building's demolition would be beneficial to the quality of the wider townscape, particularly given the site's settlement gateway location.
- 6.3. Conversely, the proposed replacement three-bed dwelling would introduce a high-quality contemporary design, including an appropriate pallet of materials, which both respects and improves on the general quality of the area's-built form; characterised by a variation of architectural styles, save for the repetitive use of White render evident on many dwellings.
- 6.4. While it is accepted that the new dwelling represents the introduction of contemporary forms (including flat roof, balcony, external steps) and an increased footprint when compared to the existing property, it is judged that it would nevertheless appear proportionate relative to the large plot size and complementary to the area's aesthetic. The proposed dwelling's scale and use of white render would also reflect that of other large detached properties nearby and sufficient space would remain for vehicle parking, manoeuvring.

As such, the proposal is considered to represent an attractive design that would create a new focal point. This would enhance both a gateway into the village and the setting of an adjacent locally designated heritage asset (The Old Post Office); as identified within the 'made' Great Bealings Neighbourhood Plan (GBNP). The proposal is therefore considered to accord with the requirements of the NPPF, NPPG and policies SP15 (Landscape and townscape), BE1 (Design and development proposals), DM21 (Design: aesthetics), DM22 (Design: function) and DM24 (Sustainable construction) of the adopted development plan, as well as SCLP11.1: Design Quality of the emerging local plan.

### Heritage and Landscape

- 6.5. The Great Bealings Neighbourhood Plan identifies a number of locally categorised Non-Designated Heritage Assets (NDHA), including The Old Post Office; sited adjacent the proposal site. The provisions set out within Policy BE4 relates to proposals directly affecting such assets and is therefore not considered wholly relevant to the proposal as this scheme is close to rather than directly related to a NDHA. Notwithstanding, potential impacts on the setting of the asset are considered negligible given both the proposal site and new dwelling's position which, in-light of The Old Post Offices' side-on orientation to Lower Street, would be to the rear of the NDHA and would therefore not disrupt views towards its principle elevation, as the main interest of historic significance. That said, the proposal's use of white render and contrasting forms would otherwise serve as an enhancement to the NDHA's significance when compared with the existing dwelling of Croft Cottage and therefore the

scale harm is considered to be negligible when judged against the provisions of the NPPF and emerging Policy SCLP11.6: Non-Designated Heritage Assets

- 6.6. Although the proposal, like much of the Great Bealings parish, falls within a Special Landscape Area (SSP38), it is judged the proposed dwelling would be no more visually intrusive than the existing dwelling and would, in fact, have a maximum ridge height approximately 1.47 meters lower than the dwelling to be replaced. Furthermore, the site falls outside the five locally designated landscape protection areas identified within the Neighbourhood Plan Policy LP2 (Locally important landscape areas); where replacement dwellings are otherwise considered acceptable, subject to them being no more visually intrusive.
- 6.7. Given the site's topography, which ascends towards the rear of plot (thereby restricting long-range views of the dwelling from the north), combined with existing landscaping (including substantial tree-screening along the site's northern and western boundaries), the officer considers the proposal would indeed be no more visually intrusive on the surrounding landscape than the existing taller dwelling.
- 6.8. Nevertheless, the applicant has agreed to an appropriately worded condition which would secure a proportionate landscaping scheme to assist the new dwelling's integration within its setting, as advocated by SSP38.

#### Residential Amenity

- 6.9. Concerning impact on residential amenity (DM23), no first-floor windows are proposed on the dwelling's east-facing elevation, towards the adjacent property. And, while it is accepted that the amount of first floor glazing proposed on the rear of the property represents an increase over the existing arrangement, this would not allow occupants direct line of sight towards private amenity areas close to rear elevations of neighbouring properties. In this regard, the inclusion of a first-floor terrace on the proposed dwelling's west-facing elevation would also not, by virtue of its orientation, boundary screening and settlement edge location, allow for any overlooking of neighbouring dwellings.
- 6.10. Due to the degree of separation that would remain between the proposal and neighbouring dwellings, it is also considered that concerns raised in relation to the implied overbearing and domineering presence of the proposal, are unfounded.
- 6.11. Therefore, while there would undoubtedly be some unavoidable minor impacts during the proposal's construction, on balance, the officer does not consider the replacement dwelling would degrade residential amenity to unacceptable levels, when judged against DM23 and SCLP11.2: Residential amenity, of the emerging local plan.
- 6.12. Notwithstanding, an appropriate condition limiting construction work (including demolition and deliveries to and from site) to between 8am and 6pm Monday to Friday and 8am to 1pm on Saturdays, with none being undertaken Sundays and bank holidays is considered reasonable in order to ensure the potential for nuisance impacts are minimised.
- 6.13. Furthermore, to ensure the potential for negative impacts on residential amenity are minimised following the proposal dwelling's occupation, it is also suggested that permitted development rights for the installation of windows on the new dwelling's east and rear-

facing elevations be removed, along with permitted development rights concerning additions and alterations to the proposed dwelling's roof, including the proposed first floor terrace.

#### Access and parking

- 6.14. No objections have been raised by the Highways Authority and it is judged that the proposed development would provide enough space for vehicular parking as per the existing arrangement, in accordance with DM19 and SCLP 7.2 – Parking Proposals and Standards of the emerging local plan. It is also noted that the existing parking arrangement would continue throughout the proposal's construction, while the occupants reside on site within a mobile home. The mobile home would be removed following the replacement dwelling's occupation which could be secured by an appropriate condition.

#### Contamination

- 6.15. In-line with comments received from the Council's Environmental Protection team, it is considered that an appropriate planning condition concerning the discovery of unexpected contamination would be appropriate.

#### CIL

- 6.16. The applicant has submitted the appropriate liability forms attributable to the Community Infrastructure Levy.

#### RAMS

- 6.17. The proposal is for a replacement dwelling and therefore payment contributions required by the council's Recreational Avoidance and Mitigation Strategy is not applicable to the proposal.

#### Conclusion

- 6.18. Following due consideration given to all relevant matters within the above assessment, it is concluded that the proposal represents a replacement dwelling that would be no more visually intrusive or prominent within the surrounding landscape than that to be replaced. Through the use complementary materials and contrasting forms, the proposed dwelling would serve to enhance the quality of built form within the surrounding area and raise the profile of the site location's gateway position.

## **7. RECOMMENDATION**

- 7.1. **APPROVE** subject to the following 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 not be carried out other than in complete accordance with the following approved drawings:
- 6171 (OS Map);
  - 6171 1 (Block Plan);
  - 6171 2 (Details plans, sections and elevations);
  - Proposed finishes (Received 5 July 2019).

Reason: For 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 by the local planning authority.

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

4. No construction work, including demolition and deliveries to and from site, shall commence before 8am and shall not continue after 6pm Monday to Friday and 8am to 1pm on Saturdays with none being undertaken Sundays and bank holidays unless otherwise agreed by the local planning authority.

Reasons: To prevent noise pollution to adjacent residential properties.

5. Within 6 weeks of the hereby approved dwelling being occupied, the mobile home illustrated on approved drawing 6171 1 (Block Plan) shall be removed in its entirety, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that there would be no more than 1 dwelling on the site, in the interests of residential amenity and because the site lies within the countryside, where additional dwelling houses are only permitted in exceptional circumstances.

6. Within 3 month(s) 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 by the local planning authority.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

7. The approved landscaping works 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.

8. Prior to the flat roof terrace being used as a balcony for the purposes incidental the enjoyment of the approved dwelling house, the hereby approved glass panels shall be erected along the sides of the roof. The panels shall thereafter be retained in the approved form unless otherwise agreed by the local planning authority.

Reason: To safeguard the privacy of neighbouring residents.

9. 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.

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting the said Order] no development comprising the installation of windows on the new dwelling's east and rear-facing elevations, or development comprising additions and alterations to the proposed dwelling's roof, including the proposed first floor terrace shall be carried out unless otherwise agreed with the local planning authority.

Reason: In order that the local planning authority may retain control over this particular form of development in the interests of amenity and the protection of the local environment and the amenity of adjoining resident.

**Background Papers:** All application material is available by searching ref: DC/19/2700/FUL at [www.eastsuffolk.gov.uk/public-access](http://www.eastsuffolk.gov.uk/public-access)