



Committee Report

Planning Committee North - 22 February 2021

Application no DC/20/4686/FUL

Location

Land Rear Of 185
Saxmundham Road
Aldeburgh
Suffolk
IP15 5PE

Expiry date 25 January 2021

Application type Full Application

Applicant Aldeburgh Golf Club

Parish Aldeburgh

Proposal Erection of 1no. single storey dwelling

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1 Summary

- 1.1 This is a full planning application for the erection of 1 no. single storey dwelling within the rear garden of 185 Saxmundham Road, Aldeburgh, Suffolk. The site lies on the north-eastern side of Saxmundham Road between 185a to the north-west and 183b to the east.
- 1.2 The site lies within the settlement boundary of the market town of Aldeburgh, as defined within the East Suffolk Suffolk Coastal Local Plan 2020 and lies within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty. The site is outside any area at significant risk of flooding (EA flood zone 1).
- 1.3 Development in Aldeburgh is subject of Planning policy SCLP12.26 - Strategy for Aldeburgh which states that "*New residential development is targeted at meeting the needs of the local community through provision to meet the needs of the ageing population and enabling local residents to stay within the area*".

- 1.4 A modest single storey property would generally comply with SCLP12.26.
- 1.5 The site is more modest than the other backland plots that have been approved within this part of Saxmundham Road, where backland development has typically involved double width plots such as that at 183b and 149a. Whilst there is concern that the development is not 'well related in scale and design to adjacent properties', it has adequate curtilage for a one bedroom property, car parking is in compliance with Suffolk Guidance for Parking 2019 and it will have adequate light/amenity.
- 1.6 The single storey form will limit impact upon the amenity of adjacent neighbours. There is some concern over noise from vehicular manoeuvring to the rear of 185a, however this will not be of a level/magnitude so as to cause serious loss of residential amenity contrary to policy SCLP11.2.
- 1.7 The dwelling will be generally screened from public views by frontage properties.
- 1.8 On balance the site is just large enough to accommodate the one bedroomed single storey dwelling without significant adverse impact upon the character of this part of the town or the amenity of neighbours and will be in compliance with policy SCLP5.7.
- 1.9 The dwelling lies within the 13km zone of influence a European habitats site under Article 4.1 of the Directive (79/409/EEC). The Suffolk Recreation Avoidance Mitigation Strategy ("Suffolk RAMS") identifies that new housing development within a 13km zone of influence ("ZOI") of any designated European site in Suffolk will have a likely significant effect on the interest features of those sites through increased recreational pressure, both alone and in combination with other housing in the ZOI. To mitigate this, a per-dwelling financial contribution of £321.22 is required to fund the Suffolk RAMS.
- 1.10 The proposal is considered to be in compliance with local and national policies and is recommended for approval (subject to receipt of RAMS payment). The recommendation is contrary to the recommendation of the Aldeburgh Town Council. The case was referred to the Scheme of Delegation Referral Panel with a recommendation that the application is approved under delegated powers, however the Panel determined that the application be referred to Planning Committee.

2 Site description

- 2.1 The site lies to the rear of 185 Saxmundham Road. 185 Saxmundham Road comprises a red brick semi-detached two storey house with slate roof. The house is sited on a generous plot, with a width in excess of 11 metres and a depth of around 53 metres. There is a gap between the house and boundary with the neighbour of over 5 metres. The space is occupied by a prefabricated pitched roof garage (proposed for demolition).
- 2.2 To the north-east (rear) of the site is land which forms part of the Golf Club Estate, through which the route of public footpath no.16 passes. The site lies within flood zone 1 and the Suffolk Coast and Heaths AONB.
- 2.3 This part of Saxmundham Road is made up of a mix of housing styles and ages. The neighbour to the north-west is 185a a 1960/70's detached two storey house. 183 is the

other half of the pair of semis with 185, while beyond that is a modern 2 storey detached house (no.183a). To the rear of that property and 183 Saxmundham Road is a detached modern bungalow, ref DC/15/4152/FUL - 3bed detached bungalow Rear of 183 and 183a Saxmundham Road.

3 Proposal

- 3.1 The application proposes the erection of a 1 bed bungalow and garage at the rear of 185 Saxmundham Road. Vehicular access would be from the existing access point with Saxmundham Road with new parking provided to the front of 185 Saxmundham road, which will otherwise retain front and rear garden space serving the property.
- 3.2 Parking provision is proposed to the south of the dwelling and a single garage. The garage is proposed adjacent to pitched roofed single storey outbuildings which exist at the rear of both 183 and 185 straddling their common boundary.
- 3.3 The proposed dwelling is of contemporary design with render and boarded walling under a natural slate roof.

4 Consultations/comments

- 4.1 One objection has been received stating that No 185 is a four bedroom property with at least two cars. If parking is restricted it will lead to congestion and on street parking, on the main road into Aldeburgh. This will be a safety hazard.

5 Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Aldeburgh Town Council	2 December 2020	22 December 2020
"ATC Planning Committee considers this application to be overdevelopment of the site. The Committee is also concerned that there is inadequate parking provision for this property and the property with which the proposed property would share a driveway, resulting in parking on the Saxmundham Road and therefore OBJECTS to this application."		

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	2 December 2020	11 December 2020
Summary of comments: The Highway Authority recommends the inclusion of conditions regarding access improvement; bin storage/presentation and parking/manoeuvring in the event of the grant of planning permission.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Aldeburgh Society	N/A	4 January 2021
Summary of comments: Aldeburgh Society object to the grant of planning permission. It is considered that the site is not adequate for backland development, being much smaller than the adjoining site. The result would be a cramped and uncomfortable form of development, out of keeping with, and detrimental to the amenities and enjoyment of adjoining and surrounding residential properties. There is a lack of adequate parking, turning, and garaging space for the existing house.		

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	N/A	8 December 2020
Summary of comments: Suffolk Fire and Rescue Service confirms no additional water supply for fire fighting purposes is required. It recommends compliance with Building Regulations and the provision of an automatic fire sprinkler system.		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	2 December 2020	2 December 2020
Summary of comments: The proposed development is a low risk of being affected by contamination from previous uses of the site. A condition is recommended regarding any unexpected contamination that may be discovered during the development.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights Of Way	2 December 2020	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Ecology (Internal)	2 December 2020	No response
Summary of comments: No comments received.		

Reconsultation consultees

6 Publicity

None

7 Site notices

General Site Notice

Reason for site notice: New Dwelling
Date posted: 10 December 2020
Expiry date: 4 January 2021

8 Planning policy

8.1 National Planning Policy Framework 2019

8.2 East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020 policies:

SCLP3.3 - Settlement Boundaries
SCLP5.7 - Infill and Garden Development
SCLP7.2 - Parking Proposals and Standards
SCLP11.1 - Design Quality
SCLP11.2 - Residential Amenity
SCLP12.26 - Strategy for Aldeburgh
SCLP10.1 - Biodiversity and Geodiversity

9 Planning considerations

9.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) sets out that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.” This is reflected in paragraph 12 of the NPPF which affirms the statutory status of the development plan as the starting point for decision-making.

9.2 The development plan comprises the East Suffolk Council – Suffolk Coastal Local Plan (“The Local Plan”) and any adopted Neighbourhood Plans. The relevant policies of the Local Plan are listed in the section above and will be considered in the assessment to follow. It is important to also note that NPPF paragraph 11 requires that planning decisions apply a presumption in favour of sustainable development and that means, for decision-taking, approving development proposals that accord with an up-to-date development plan without delay.

- 9.3 The site falls within the settlement of boundary of Aldeburgh. Policy SCLP3.3 of the Suffolk Coastal Local Plan supports, in principle, new development within defined settlement boundaries. Policy SCLP12.26 states that new residential development in Aldeburgh should be targeted to meet the needs of the local community through provision to meet the needs of the ageing population and enabling local residents to stay within the area.
- 9.4 The proposals will provide a modest sized 1 bed bungalow, which will make a positive contribution to the supply of new housing in the locality and provide accommodation well suited to those looking to downsize. Paragraph 5.38 of the adopted Local Plan as a supporting paragraph to SCLP5.8 (Housing Mix), emphasises the strong demand for smaller properties, in particular those suitable for downsizing, given the projected growth of the ageing population. The proposal to provide a 1 bed bungalow in Aldeburgh is in accordance with Policy SCLP12.26.
- 9.5 Policy SCLP5.7 states that 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.
- 9.6 The property is consistent in storey height and plot depth with the bungalow to the east (rear of 183 Saxmundham Road). The dwelling would be well screened from public views by the frontage properties and will not have significant material impact on the street scene or character of the area.
- 9.7 The dwelling has been designed to limit the impacts on the privacy of surrounding properties by virtue of the single story form and fenestration arrangement. It is designed with sufficient amenity space for a one bed roomed property with the primary garden area having a western aspect of a depth to provide private amenity space for the existing and proposed dwelling.
- 9.8 Privacy will be afforded by the boundary enclosure to the garden, the single storey nature of the bungalow and the garage proposed to the south. No.185 Saxmundham Road will retain adequate front and rear garden space. It is considered therefore that the proposals are compliant with Policy SCLP5.7 (Infill and Garden Development); SCLP11.1 (Design Quality) and SCLP11.2 (Residential Amenity).
- 9.9 Suffolk Guidance for Parking indicates that 1 on plot space should be provided for 1 bed dwellings. A garage is proposed within the curtilage of the site. A Bike Store is located to the west of the site. Additional traffic generated from one additional 1 bed dwelling will be very low and have very limited effects on the pre-existing level of traffic using Saxmundham Road, with off-street parking provided for the retained 185 Saxmundham Road. Both will utilise the existing point of access with Saxmundham Road. The proposals accord with Policy SCLP7.2.

9.10 The dwelling lies within the 13km zone of influence of a European habitats site under Article 4.1 of the Directive (79/409/EEC). The Suffolk Recreation Avoidance Mitigation Strategy ("Suffolk RAMS") identifies that new housing development within a 13km zone of influence ("ZOI") of any designated European site in Suffolk will have a likely significant effect on the interest features of those sites through increased recreational pressure, both alone and in-combination with other housing in the ZOI. To mitigate this, a per-dwelling financial contribution of £321.22 is required to fund the Suffolk RAMS. A RAMS contribution will therefore be required prior to the grant of planning permission.

10 Conclusion

10.1 It is considered that whilst a modest site, it is large enough to accommodate the proposed one bedroom single storey dwelling without significant adverse impact upon the character of this part of the town or the amenity of neighbours. The proposal is considered to be in compliance with the Local Plan which supports the provision of housing which is appropriate to meet the needs of the ageing population.

10.2 Adequate car parking is available for both existing and proposed dwellings and the proposal is in compliance with policy SCLP7.2.

10.3 Subject to receipt of RAMS contribution it is considered that the proposed development is acceptable and is hereby recommended for approval.

11 Recommendation

Authority to Approve subject to receipt of RAMS payment.

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 Drg Nos 20-043-199; 20-043-200-A and 20-043-201 received 18.11.2020, 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. Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the plot 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.

4. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 20-043-200-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.

5. The use shall not commence until the area(s) within the site on dwg. no. 20-043-200-A for the purposes of Loading, Unloading, manoeuvring and parking of vehicles (including garage) and the secure storage of cycles 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.

6. 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 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.

7. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such.

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

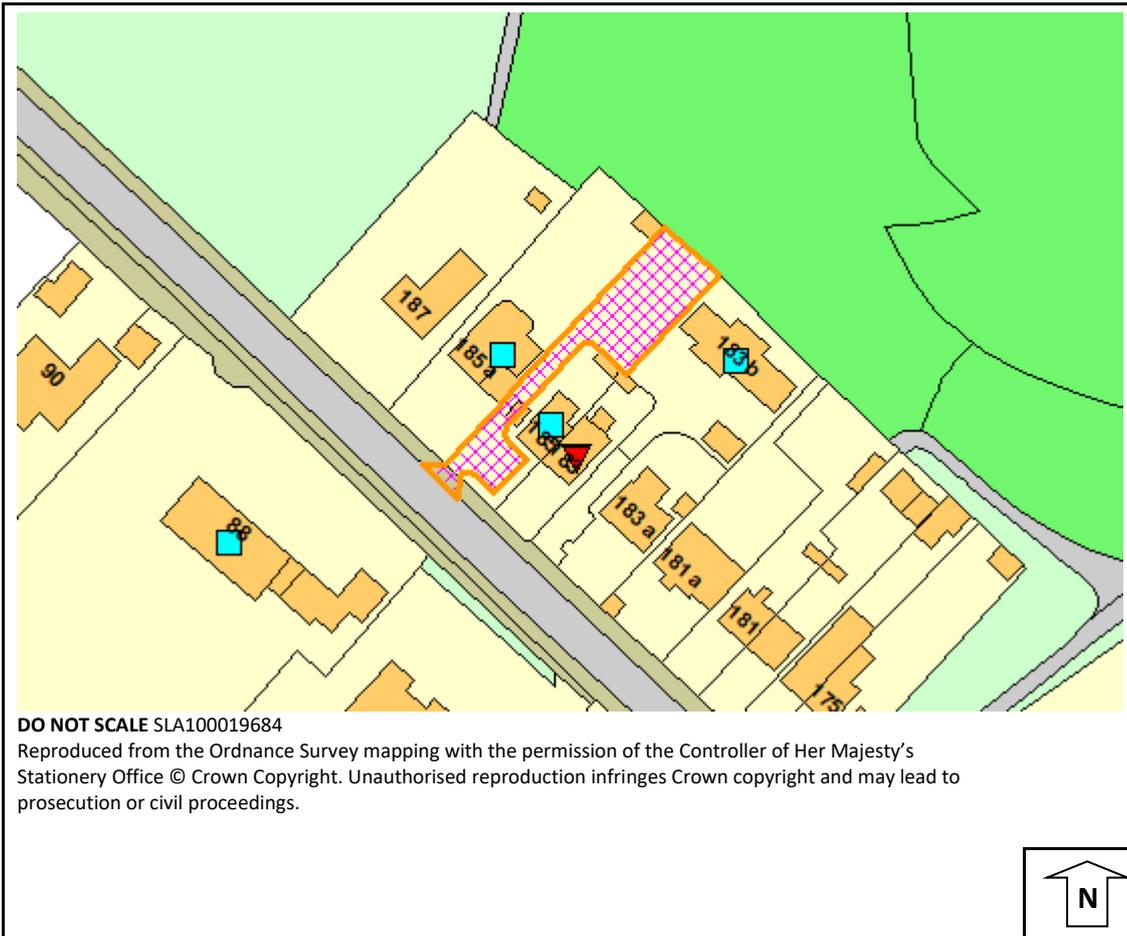
Informatives:

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.

Background information

See application reference DC/20/4686/FUL on [Public Access](#)

Map



Key

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