



Committee Report

Planning Committee North – 8 March 2022

Application no DC/21/2369/FUL

Location

73 Beccles Road
Bungay
Suffolk
NR35 1HT

Expiry date 13 July 2021
Application type Full Application
Applicant Wendy and John Machon

Parish Bungay
Proposal Construction of new dwelling and associated works
Case Officer Joe Blackmore
07887 454208
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1. Summary

- 1.1 This application seeks permission for a new dwelling and associated works on land at 73 Beccles Road, Bungay. The design and layout of development has been amended during the application process in response to officer feedback. As set out in the considerations section of this report, the proposal accords with the Development Plan as an acceptable form of infill development and is recommended for approval.
- 1.2 The application has been referred to the Planning Committee through the Referral Panel, as the officer recommendation to approve is contrary to the views of Bungay Town Council.

2. Consultees

Consultee	Date consulted	Date reply received
Bungay Town Council	24 May 2021	11 June 2021
<p>Summary of comments:</p> <p><i>At the Bungay Town Council Planning, Environment & Highways Committee Meeting held on 10th June 2021 -</i></p> <p><i>It was proposed by AD, seconded by GH, and RESOLVED that these plans are recommended for REFUSAL with the following comments :</i></p> <ul style="list-style-type: none"> <i>o A healthy Beech tree is being cut down whereas this could be accommodated within the plans if the property was re-positioned on the site.</i> <i>o If the tree is cut down it should be replaced by a tree of equal quality.</i> <i>o There is no provision for an Electric Car Charging Point.</i> <i>o 5 houses already share this access point onto the highway and there is no pavement on this side of the road.</i> <i>o No details on the application as to how 'Green' the building is.</i> <i>o The proposed building is out of character with the street scene and out of keeping with other properties.</i> <i>o The proposed building is on the edge of the Flood Plain, which is not mentioned in the application, and this further development will exasperate the situation.</i> <i>o The application says that the building is on Developed Land & a Brownfield site , which is not the case,</i> <i>o Overdevelopment of the site.</i> 		

Consultee	Date consulted	Date reply received
SCC Highways Department	24 May 2021	7 June 2021
<p>Summary of comments:</p> <p>No objections; conditions recommended.</p>		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	24 May 2021	8 June 2021
<p>Summary of comments:</p> <p>We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection for the new dwelling is made onto our Company network for revenue purposes.</p>		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	24 May 2021	No response

Summary of comments:
No comments received.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	24 May 2021	24 June 2021

Summary of comments:

The applicant has submitted a Land Contamination Questionnaire together with an internet environmental search, neither of which provide any reasons to suspect that contamination is present or needs to be considered any further. As such, based on the information submitted, it would appear that there needs to be no further assessment of contamination at this stage. However, I would advise the LPA to apply a planning condition requiring the reporting of any potential contamination encountered during construction

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	8 June 2021	12 July 2021

Summary of comments:

This site is tucked away from the road side and there are many trees and hedges screening the site from roadside and neighbours. Along the boundary and driveway to No. 69 is an existing Beech hedge with a couple of semi mature trees in the garden of No. 73 1 x Horse Chestnut, 1 x Sycamore 1 x small Oak and 1x young Beech, a young Copper Beech and young poor quality Larch. The young Beech, Copper Beech and Larch will need to be removed to allow this proposed development. The young Beech is very close to power lines, and the Copper Beech / Larch are located within the site close to proposed bungalow. These 3 trees have limited 'amenity value' and their loss would not be noticed within existing street scene. Whilst it is a shame to lose trees, in this instance there are many trees / hedges on site and within the adjacent properties. Drawing No. 2159.2a also show 7 new trees, with 4 being in the frontage of the site to replace these 3.

Consultee	Date consulted	Date reply received
Broads Authority	18 November 2021	29 November 2021

Summary of comments:

I write further to the above proposal. I can confirm that the Broads Authority does not have any comments to make regarding this consultation.

Re-consultation consultees (following receipt of amended plans)

Consultee	Date consulted	Date reply received
Bungay Town Council	18 November 2021	9 December 2021

Summary of comments:

Bungay Town Council's previous comments stand

The proposed design is even less in-keeping with the surrounding than the previous submission and no considering have been made of the Town Council's comments

No evidence of flood amelioration in the design. The development is within 200 m of flood zone 2 of the EA's flood map and directly 359 m from the R Waveney.

Bungay Town Council would not support this application.

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	18 November 2021	No response

Summary of comments:

See previous comments.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	18 November 2021	No response

Summary of comments:

See previous comments.

Consultee	Date consulted	Date reply received
SCC Highways Department	18 November 2021	23 November 2021

Summary of comments:

No objections; conditions recommended.

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	18 November 2021	30 November 2021

Summary of comments:

Previous comments apply.

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	18 November 2021	No response

Summary of comments:

No comments received.

3. Site notices

General Site Notice

Reason for site notice: New Dwelling

Date posted: 7 June 2021

Expiry date: 28 June 2021

4. Planning Policy and Policy Background

National Planning Policy Framework 2021 (NPPF)

WLP7.1 - Rural Settlement Hierarchy and Housing Growth (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.7 - Small Scale Residential Development in the Countryside (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.21 - Sustainable Transport (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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)

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

5. Site Description

- 5.1 73 Beccles Road is located to the north side of the road and comprises a large plot with extensive gardens to the rear (north) and side (southwest). The host dwelling is a modest bungalow of red brick dating from the early to mid-twentieth century. The site is accessed via a private drive off Beccles Road, and this drive serves a small group of dwellings on a curvilinear building line.
- 5.2 To the north of 73 Beccles Road is the boundary with the Broads Authority area. To the south of the site is an area of grassland used as a caravan site. To the east and west of the site are residential dwellings of a mixed character. The area has a pleasant, verdant character due to the well-established hedgerows and many mature trees – this vegetation provides a significant amount of screening whereby many of the properties accessed off the private drive are not visible from Beccles Road.
- 5.3 The Bungay settlement boundary (as drawn on the Local Plan policies maps) defines two separate - but closely related - areas. The site falls within that gap between the defined settlement boundaries and represents one of seven dwellings that are clustered together in that location. Whilst there is that clear break between the drawn settlement boundaries when read on a map, the experience of the site in its context is that it forms part of the

residential area of the town, and it is really the undeveloped gap to the south of Beccles Road that has a more rural character and provides the clear legible gap between the defined settlement boundaries.

- 5.4 The site is sustainably located with a footway to the south side of Beccles Road allowing access on foot to both areas of Bungay to the east and west. Kents Lane to the south side of Beccles Road runs in a south easterly direction connecting up with the B1062.

6. Proposed Development

- 6.1 The proposal would utilise the existing driveway for the bungalow at No.73. The proposed dwelling would be positioned to the southwest of the existing bungalow, with a staggered footprint and majority of the accommodation all at ground floor level. The central block would be one-and-a-half storeys with an en-suite master bedroom at upper floor level. The plans show a two-bedroom dwelling, but the home office could easily be used as a third bedroom. The attached double garage would provide two secure/covered parking spaces, in addition to the external parking/turning area serving both the proposed and existing dwelling.

7. Third Party Representations

- 7.1 One letter of objection that raises the following key concerns :

- The revised plans are not in keeping with the surrounding area (two double fronted bungalows dating from around 1930). The original plan was more sympathetic.
- This building design would be more suited to an individual plot and not nestled between two traditional brick and tile bungalows
- There is now three windows overlooking our property (front and back garden).
- The proposed building is very close to our boundary.
- Our property is lower than the existing dwelling at 73 Beccles road and this new dwelling on the site has a higher roofline than both 69 and 73.
- Our caravan park to the south of our property is used all year round and not used 'occasionally' as stated.
- It would be more suitable for a bungalow (not chalet) to be planned for this site.

8. Planning Considerations

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires decision taking to be in accordance with the Development Plan unless material considerations indicate otherwise. The key policies are listed in section four of this report.
- 8.2 For planning purposes, the site is located in the countryside because it is outside the defined settlement boundaries for Bungay as detailed on the Local Plan policies maps. That being

said, in general terms the site is very closely related to the Town and is sustainably located. The gap between the drawn settlement boundaries is more about the undeveloped open area to the south of Beccles Road, which forms an important gap between the two main built-up areas of the Town. Development of the proposed site would cause no coalescence between the two distinct areas of the town.

- 8.3 Policy WLP8.7 - Small Scale Residential Development in the Countryside sets out that small scale residential development in the Countryside of up to three dwellings will be permitted where:
- The site constitutes a clearly identifiable gap within a built-up area of a settlement within the Countryside;
 - There are existing residential properties on two sides of the site; and
 - The development does not extend further into the undeveloped Countryside than the existing extent of the built-up area surrounding the site.
- 8.4 The site falls within a cluster of seven dwellings that are located in the 'countryside'; it represents a clearly identifiable gap within that group with residential properties on two sides; and this limited infill opportunity would not extend further into the undeveloped countryside than the existing extent of the built-up surrounding area. Accordingly, and although the site being a 'countryside' location is not all that obvious on-the-ground, it would meet the policy requirements of WLP8.7. The principle of development is therefore in accordance with the Local Plan.
- 8.5 The scheme has been quite considerably amended in response to officer feedback. At the site visit officers noted the change in levels with the dwelling at 69 Beccles Road on lower ground than the application site. There is also a prevailing character of fairly low building heights, and the original dwelling design was deemed, by officers, to be too large for that context. The officer feedback was for a bungalow to be designed; however, the applicant's architect has put forward a chalet style dwelling with mono-pitched roofs and a contemporary aesthetic. The topographical survey work and accompanying context plan shows that this dwelling is of an appropriate scale, because its height will relate well to the size of adjacent dwellings. The contemporary form and materials are acceptable in a context of a mix of architectural styles and designs.
- 8.6 The layout of development essentially continues the curvilinear building line and represents a logical infill plot as part of the group. The existing dwelling at 73 would maintain a very large rear garden and the shared parking turning area will function acceptably for both dwellings, new and old. It is acknowledged that the private garden area to the rear of the new dwelling would be limited, however the moderate area of garden to the front and side of it would provide attractive amenity space, even if not particularly private.
- 8.7 A key concern for officers at the site visit was the tree loss associated with the proposed development. Specialist advice from the Arboriculture and Landscape Officer (following her site visit) clarified that:

"This site is tucked away from the road side and there are many trees and hedges screening the site from roadside and neighbours. Along the boundary and driveway to No. 69 is an existing Beech hedge with a couple of semi mature trees in the garden of No. 73 1 x Horse Chestnut, 1 x

Sycamore 1 x small Oak and 1x young Beech, a young Copper Beech and young poor quality Larch.

The young Beech, Copper Beech and Larch will need to be removed to allow this proposed development. The young Beech is very close to power lines, and the Copper Beech / Larch are located within the site close to proposed bungalow. These 3 trees have limited 'amenity value' and their loss would not be noticed within existing street scene.

Whilst it is a shame to lose trees, in this instance there are many trees / hedges on site and within the adjacent properties. Drawing No. 2159.2a also show 7 new trees, with 4 being in the frontage of the site to replace these 3."

- 8.8 The loss of existing trees on site is something that could happen without consent being required from the LPA and, whilst unfortunate, there is no prospect of serving a Tree Preservation Order on those three trees given the feedback from the Arboriculture and Landscape Officer. The main boundary hedge and mature trees would be retained, and the well vegetated wider context would remain, partially screening the development but more importantly preserving the verdant character of the group. A planning condition would be necessary, however, to secure a site wide landscaping strategy inclusive of new tree planting. A further condition is necessary to secure the timely implementation of that landscaping, and its retention (and replanting where necessary) for a period of five years.
- 8.9 The immediate neighbour at No.69 has objected to the design of the proposed development, stating that it is not in keeping with the brick and tile bungalows adjacent. It is acknowledged that the proposal is a different appearance to those two dwellings, but the important context is that dwellings within the group are of a design that very much reflects their time. For example, consented infill development at No.77 is of a contemporary form, and not a traditional bungalow built of brick and tile. In the context the important design feature is scale – i.e., height relative to neighbouring dwellings, and the amended scheme is acceptable in that regard.
- 8.10 In amenity terms, the amended design sees a chalet dwelling of appropriate scale that is acceptably located in terms of position relative to neighbouring dwellings. The neighbour at No.69 identifies some concern with overlooking from the two west facing upper floor windows (serving the bedroom). Officers share that concern and a condition restricting those windows to obscure glazed and non-opening is necessary to protect neighbour amenity. The south facing main window to the bedroom will look onto the front of the site and ensure adequate light and ventilation to the bedroom.
- 8.11 Given the narrow width of the private drive and that it is essentially an unmade track, it would be necessary to require a concise construction management plan by condition, particularly to ensure that contractor vehicles and deliveries are properly managed, along with any storage of materials – this should all take place within the site or land at No.73 to reduce any disruption during the construction phase.
- 8.12 For the reasons set out, the design, layout, and amenity aspects of the proposed development are all acceptable in accordance with WLP8.29 (Design).
- 8.13 The Town Council raise concerns about flood risk. However, this site is located within a low-risk flood area (flood zone one) and the proposed dwelling is a sufficient distance (over 20 metres) from a main river to the west whereby there is no requirement to consult the

Environment Agency or seek a site-specific Flood Risk Assessment. There is no conflict with policy WLP8.24 (Flood Risk).

- 8.14 The site utilises the existing vehicle access of Beccles Road which has good visibility in both directions. The proposal will provide adequate parking for both the new and existing dwellings, along with areas to manoeuvre vehicles on site. The County Highways Authority have considered the scheme and raise no objections, but recommend a series of conditions including:
- Area within the site for manoeuvring and parking of vehicles to be provided prior to occupation of the new dwelling, and those area retained and used only for that purpose.
 - Details of electric vehicle charging points to be submitted and approved by the LPA.
 - Bin presentation and storage area to be provided before occupation of the new dwelling and retained for that purpose.
- 8.15 Officers agree with all of those conditions which are necessary and proportionate. The EV charging point details by condition will address one of the concerns raised by the Town Council in their objection.
- 8.16 With conditions applied there are no highways safety or sustainable transport issues, and the scheme accords with WLP8.21 of the Local Plan.
- 8.17 The site falls outside of the Conservation Area and there are no designated heritage assets such as listed buildings affected by this scheme. Accordingly, there are no heritage considerations relevant to the proposal.
- 8.18 The site falls outside the Zone of Influence of any protected Habitats Sites; therefore, a Suffolk (Coast) RAMS contribution is not required, and it is not necessary to undertake an Appropriate Assessment of the scheme.

9. Conclusion

- 9.1 The scheme accords with the Development Plan and there are no other material considerations that would indicate for a decision other than approval. The matters raised by the Town Council have been carefully considered, but the principle of development is supported by the Local Plan, and the amended design is acceptable for the site.
- 9.2 During the course of the application, officers became aware that the applicant does not own the entirety of the private drive connecting No.73 to Beccles Road. That does not prevent a planning application being submitted and considered on merit, but it does mean the applicant has a legal obligation to complete the appropriate ownership certificate on the application form and serve the relevant notices on affected landowners. The applicant has been made aware of this and, through their agent, they are in now in the process of serving the relevant notices as required. This is a legal and administrative task that does not influence the planning considerations, but it must be undertaken prior to any decision notice being issued. Accordingly, the officer recommendation is one of authority to approve, subject to this process being properly completed. To reassure Members, all of the properties accessed off of the private drive were formally consulted by letter on this application, so they will be aware of it and have had the opportunity to comment.

10. Recommendation

10.1 Authority to Approve; subject to the updated ownership certificate being completed and relevant notices being served, by the applicant.

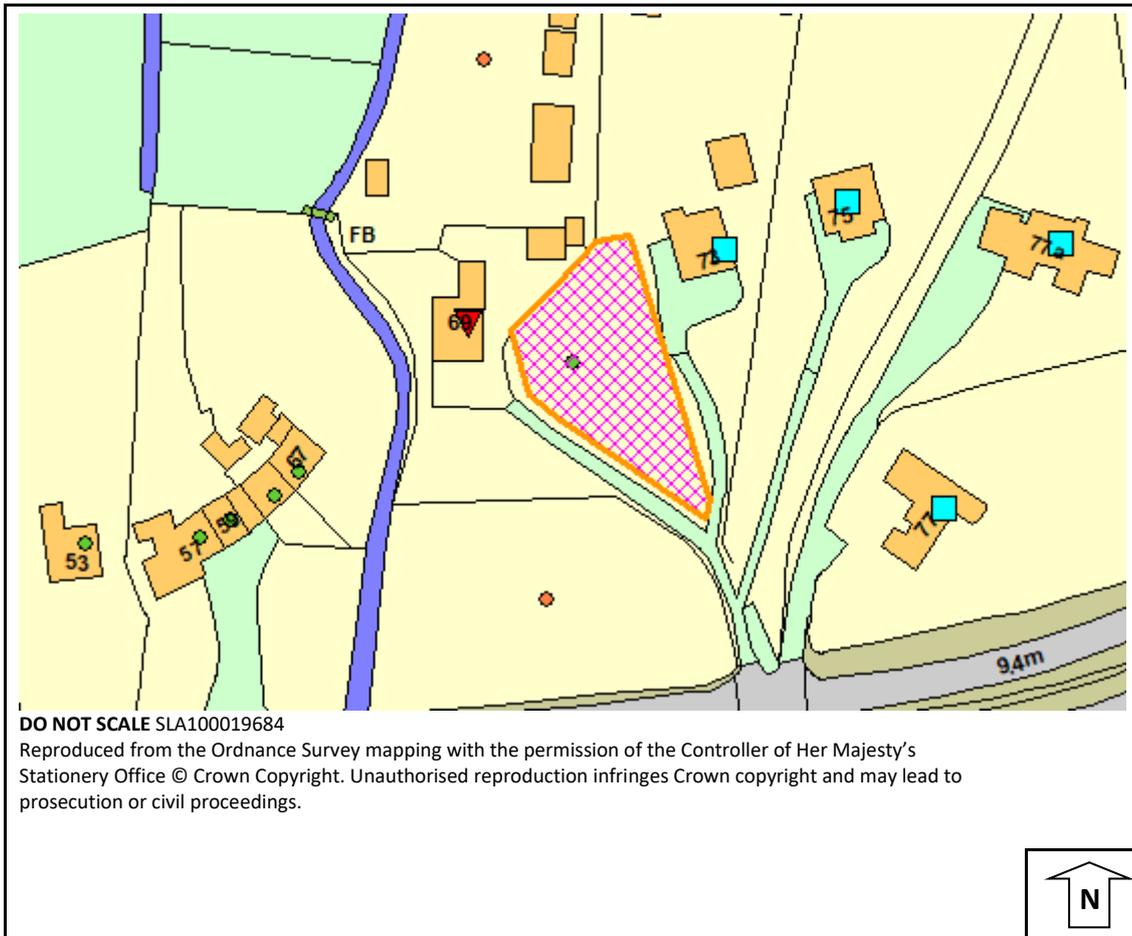
11. Conditions (summarised)

1. Three-year time limit.
2. Development in accordance with approved plans.
3. Materials/finishes to be submitted and agreed.
4. Area within the site for manoeuvring and parking of vehicles to be provided prior to occupation of the new dwelling, and those area retained and used only for that purpose.
5. Details of electric vehicle charging points to be submitted and approved by the LPA.
6. Bin presentation and storage area to be provided before occupation of the new dwelling and retained for that purpose.
7. Scheme of hard and soft landscaping to be submitted and approved pre-commencement.
8. Landscaping implemented at first available planting season and maintained for five years.
9. West facing bedroom windows to be obscure glazed and non-opening.
10. Standard condition requiring action of unexpected contamination encountered.
11. Construction management plan to be submitted, approved, and then adhered to.

12. Background Papers

See application reference DC/21/2369/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support