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SUPPORTING STATEMENT

In respect of the submission of a Full Planning Application following the grant of outline planning permission for the erection of 1no. new dwelling (Ref. DC/19/02506) & Reserved Matters application (Ref. DC/19/04430) at:

Land Adjacent El Camino, Hadleigh Road,
Holton St Mary, CO7 6NW

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1.0 Introduction

- 1.1 This statement is prepared on behalf of Mr S Hill in respect of a Full Planning Application, following submission and approval of reserved matters and following the grant of outline planning permission, relating to the erection of 1 no. detached dwelling on land at El Camino, Hadleigh Road, Holton St Mary. This new application is a duplicate of the original Reserved Matters application and no changes have been made to the design and setting of the proposed dwelling from that previously approved.
- 1.2 The Outline planning permission is that dated 25th June 2019 and approved under Council reference DC/19/02506. The Reserved Matters approval dated 24th September 2019, reference DC/19/04430 has lapsed, hence the need for this new Full Planning Application.
- 1.2 This new application is a duplicate of the original Reserved Matters application and no changes have been made to the design and setting of the proposed dwelling from that previously approved.
- 1.3 The extract below shows the location of the site relative to nearby development.



Image 1: Location Plan

2.0 The Site

- 2.1 The site consists of a residential dwelling lying to the north of Hadleigh Road and within the Built Up Area Boundary of the village of Holton St Mary.
- 2.2 The site lies within a run of residential properties consisting of a mixture of bungalows and chalet bungalows with a mixture of front boundary treatments and frontage parking. The site is not in a Conservation Area and the nearest listed building is St Mary's Church which lies some distance to the south of the site, on the opposite side of Hadleigh Road.
- 2.3 El Camino is a detached bungalow set a short distance back from the road. The site consists of an area of land to the side of the property.
- 2.4 There is a footway immediately outside the site that runs along the length of the road for a considerable distance in each direction and, subject to a single crossing point, allows walking access directly into East Bergholt.
- 2.5 There are regular bus services from the nearby bus stop sited a short distance to the south on the opposite side of the road, serving East Bergholt, Manningtree, Ipswich and Colchester respectively.

3.0 The Proposal

- 3.1 This new application is a duplicate of the original Reserved Matters application and no changes have been made to the design and setting of the proposed dwelling from that previously approved.

4. Pre Application Advice/Planning History

- 4.1 Although three years has not yet passed since the Outline Approval was granted, following consultation with Validation Officer Alex Peck, it was advised that an entirely new Full Planning Application should be submitted to ensure sufficient approvals are in place before commencement of works.

5. Planning Policy Context

- 5.1 The revised National Planning Policy Framework was published in February 2019. It sets out the Government's planning policy and is a material consideration when determining planning applications.
- 5.2 The NPPF is wide ranging and LPAs are required to be proactive in making planning decisions and apply a presumption in favour of sustainable development. The NPPF also sets out other key principles, including;
- the need to increase the supply of new housing in well connected locations;
 - ensuring good standards of sustainable design for new development that will function well;
 - add to the overall quality of an area;
 - optimise site potential;
 - respond to local character and reflect the identity of local surroundings;
 - create safe and accessible environments, and;
 - be visually attractive as a result of good architecture and appropriate landscaping.

- 5.3 The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers to interpret the NPPF.
- 5.4 The development plan for Babergh District Council consists of the saved policies of the Babergh Local Plan Alteration No.2 (2006) and the Babergh Core Strategy (2014). The following policies within these documents are considered to be relevant to this proposal.

Babergh Local Plan Alteration No.2 (2006)

- CN01 Design Standards
- HS28 Infilling/Groups of Dwellings
- CR07 Hedgerows
- TP15 Parking

Babergh Core Strategy 2014

- CS01 Applying the presumption in Favour of Sustainable Development in Babergh
- CS02 Settlement Pattern Policy
- CS03 Strategy for Growth and Development
- CS15 Implementing Sustainable Development
- CS18 Mix and Types of Dwellings

- 5.5 Where relevant to the consideration of this proposal, these policies will be referred to within the 'Planning Considerations' section of this report.

6. Planning Considerations

Appearance

- 6.1 The proposed elevations are set out in detail on plan PL03A.

- 6.3 The proposed dwelling is of simple form and would be replicate of the general character of development in the locality. The design has been considered such as to compliment the neighbouring properties and to offer an appropriate infill proposal that would sit comfortably in the street scene as indicated upon drawing PL05.
- 6.4 The elevations are provided with fenestration having a vertical emphasis, and the proposal would sit unobtrusively in its surroundings. It is an honest proposal that takes its design lead from its surroundings.
- 6.5 The dwelling would be constructed of brick facades under a tiled roof, characteristic of the adjacent properties.
- 6.6 Overall, the design, materials and overall appearance of the properties is in keeping with the surrounding development and therefore the proposal complies with saved policy CN01 of the Babergh Local Plan Alteration No.2 (2006) and the design elements of policy CS15 of the Core Strategy.

Scale

- 6.7 Whilst there is nothing within the outline planning permission restricting the scale of the development, this is a site that requires single-storey accommodation due to the scale and nature of adjacent properties. The indicative details provided showed a detached bungalow on the site, as per the submission now made.
- 6.8 The proposal is, therefore, of a comparable scale to nearby development, and the proposal seeks to provide a scale of development that is both appropriate to the site but also respectful of the street scene in which it will be viewed.
- 6.9 Care has been taken to achieve this, and the proposal is, therefore, of a scale that reflects the surrounding development and are considered to accord with the requirements of policies CN01 and CS15 in so far as they relate to the matter of scale.

Layout

- 6.10 In terms of the site layout, the proposal provides for a single storey dwelling with parking and turning space provided to the frontage of the plot. This reflects the indicative submission made at the outline stage.
- 6.11 The dwelling would benefit from a private rear garden which provides good sized amenity space and is reflective of that of adjacent properties.
- 6.12 The property would be a modest bungalow providing two bedrooms, and modern living space. New boundary fencing would be provided to the boundary with El Camino.
- 6.13 The positioning of the property on the site is consistent with adjacent development and, therefore, the proposal complies with policies CN01 and CS15 in so far as they relate to layout.

Landscaping

- 6.14 The frontage of the property would be largely laid out to hardstanding, consistent with other properties in the locality.
- 6.15 The existing tree in the corner of the plot would be retained, and the hedge that borders the next door property would not be affected. The rear garden would be laid to grass.
- 6.16 Paved patio space would also be provided, along with appropriate surfacing to the access.
- 6.17 The proposal is typical of many dwellings in the locality, and the landscaping is considered to be simple and functional.

7.0 Conclusions

- 7.1 The principle of the development of a new dwelling on this site has been established through the grant of outline planning permission in June 2019 and also a subsequent Reserved Matters Application.
- 7.2 This application purely seeks permission for same design proposals that have previously been approved as highlighted previously.
- 7.3 The proposals have been found to be in accordance with saved policy CN01 of the Babergh Local Plan Alteration No.2 (2006) and the relevant parts of policy CS15 of the Core Strategy. In the absence of any conflict with planning policy, the proposal provides a suitable and appropriate form of development on this plot in line with the outline planning permission sought.
- 7.4 For these reasons, it is requested that the Council support this sustainable development by approving this application in the terms requested.