

This prepared response to a planning application sets out the policies and guidance referred to, an application summary, planning history and any material considerations.

## Consultee Comments for Planning Application DC/23/0194/FUL

The Parish Council has referenced the following where relevant:

- [National Planning Policy Framework \[NPPF\]](#)
- [Core Strategy \(2010\) Former SEBC area \[CS\]](#)
- [Rural Vision 2031 \(2014\) Rural \[RV\]](#)
- [Joint Development Management Policies Document \(2015\) \[DM\]](#)

The Parish Council does not currently have a made Neighbourhood Plan, but is in the process of preparing one.

### Application Summary – West Suffolk Council

**Application No:** [DC/23/0194/FUL](#)

**Address:** Land Adjacent To Bunters Gait Nunnery Green Wickhambrook Suffolk

**Proposal:** Planning application - one dwelling

This is an application from DHA Planning made on behalf of George Morgan for full planning consent at land adjacent to Bunters Gait, Nunnery Green, Wickhambrook. The application is for:

the erection of a 1.5 storey dwelling comprising 3 bedrooms with associated parking, access and landscaping.

Planning statement and proposed plans and elevations, are attached as **Appendix A**. Full details of the application can be found at:

[DC/23/0194/FUL | Planning application - one dwelling | Land Adjacent To Bunters Gait Nunnery Green Wickhambrook Suffolk](#)



The planning agent references an previous planning application ([DC/19/0961/FUL](#) to which the parish council responded, neither objecting nor supporting the application – **Appendix B** refers). This application was approved on 16 July 2019 (development to be begun not later than 3 years from the date of the permission).

The current application is for a one and a half storey three bedroom dwelling.

The following documents were submitted with the application:

- A planning statement from DHA Planning
- Location plan
- Proposed plans and elevations
- Land contamination questionnaire and assessment

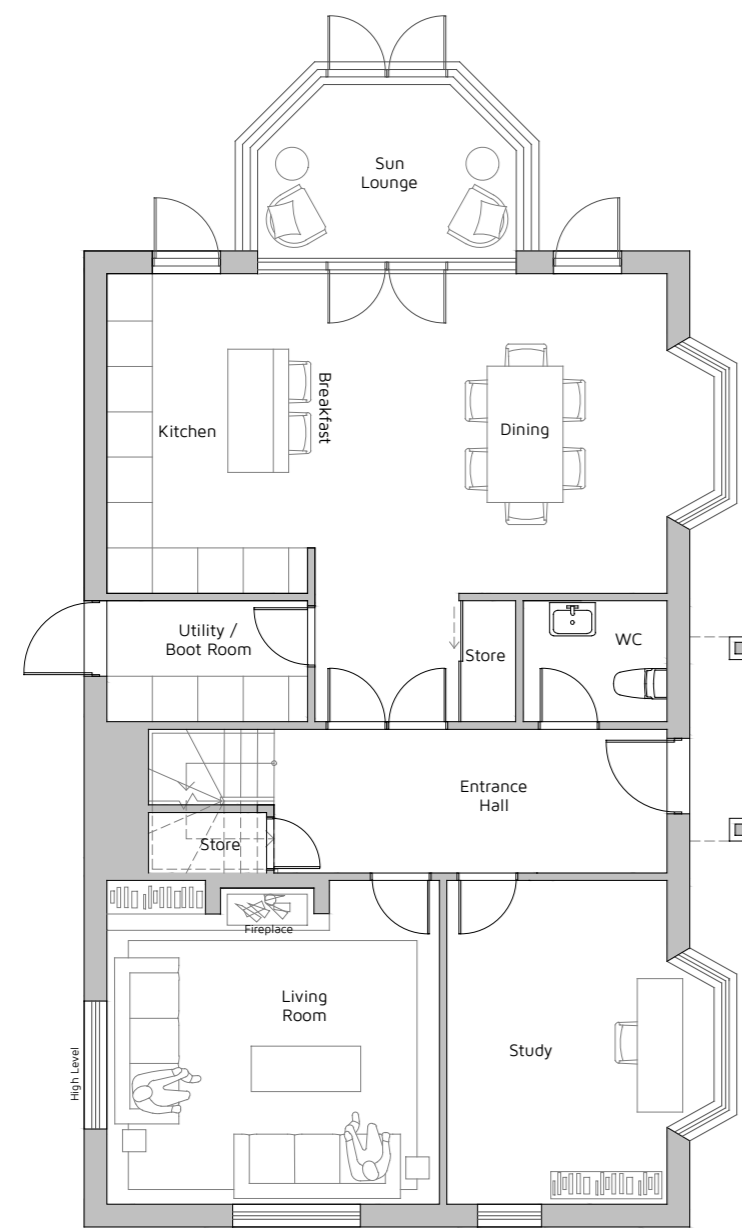
No adverse comments have yet been lodged against this application, nor constraints identified.

The following matters are relevant and should be considered with respect to the application:

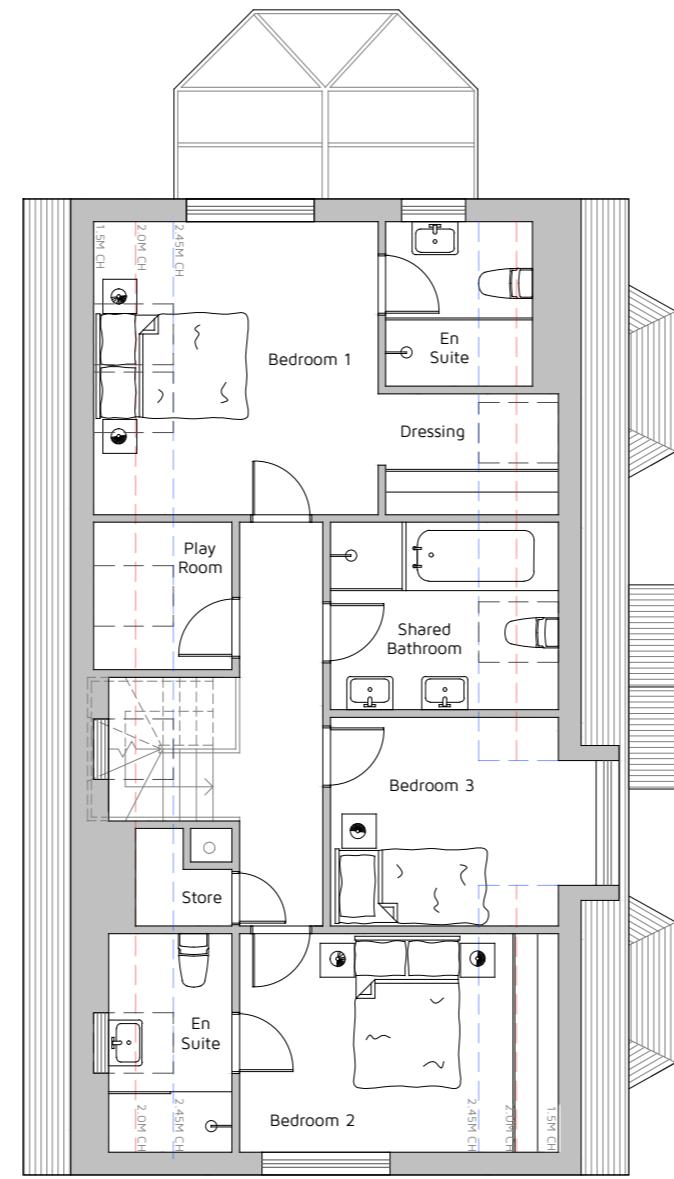
1. **Settlement Hierarchy and Identity:** The proposed site is within the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries].

**Action:**

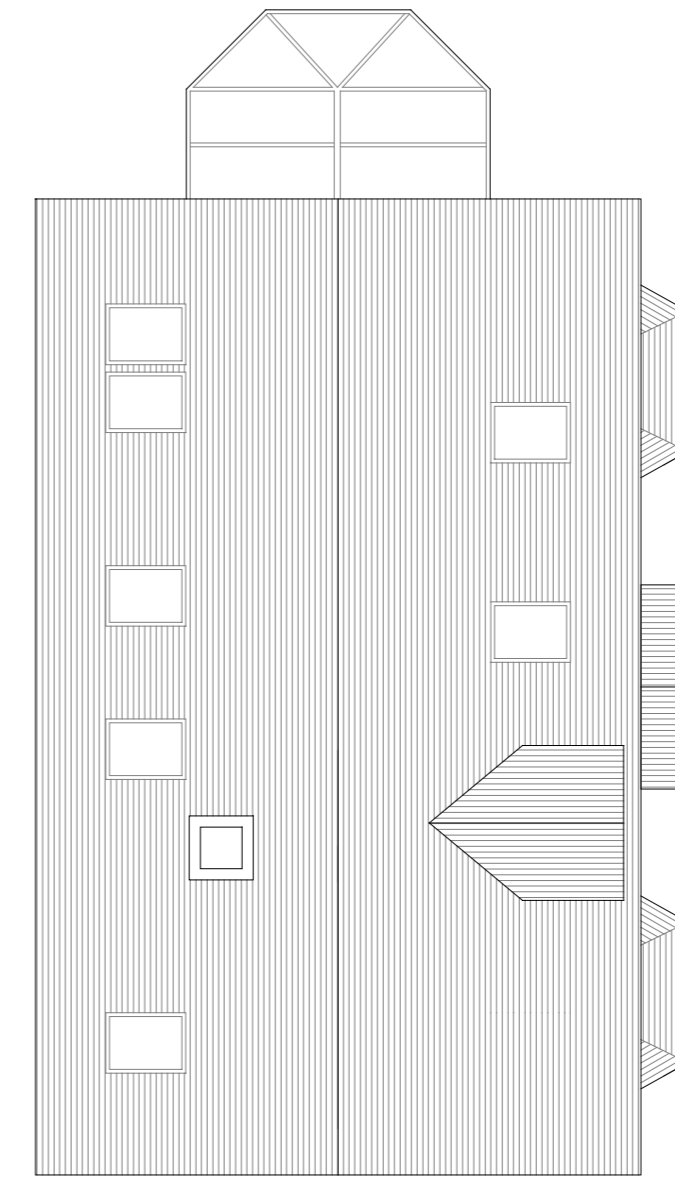
**The Parish Council is asked to consider the application above.**



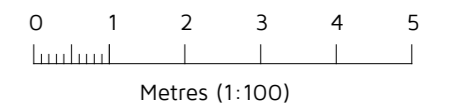
Proposed Ground Floor Plan  
1:100 @ A2



Proposed First Floor Plan  
1:100 @ A2



Proposed Roof Plan  
1:100 @ A2



GIA: 167sqm

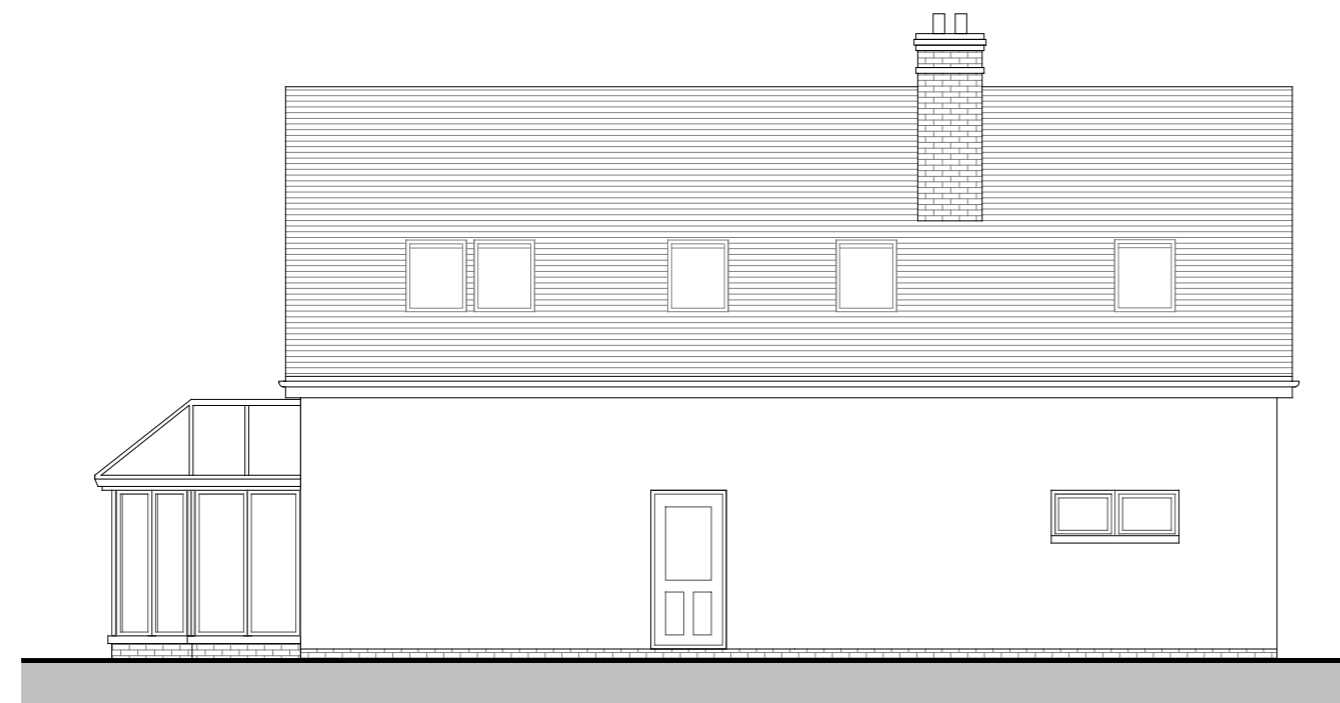
- Materials**
- Facade** White Render with red brick upstand
  - Roof** Interlocking concrete tiles
  - Windows** White double glazed uPVC
  - Doors** Natural finished timber
  - Guttering/RWP** Black uPVC
  - Soffits/Fascias** White uPVC



Proposed East (Front) Elevation  
1:100 @ A2



Proposed North (Side) Elevation  
1:100 @ A2



Proposed West (Rear) Elevation  
1:100 @ A2



Proposed South (Side) Elevation  
1:100 @ A2

Rev: Reason: Date:

Client:  
ZZIGZZAGG LTD  
Project:  
BUNTER'S GAIT, NUNNERY GREEN,  
WICKHAMBROOK, NEW MARKET, CB8 8XT  
Title:  
PROPOSED PLANS AND ELEVATIONS

Drawing No: DHA/19002/04A Rev: 1 Scale: 1:100 Date: FEB 2023



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CAD Reference: DHA\_19002\_BUNT\_AB04

planning  
transport  
design  
environment  
infrastructure

Planning Statement in respect of an application for the erection of a dwelling at Land adjacent to Bunters Gait, Nunnery Green, Wickhambrook, CB8 8XT.

**February 2023 - DRB/MJW/17121**



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# 1 Introduction

## 1.1 Purpose of this Planning Statement

1.1.1 This Planning Statement ('Statement') has been prepared by DHA Planning on behalf of George Morgan (hereafter the 'Applicant') in support of a full planning application ('the Application') at Land adjacent to Bunters Gait, Nunnery Green, Wickhambrook (hereafter 'the Site') for the:

*'the erection of a 1.5 storey dwelling comprising 3no. bedrooms with associated parking, access and landscaping.'*

1.1.2 This Statement provides an overview of the Site, its context and the relevant planning history. It also provides a review of the applicable Development Plan and emerging policies, as well as the National Planning Policy Framework ('NPPF' or 'the Framework') and other relevant guidance.

1.1.3 This Statement concludes that the proposed dwelling in Wickhambrook is acceptable in line with the Settlement Hierarchy. This is especially the case as the Site comprises an extant permission, as per application reference DC/19/0961/FUL (hereafter the 'extant permission'), for the erection of a 2-storey dwelling with 4no. bedrooms which would have a greater impact on residential amenity and the countryside if built out than the current proposal.

1.1.4 In addition, the proposal sits comfortably within the Site and will enable the applicant to freely access their land to the rear of Bunters Gait, which the extant permission would not enable.

1.1.5 Accordingly, it is requested that planning permission be granted.

## 1.2 Application Documents

1.2.1 Documents which should be read in conjunction with this Application include:

Reference	Information Provided
-	Application Form (completed online)
	<b>Reports</b> (DHA Planning)
DRB/MJW/...	This Planning Statement
	<b>Plans</b> (DHA Urban Design)
DHA/19002/01A	Site Location Plan
DHA/19002/02A	Existing Site Layout Plan
DHA/19002/03A	Proposed Site Layout Plan

DHA/19002/04A

Proposed Plans and Elevations

## 2 Site and Surroundings

### 2.1 Application Site

- 2.1.1 The Site is located within the settlement boundary for Wickhambrook, fronting onto Nunnery Green. At present, the site accommodates garden land for the adjacent host property known as 'Bunters Gait'. Towards the west of the site is another residential property known as St Crispin, with other residential properties generally following a uniform building line.



*Figure 1: Site Location outlined in red (Courtesy of DHA Planning).*

- 2.1.2 It is considered that the immediate area is mixed in terms of residential character and therefore, there is no real defined character to the area..
- 2.1.3 The Site is not subject to any landscape designations, and there are no Public Rights of Way (PRoW), Sites of Special Scientific Interest (SSSI) or Tree Protection Orders (TPO) that would be materially impacted by the proposal.
- 2.1.4 The Site also lies within Flood Zone 1 (least likely to flood) and does not lie within a parking zone.



## 2.2 Surrounding Area

- 2.2.1 Wickhambrook is one of 13 Local Service Centres and is located in the southern part of the district, 16km from Haverhill and Newmarket, and 18km from Bury St Edmunds. It has a good level of local services and community facilities including, but not limited to: the Memorial Social Centre, a primary school, GP surgery, All Saints Church, and a hairdresser. Its morphology comprises of the core village area, a number of hamlets and a small group of dwellings.
- 2.2.2 In terms of services within close proximity to the Site, the Site lies within:
- 90m of Greyhound & TwenyOne (restaurant);
  - 230m of Wickambrook Surgery;
  - 545m of Wickambrook Stores (petrol station and shop); and
  - 680m of Wickhambrook Primary Academy.
- 2.2.3 With regard to accessibility, the B1063 runs through the village of Wickhambrook, connecting to the south with the A143, linking Bury St Edmunds and Haverhill. Public transport provision and accessibility is also good, with 3no. bus stops within 545m providing services between Bury St Edmunds and Haverhill.
- 2.2.4 It is therefore considered that the site is sustainably located for the proposed residential use. This conclusion was not questioned in the Delegated Report of the extant permission.

## 2.3 Planning History

- 2.3.1 Research into the planning records at West Suffolk Council has revealed a number of applications relating to the property. The most relevant applications are as follows:

Reference	Description	Status
DC/19/0961/FUL	Planning Application - 1no. dwelling and access.	Approved- 16 July 2019 ('extant permission).
DCON(B)/19/0961	Application to discharge Condition 8 (Construction management strategy) of DC/19/0961/FUL.	Approved- 17 Jul 2020.
DCON(A)/19/0961	Application to Discharge Conditions 3 (access and visibility splays), 4 (new vehicular access), 5 (surface water onto highway), 6 (surface water discharge) and 9 (electrical charging point) of application DC/19/0961/FUL.	Approved- 29 Oct 2019.

- 2.3.2 The extant permission was permitted because it met several key considerations as outlined in the delegated report.
- 2.3.3 The first consideration was the principle of development, which was guided by policy CS4 of the Core Strategy (2010). This policy classifies settlements in the Borough into a hierarchy that determines which settlements can accommodate development and which should be protected as countryside. Wickhambrook, the

location of the extant permission and the proposed development, is classified as a local service centre that can accommodate a degree of additional residential development. This means that the principle of a new dwelling in this area is generally considered acceptable, and was considered acceptable in the context of the extant permission.

- 2.3.4 The next consideration was the impact on residential amenity. The extant permission was considered to satisfy policy DM2 of the Joint Development Management Policies Document (February 2015), respecting the character and appearance of the immediate and surrounding area as well as not having an adverse impact on residential amenity, highway safety or important trees within the street scene. We consider that due to the reduced scale of this proposal, the material impact will be lessened and therefore, the new proposal should be considered acceptable in this regard.
- 2.3.5 The extant dwelling was also designed to not have windows facing into the residential garden of the neighbouring property and therefore was not considered to cause harm to residential amenity. This principle has been carried over to the new proposal, with only skylights facing into the residential garden of the neighbouring property.
- 2.3.6 The third consideration was the impact on the street scene/character of the area. Policy DM2 of the Joint Development Management Policies Document (February 2015) seeks to reinforce local character and distinctiveness within the area, and states that proposals should not harm local character and should not adversely affect urban form. The proposed development was considered to not harm the local character and fit in well within the established building line of the area. We again consider this to be the case with the new proposal.
- 2.3.7 The extant permission was also considered to be acceptable in terms of design and form, and highways matters.
- 2.3.8 Subsequent discharge of conditions applications have been permitted, as per application reference DCON(A)/19/0961 and DCON(B)/19/0961, in relation to the extant permission.

### 3 Proposed Development

#### 3.1 Introduction

3.1.1 This Application seeks planning permission for the construction of a 1.5 storey dwelling comprising 3no. bedrooms with access, parking and landscaping within the residential curtilage of the host property, Bunters Gait.

#### 3.2 Use and Amount

3.2.1 The Application proposes a 1.5 storey dwelling for residential purposes.

#### 3.3 Layout

3.3.1 As illustrated in the comparison below, the development will be accommodated on the Site similarly to the extant permission but is more compacted due to the reduction in scale in terms of width and height (1.5 storey dwelling instead of a two storey dwelling).

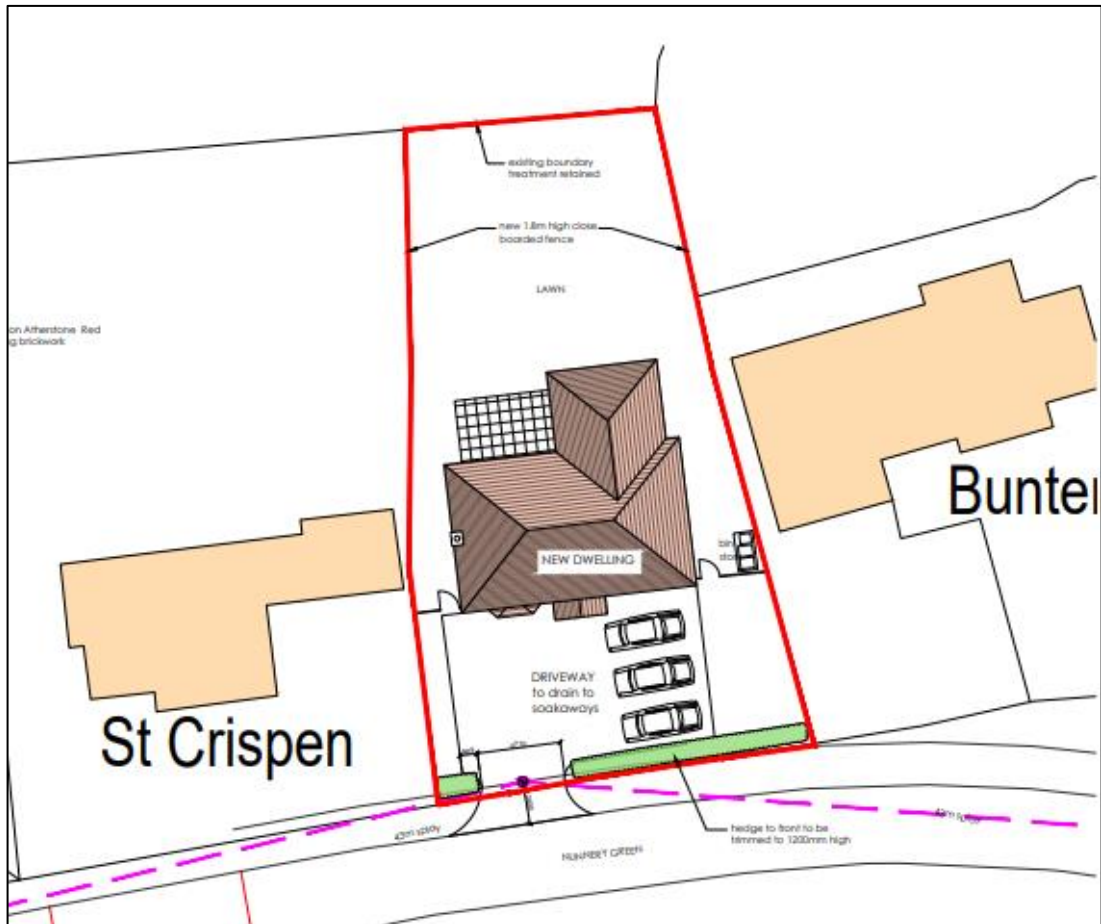


Figure 2: Site Layout Plan (Courtesy of extant permission).



Figure 3: Proposed Site Layout Plan (Courtesy of DHA Urban Design).

- 3.3.2 The new proposal also enables the applicant to access land to the rear of the host property, which comprises an existing barn.
- 3.3.3 In terms of internal layout, the proposed dwelling is to be set over 1.5 storeys and will provide a living room, study, utility/ boot room, kitchen/ dining room. W/C, and sun lounge on the ground floor, as well as 3no. bedrooms (2no. with ensuite facilities) and a shared bathroom.
- 3.3.4 The dwelling will also provide:
- Appropriate storage space in line with nationally described space standards;
  - Appropriately sized rear and front gardens;
  - 2no. parking spaces;
  - Cycle Storage;
  - Landscaping; and
  - Access from Nunnery Green.

### **3.4 Design**

- 3.4.1 The dwelling will provide a GIA of 167 sqm; measuring approximately 12.9 metres by 8 metres and comprising a ridge height of approximately 7.6 metres and an eaves height of 3.5m.
- 3.4.2 The elevations of the proposed dwelling have been made asymmetrical to add character, and white render with red brick upstand are proposed to articulate the elevations.
- 3.4.3 Moreover, in terms of materiality, interlocking concrete tiles will be used for the roof, windows will be white double glazed uPVC, doors will comprise a natural finished timber, guttering/ RWP will be black uVPC, and soffits/ fascias will be white uVPC.
- 3.4.4 The proposal therefore represents sympathetic development of the site, and the proposed materiality takes reference from the architecture and materials of nearby development. The development would therefore assimilate sympathetically, whilst maintaining the local character of the immediate area.

## 4 Planning Policy Framework

### 4.1 Statutory Framework

- 4.1.1 Under the provisions of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission are required to be determined in accordance with the provisions of the Development Plan in force unless material considerations indicate otherwise.

### 4.2 Introduction

- 4.2.1 This section sets out the relevant policies of the statutory development plan and refers to any other material considerations that should be taken into account when determining this application.
- 4.2.2 For West Suffolk Council, the Development Plan comprises the Core Strategy (2010) and Joint Development Management Policies Document (February 2015)
- 4.2.3 Adopted Supplementary Planning Documents (SPDs) are a material consideration where appropriate but are not part of the Development Plan.
- 4.2.4 The National Planning Policy Framework 2021 ('NPPF') must also be taken into account as a material consideration when determining planning applications. This section of the statement therefore highlights the aspects of the Development Plan that are relevant to this application, as a precursor to reviewing the NPPF.

### 4.3 West Suffolk Council

- 4.3.1 On 1 April 2019, Forest Heath District Council merged with St Edmundsbury Borough Council to become a single Authority, West Suffolk Council. The development plans for the merged local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved Edmundsbury Borough Council (incl. Core Strategy 2010), as well as Joint Development Management Policies Document (February 2015).

#### Core Strategy (2010)

- 4.3.2 **Policy CS3:** Design and Local Distinctiveness

*'Proposals for new development must create and contribute to a high quality, safe and sustainable environment.'*

*Proposals will be expected to address, as appropriate, the following components:*

- *detailed heritage and conservation design appraisals and information;*

- *consideration of protection of the landscape and historic views;*
- *an understanding of the local context and an indication of how the proposal will enhance the area and improve community safety;*
- *protection of the natural and historic environment;*
- *in proposals for housing, the density and mix of housing;*
- *provision or enhancement of open space, play, leisure and cultural facilities;*
- *access and transport considerations.*

*Concept Statements/Development Briefs and Masterplans will be required for sites which by virtue of size, location or proposed mix of uses are determined by the local planning authority to require a masterplanning approach. A landscape/townscape appraisal will be an essential component for Concept Statements, Development Briefs and Masterplans. Area Action Plans and Site Allocations DPDs will define those sites where this approach is required. In some cases the content required for Concept Statements will be included in Area Action Plans.*

*In Bury St Edmunds and Haverhill improvements to the environment of streets and spaces to secure attractive, safe and people-friendly town centres will be a priority. Proposals for new development in the towns will be required to contribute to improving the public realm. The Area Action Plans and the Development Management DPD will include specific schemes and policies to support this.'*

#### 4.3.3 **Policy CS4:** Settlement Hierarchy and Identity

*'All proposals for new development will be expected to have regard to the position of the site within the settlement hierarchy as follows;*

*Local Service Centres: Wickhambrook.'*

Joint Development Management Policies Document (February 2015)

#### 4.3.4 **Policy DM1:** Presumption in Favour of Sustainable Development

*'When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

*Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.*

*Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Councils will grant permission unless material considerations indicate otherwise – taking into account whether:*

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- Specific policies in that Framework indicate that development should be restricted.*

*Note: This policy has been published by the Planning Inspectorate and is required to be included in all Local Plans.'*

#### 4.3.5 **Policy DM2:** Creating Places- Development Principles and Local Distinctiveness

*'Proposals for all development (including changes of use, shopfronts, and the display of advertisements) should, as appropriate: a. recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare*

*a landscape/townscape character appraisal to demonstrate this;*

*b. maintain or create a sense of place and/or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded;*

*c. preserve or enhance the setting of, or views into and out of, a Conservation Area;*

*d. not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement;*

*e. provide in line with national and detailed local policies (including policies in this Plan), open space, recreation, play and leisure facilities as appropriate;*

*f. incorporate sustainable design and construction measures and energy efficiency measures as required by Policy DM7 of this Plan;*

*g. taking mitigation measures into account, not affect adversely:*

*i. the distinctive historic character and architectural or archaeological value of the area and/or building;*

*ii. the urban form, including significant street patterns, individual or groups of buildings and open spaces;*

*iii. important landscape characteristics and prominent topographical features;*



- iv. sites, habitats, species and features of ecological interest;*
- v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or*
- vi. residential amenity;*
- h. not site sensitive development where its users would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;*
- i. produce designs and layouts which are safe and take account of crime prevention, community safety and public health;*
- j. produce designs that respect the character, scale, density and massing of the locality;*
- k. produce designs that provide access for all, and that encourage the use of sustainable forms of transport through the provision of pedestrian and cycle links, including access to shops and community facilities; and*
- l. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network; and*
- m. where necessary, incorporate appropriate refuse and recycling facilities, compost bins, water butts and litter and dog waste bins.'*

#### 4.3.6 **Policy DM7:** Sustainable Design and Construction

*'All proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to broad principles of sustainable design and construction and optimise energy efficiency through the use of design, layout, orientation, materials, insulation and construction techniques.*

*In particular, proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed to ensure that either:*

- water consumption is no more than 110 litres per person per day (including external water use) as calculated using the government's (September 2009) Water Efficiency Calculator or such standard that replaces it, or*
- no water fitting exceeds the values set out in Table 1 (or any other fittings specification that government issues to supersede this).*

*All new non-residential developments over 1000 square metres will be required to achieve the BREEAM Excellent standard or equivalent unless it can be demonstrated that one or more of the following conditions apply:*

- *it is not possible to meet one or more of the mandatory credits for an Excellent rating due to constraints inherent within the site. In this case development will be expected to accrue the equivalent number of credits by targeting other issues while achieving an overall Very Good rating.*
- *the cost of achieving an Excellent rating can be demonstrated to compromise the viability of the development. In this case applicants will be expected to agree with the Council whether the target should be relaxed, or whether cost savings could be achieved in another aspect of the development.*

*All new developments will be expected to include details in the Design and Access statement (or separate energy statement) of how it is proposed that the site will meet the energy standards set out within national Building Regulations. In particular, any areas in which the proposed energy strategy might conflict with other requirements set out in this Plan should be identified and proposals for resolving this conflict outlined.'*

#### 4.3.7 **Policy DM22:** Residential Design

*'All residential development proposals should maintain or create a sense of place and/or character by:*

*a. employing designs that are specific to the scheme, and which respond intelligently and appropriately to a clear brief articulated in a Design and Access Statement;*

*b. basing design on an analysis of existing buildings, landscape or topography, and fully exploiting the opportunities that these present;*

*c. utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location;*

*d. creating or contributing to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming;*

*e. creating and supporting continuity of built form and enclosure of spaces.*

*Residential development should be laid out to optimise amenity with streets and parking facilitating this primary objective. Therefore, in addition to the criteria above, development should:*

*f. where appropriate, apply innovative highways and parking measures designed to avoid the visual dominance of these elements in the design and layout of new developments, whilst still meeting highway safety standards;*

*g. take opportunities for parking to support the street scene;*

*h. ensure appropriate levels of permeability and accessibility favouring sustainable transport routes and consider the needs of pedestrians and cyclists before car users;*

*i. integrate comfortably with surrounding street networks and enable integration into future additional development;*

*j. seek to create a safe and welcoming environment. New dwellings should also be of a high architectural quality, meaning that:*

*k. they are fit for purpose and function well, providing adequate space, light and privacy;*

*l. they are adaptable in terms of lifetime changes and use;*

*m. they are well built and physically durable;*

*n. they are the product of coherent and appropriate design principles.'*

#### 4.3.8 **Policy DM46:** Parking Standards

*'The authority will seek to reduce over-reliance on the car and to promote more sustainable forms of transport. All proposals for redevelopment, including changes of use, will be required to provide appropriately designed and sited car and cycle parking, plus make provision for emergency, delivery and service vehicles, in accordance with the adopted standards current at the time of the application.*

*In the town centres and other locations with good accessibility to facilities and services, and/or well served by public transport, a reduced level of car parking may be sought in all new development proposals. Proposals for new mixed use sites will be expected to minimise the provision of car parking where achievable, for example by providing shared use parking and/or car pooling as part of a Travel Plan.*

*Exceptions may be made to parking standards in rural areas where satisfactory evidence and justification is included along with a Transport Assessment and/or Travel Plan that demonstrates why an exception ought to be made given the nature and location of the specific development proposal.'*

#### 4.4 **West Suffolk Local Plan Programme**

4.4.1 The new Local Plan is currently at consultation stage (pre-submission Regulation 19).

4.4.2 As a result of the proposed changes to the NPPF, the Council have decided to consult on the submission draft in the latter half of the year, rather than in the spring.

4.4.3 As a result, the publication of the Local Plan is expected in Winter 2024. Little weight can therefore be attributed to this document.

#### 4.5 National Planning Policy Framework (NPPF)

4.5.1 The NPPF was revised on 20 July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

4.5.2 This revised Framework replaces the previous NPPF published in March 2012, revised in July 2018, and updated in February 2019.

#### *Achieving Sustainable Development (Section 2)*

4.5.3 **Paragraph 7** states:

*'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'*

4.5.4 The overarching principle of the NPPF is a clear presumption in favour of sustainable development. **Paragraph 8** states the three dimensions which are interdependent and need to be pursued in mutually supportive ways:

- a) *'An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

4.5.5 **Paragraph 10** states:

*'So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development.***

4.5.6 It is noted in **paragraph 9** that:

*'Planning policies and decisions should play an active role in guiding development towards sustainable solutions, **but in doing so should take***

***local circumstances into account, to reflect the character, needs and opportunities of each area.'***

4.5.7 **Paragraph 11** states: (edited)

*'Plans and decisions should apply a presumption in favour of sustainable development.*

*For decision-taking this means:*

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - I. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'**

4.5.8 **Paragraph 14** states:

*'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:*

- (a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made.*
- (b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.*
- (c) the local planning authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and*
- (d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.'*

***Decision-making (Section 4)***

4.5.9 **Paragraph 38** describes how Local Planning Authorities should approach decisions on proposed development in a positive and creative way:

*'They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social*

*and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

4.5.10 **Paragraph 47** states that:

*'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.'*

4.5.11 **Paragraph 55** outlines that Local Planning Authorities should consider:

*'Whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.'*

*'Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.'*

*Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.'* (**Paragraph 56**).

#### ***Delivering a sufficient supply of homes (Section 5)***

4.5.12 **Paragraph 69** states:

*'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

*c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.'*

#### ***Building a strong, competitive economy (Section 6)***

4.5.13 **Paragraph 81** states:

*'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.'*

#### ***Promoting healthy and safe communities (Section 8)***

4.5.14 **Paragraph 92** states:

*'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

*a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.*

*b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and*

*c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'*

#### **Promoting sustainable transport (Section 9)**

##### **4.5.15 Paragraph 104 states:**

*'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:*

*a) the potential impacts of development on transport networks can be addressed.*

*b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated.*

*c) opportunities to promote walking, cycling and public transport use are identified and pursued.*

*d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*

*e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.'*

##### **4.5.16 Paragraph 111 states:**

*'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*



### **Making effective use of land (Section 11)**

4.5.17 **Paragraph 119** states:

*'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.'*

4.5.18 **Paragraph 120** states:

*'Planning policies and decisions should:*

*c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.'*

4.5.19 **Paragraph 124** states:

*'Planning policies and decisions should support development that makes efficient use of land, taking into account:*

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.*
- b) local market conditions and viability.*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places.'*

### **Achieving well-designed places (Section 12)**

4.5.20 **Paragraph 126** states:

*'The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'*

4.5.21 **Paragraph 130** states:



*'Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

4.5.22 **Paragraph 134** states:

*'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'*

4.5.23 **Paragraph 135** states:

*'Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion.'*

## **5 Case for the Applicant**

### **5.1 Introduction**

5.1.1 It is necessary to consider whether the application proposal accords with the statutory Development Plan and if not, whether any material considerations indicate that planning permission should nevertheless be granted.

5.1.2 The following considerations are assessed in this section in relation to the proposal.

- The Principle of Development;
- Design and Form;
- Impact on Residential Amenity;
- Impact on Street Scene/ Character of the Area;
- Highways, Parking and Access;
- Sustainability; and
- Other Matters.

1.1.2 It is important to note that we rely on the Delegated Report of the extant permission throughout section 5, and use it to inform the basis of our argument.

### **5.2 The Principle of Development**

5.2.1 The Site lies within Wickhambrook which is identified within the Core Strategy as a 'Local Service Centre', which is the third tier of Settlement Hierarchy. Wickhambrook can therefore accommodate a degree of additional residential development beyond that which is focused within 'Towns' and 'Key Service Centres'.

5.2.2 As such, we submit that the principle of a new dwelling within this area is generally considered acceptable, subject to other policy and material considerations. This stance is further legitimised by the extant permission which demonstrates that the principle of a new dwelling on the Site is acceptable.

### **5.3 Design and Form**

5.3.1 The extant permission was considered by Officers to be commensurate to its plot and surrounding area, following the established building line. In light of this, it is important to note that dwellings within the locality are mixed in appearance, incorporating 1.5 and 2 storey properties either side of the Site. Given this and the pattern of development along Nunnery Green, the proposed development – being 1.5 storeys – is considered to be acceptable. This acceptability is further established in section 5.4 due to the fact that the impact on residential amenity is decreased by this Application.

## 5.4 Impact on Residential Amenity

5.4.1 Proposals for the provision of new dwellinghouses are required to be in accordance with Policy DM2. In line with this policy, proposals are generally considered acceptable provided that they respect the character and appearance of the immediate and surrounding area as well as that there is not an adverse impact upon residential amenity, highway safety, or important trees within the street scene. Policy DM2 also requires development to conserve and where possible enhance the character and local distinctiveness of the area.

5.4.2 In light of the above, the proposed dwelling sits comfortably within its plot and in relation to nearby neighbouring properties along Nunnery Green. The proposed dwelling sits approximately 3.5 metres from the shared boundary with St Crispen and is only 1.5 storeys in nature.

5.4.3 It is important to note that this is a reduction from the extant permission, which proposed a 2 storey dwelling. In either case, it was considered that a 2 storey dwelling, as per the extant permission, was acceptable due to there being a single storey, double garage on the boundary of the neighbouring 1.5 storey property known as 'St Crispen', which

*'adequately creates approximately 6 metres additional separation distance from the main living accommodation within St Crispen and proposed dwelling'.*

5.4.4 In addition, the proposal now sits approximately 3.5 metres from the shared boundary, meaning that the separation distance has increased by 1.7m as the extant permission was approximately 1.8m from the shared boundary.

5.4.5 The dwelling has been designed so that there are only skylight windows, as well as 1no. clerestory window in the living room, on the side elevation facing into the residential garden belonging to St Crispen. Protection is also offered in this regard by the General Permitted Development Order ('GPDO') as any windows installed in a side elevation are required to be obscure glazed and non-opening below 1.7 metres in height. As such, Condition control on additional windows is not necessary since protection is offered by the GPDO.

5.4.6 As illustrated, the proposed dwelling only contain skylights and a clerestory window on this side elevation facing into the neighbouring property (St Crispen) and it has been established that the double garage on the boundary creates additional separation distance.

5.4.7 No unacceptable harm is considered to arise upon Bunters Gait as the development is approximately set 3.5 metres away from the closest shared boundary. Again, no overlooking issues are considered to arise upon this neighbouring property.

## 5.5 Impact on Street Scene/Character of the Area

5.5.1 Policy DM2 seeks to reinforce local character and distinctiveness, and broadly states that proposals should not harm local character and should not adversely affect urban form, including street patterns and open spaces. Policy DM22 requires

proposals for residential development to maintain or create a sense of place by creating and supporting the continuity of built form.

- 5.5.2 In this regard and as per the extant permission, it has been deemed that the plot is sufficient to accommodate a new dwelling, amenity space and adequate parking. Further, the proposal is commensurate with the size of neighbouring properties and the reduced height only seeks to limit impacts on residential amenity.
- 5.5.3 The previous Case Officer also stated that the Site is sufficient in its width to allow a dwelling to be sited within the established building line. There is also a great deal of variation in size, age and design of dwellings within the immediate area. Given the mix of the area and the established building line, it is submitted that the proposed development will not significantly impact upon the character and appearance of the area.

## **5.6 Highways, Parking and Access**

- 5.6.1 As per the extant permission, the Highways Authority reviewed the information submitted with the application and considered that safe access onto the highway could be achieved at the proposed location, subject to some considerations. As the proposal does not seek to materially alter the proposed access, it is submitted that the proposal maintains an acceptable access from the highway.
- 5.6.2 It should also be noted that the applicant has acknowledged Suffolk Highways 'Dropped Kerb Policy' and has therefore positioned the new access 5 metres from the adjacent access at St Crispen.
- 5.6.3 Comfortable exceeding guidance, the access proposed is 5.7 metres in width. This is considered safe and suitable when contextualised that this new access will also enable the applicants to access the existing barn to the rear of Bunters Gait.
- 5.6.4 It is noted that on-street parking in this location is hard to achieve. However, 2no. parking spaces are provided in addition to a cycle store. We therefore consider that no reasonable objection should be presented by the Highways Authority, subject to conditions relating to discharge of surface water and the access.

## **5.7 Sustainability**

- 5.7.1 The proposal has been assessed in terms of its sustainability, in line with the Framework. It is considered that this proposal will bring economic, social and environmental benefits that will outweigh any perceived harm the development may bring.

### Economic Role

- 5.7.2 Construction of the proposed dwelling will provide an opportunity to employ local construction work, generate an increase in the gross value of the site and provide the opportunity to make use of local construction materials. In addition, expenditure on the development would help to support the local economy, with the future tenants ensuring this investment locally continues into the long term.

### Social Role

- 5.7.3 In terms of social sustainability, the proposal would provide for an attractive development, making use of a site previously approved for residential development. In addition, the proposal would assist with high quality housing provision in the area, all within a sustainable residential location.

### Environmental Role

- 5.7.4 From an environmental perspective, the proposed dwelling has been designed to respect local building styles and fit in well with the style and prevailing design of the locality, whilst also respecting the surrounding area. The new property would be energy efficient and provide a flexible and adaptable living space. This will ensure the maximisation of the sustainability of development on the site.

## **5.8 Other Matters**

- 5.8.1 Policy DM7 provides that all proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to broad principles of sustainable design and construction and optimise energy efficiency through the design, layout, orientation, materials and construction techniques. In particular proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed to ensure water consumption is no more than 110 litres per person per day (including external water use). The Applicant is happy to accept a condition relating to the water consumption of this dwelling. An operational electric vehicle charge point can also be secured by condition. It is considered that these measures will ensure compliance with policy DM7.
- 5.8.2 It is important to note that The Environment Team raised no objections to the extant permission subject to a condition requesting that an electric vehicle charging point was provided.
- 5.8.3 In addition, Public Health and Housing raised no objection to the extant permission subject to conditions relating to restricting construction hours and not adding security lighting without prior consent from the LPA. We believe this approach should again be followed.
- 5.8.4 It is also important to note that the extant permission confirms that the site is 'unlikely to be designated contaminated land within the meaning of Part 2A of the Environmental Protection Act 1990' and therefore, development should not be restricted on this basis.
- 5.8.5 A total of three representations were received regarding the extant permission. The owner/occupier of 9 Nunnery Green raised concerns about safety, in particular children playing and traffic concerns. The Highway Authority reviewed the scheme, and raise no objections subject to conditions, mainly pre-commencement conditions and those requiring agreement prior to development commencing on site. One included the submission of a construction management plan detailing access arrangements for construction traffic. Similar highway concerns were raised by the owner/occupier of St Crispin. We believe similar concerns can be resolved via condition.

- 5.8.6 Concern was also raised by the owner/occupier of St Crispin. Comments included concerns about overlooking into gardens and the proposed dwelling spoiling the ambience of the surrounding area.
- 5.8.7 A neighbouring property also drew attention to a previous proposal on site, for the construction of a bungalow which was refused in 1992. Reasons for refusal comprise the proposed bungalow being set forward of the existing building line and the proposed access being unsuitable. Although refused, policies have since changed and been updated namely through the NPPF and Core Strategy, which actively encourage small residential development within local service areas provided that other criteria are met.
- 5.8.8 In this case, it is considered that the proposed dwelling would not impact upon the residential amenity of occupants of nearby properties or the character and appearance of the area, and would be a better outcome than if the extant permission was built out.

## 6 Summary and Conclusion

### 6.1 Summary

6.1.1 This Statement has been prepared by DHA Planning on behalf of George Morgan, the Applicant, in support of a full planning application for the:

*'the erection of a 1.5 storey dwelling comprising 3no. bedrooms with associated parking, access and landscaping.'*

6.1.2 A full assessment has been undertaken as part of this proposal and has demonstrated that the proposed dwelling is acceptable in principle, and is supported by an extant permission at the site for residential development.

6.1.3 The proposal will also sit comfortably within the setting of the site and will not appear out of place or cause harm to the rural character of the area, especially considering the extant permission. This is fully demonstrated within the submitted drawings and demonstrates that the proposal is preferable to the extant permission in terms of design and residential amenity.

6.1.4 Overall, the proposed scheme is appropriate in terms of its landscape, visual, and amenity impacts, and accords with the relevant policies of the adopted Development Plan.

### 6.2 Conclusion

6.2.1 Taking all the above into account, we respectfully request that planning permission be granted subject to appropriate Conditions.

6.2.2 Any queries please do contact [dan.blake@dhaplanning.co.uk](mailto:dan.blake@dhaplanning.co.uk) and [matthew.woodhead@fhaplanning.co.uk](mailto:matthew.woodhead@fhaplanning.co.uk)

# Comments for Planning Application DC/19/0961/FUL

## Application Summary

Application Number: DC/19/0961/FUL

Address: Land Adjacent To Bunters Gait Nunnery Green Wickhambrook Suffolk

Proposal: Planning Application - 1no. dwelling and access

Case Officer: Savannah Cobbold

## Customer Details

Name: Mrs Hilary Workman

Address: 123 York Road, Bury St Edmunds, Suffolk IP33 3EG

## Comment Details

Commenter Type: Parish Council

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Parking issues

Comment: The Parish Council acknowledges that there is a need for housing within the village.

It was noted that the proposed development is on a fairly busy road - there is no on street parking and insufficient space for on street parking. This means that the proposed development would need to make provision for off street parking.

The proposed development is within the settlement boundary.

There is a drainage ditch to the rear of the property which may be affected by the proposed development, and there may be a resulting impact on drainage away from the property.

It appears from the application that consideration has been given to energy efficiency measures within the design of the building.