

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0937-18 **Applicant:** S H & M B Properties Ltd

Proposal: Erection of three dwellings following Outline approval H19-0539-16

Location: The Oaks 251 Broadgate Road Sutton St Edmund

Terminal Date: 16th November 2018

Planning Policies

Local Plan July 2016:

SG12	Sewerage and Development
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 5, 12, 14, 15 and 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	1	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Material Considerations

The site has outline planning permission for the erection of three dwellings, with all matters reserved for subsequent approval (ref H19-0539-16). Reserved matters approval is now sought for 3 detached houses. A separate condition compliance application has been submitted to discharge conditions 6 and 7 (contamination and archaeology) of H19-0539-16 (ref. H19-1002-18).

The dwellings on plots 1 and 2 are of fairly traditional appearance with some contemporary elements incorporated. Plot 3 is loosely based upon a traditional agricultural barn. The properties would be constructed in red brickwork. It is considered that the development would fit satisfactorily within the street scene and would not harm the setting of St Edmund's Church (grade II listed) some 50 metres to the north.

Plot 3 has first floor bedroom windows and a staircase window facing the side garden of the converted chapel to the north east (no. 259 Broadgate Road). However, occupiers of the latter have not objected to the scheme and any overlooking of the latter would be at a distance or oblique. It is considered that neighbouring residents would not be materially harmed in terms of such matters as overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.

The County Highways Authority has not objected on highway safety grounds.

Foul drainage would be to a new package treatment plant within the rear gardens. Surface water would be disposed of via soakaways.

The site falls within Flood Zone 2 and is within an area of no hazard within the SHDC Strategic Flood Risk Assessment. In terms of the exceptions test, finished floor levels would be set 300mm above the existing road level.