

## **BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE 16 February 2009**

### **REPORT OF DEVELOPMENT SERVICES MANAGER**

(Author: James Stone, Senior Planning Officer)

#### **ASHILL: GOOSE GREEN**

#### **PROPOSAL: SEVEN RESIDENTIAL UNITS IN 3 BLOCKS WITH ASSOCIATED ACCESS AND CAR PARKING**

**APPLICANT: Peddars Way Housing Association**

**REFERENCE: 3PL/2008/1690/F**

**Summary** – This report concerns a planning application for a scheme consisting of 7 affordable houses – it is recommended for approval.

#### 1. Introduction

The development of this site has been fairly controversial. A previous planning application (ref: 3PL/2008/0214/F) for the erection of 7 affordable houses was refused at Development Control committee on 13 October 2008 because it would have resulted in the loss of a hybrid Black Poplar tree protected by a Tree Preservation Order (TPO). However, the TPO has since been removed from the hybrid Black Poplar and the tree has been removed. The site, which is characterised by overgrown vegetation, is located within the settlement boundary of Ashill and is situated to the rear of existing houses along The Green. The site would be accessed between the existing dwellings of 5 Goose Green and 6 Goose Green.

#### Key Issues

1. Provision of affordable housing.
2. Creation of a parking scheme on The Green.
3. Impact of the proposal on the residential amenity of neighbouring properties.

#### Consultations

NCC Highways raises no objection, subject to conditions relating to vehicular access, on-site parking/turning and the landscaping layout for the car park on The Green.

The Council's housing officer has stated that the scheme will provide for 100% affordable housing and that there are currently 138 households on the waiting list in Ashill.

The Council's tree and countryside officer stated that if planning permission is granted conditions should be used to ensure the provision of small-leaved lime trees on The Green and to ensure the provision of wooden bollards to protect the newly planted trees.

Ashill Parish Council's comments will be reported verbally at committee.

The Council's contaminated land officer has no objection to the proposal subject to a desk study/site investigation condition and a precautionary condition.

## Policy

Relevant national planning policies are set out in PPS 1 *delivering Sustainable Development*, PPS 3 *Housing* and PPS 7 *Rural Areas*.

Saved Local Plan Policy HOU.4 is directly relevant to the proposed development and states that ' WITHIN THE SETTLEMENT BOUNDARIES OF THE VILLAGES IDENTIFIED IN APPENDIX 2 FOR INDIVIDUAL DWELLINGS OR SMALL GROUPS OF HOUSES, PLANNING PERMISSION WILL ONLY BE GRANTED FOR INDIVIDUAL DWELLINGS OR SMALL GROUPS OF HOUSES WHICH WILL ENHANCE THE FORM AND CHARACTER OF THE VILLAGE AND ITS SETTING.'

Saved Local Plan Policy TRA.5 is also of relevance and states that development should not be approved if it would be detrimental to highway safety or local residential amenity.

## Assessment

This application is a resubmission of a previous planning application (ref:3PL/2008/0214/F) which was refused at Development Control committee on 13 October 2008 for the sole reason that it would involve the loss of a hybrid Black Poplar subject to a Tree Preservation Order (TPO). The TPO was not confirmed and the hybrid Black Poplar has subsequently been removed. The design and layout of this resubmission is almost identical to that of the previous application that was refused at committee.

The principle of residential development is acceptable on the proposed site because it lies within the settlement boundary of Ashill. The scheme provides adequate defensible amenity space for future occupiers as well as sufficient parking spaces for future residents. Furthermore, the lack of parking for the affordable cottages that lie adjacent to The Green will be addressed by the provision of a visitor parking scheme that would provide 6 spaces. Bollards and landscaping would ensure that the remaining green is protected from further encroachment by vehicles. It is not deemed reasonable to ask for the planting of any semi-mature trees because the application would not involve the loss of any trees protected by a TPO

The houses are of a scale and height that would not be out of character with the surrounding area and it should be noted that the proposed dwellings are not located in a prominent position as they would be set back from Goose Green by approximately 30 metres. The proposed houses would be two-storey, gable-ended, properties and would therefore be sympathetic to the design of the adjacent cottages along Goose Green which are also two-storey, gable-ended buildings. A condition will ensure that all facing materials are agreed prior to the commencement of development to safeguard the visual amenity of the area.

The proposed dwellings would not be detrimental to the residential amenity of the surrounding area and would be located at a sufficient distance from neighbouring properties to avoid any overshadowing or overlooking issues. The only proposed dwelling that would be in close proximity to a neighbouring boundary is plot 7. This plot would have a window at first floor level on the north-western elevation for a bathroom and a condition would ensure that the window would have to be obscurely glazed. Additionally, a further condition would ensure that the permission of the Local Planning Authority would have to be sought before any further windows could be installed in this elevation at first floor level. It should also be noted that the

proposal would leave the existing cottages along Goose Green with adequate rear gardens.

The proposal would provide much needed affordable housing for the village of Ashill. As mentioned earlier, there are currently 138 households on the waiting list requiring accommodation in Ashill. It should also be noted that Ashill benefits from numerous local services including a public house, a primary school and a post office.

Notwithstanding that the applicant is a housing association; the application is to be subject to a S106 agreement requiring the provision of 35% affordable housing.

Finally, disputes surrounding boundaries are not a planning matter.

### Conclusion

The proposal would provide much needed affordable housing in the village of Ashill. The proposal would not be detrimental to the residential amenity of surrounding properties and would provide satisfactory living accommodation for future occupiers.

### Recommendation

It is recommended that planning permission is granted subject to a legal agreement and conditions (to include matters relating to design, parking, access, landscaping, contamination and residential amenity).