



SUPPORTING STATEMENT

In respect of a planning application for the erection of
1no detached dwelling (following demolition of
existing single storey detached dwelling) at;

1 Hall Farm Bungalows, Waldingfield Road, Chilton,
Sudbury, Suffolk, CO10 0PS

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1.0 Introduction

- 1.1 This statement is prepared in support of an application for planning permission for the erection of a detached dwelling in lieu of the existing bungalow at 1 Hall Farm Bungalows, Waldingfield Road, Chilton, Sudbury, CO10 0PS.
- 1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.
- 1.3 The extract below shows the location of the site relative to nearby development.



Image 1: Location Plan

- 1.4 This application is a revised scheme to that recently refused under application reference DC/20/03970. The proposal has amended the design of the proposed dwelling to respond to the Council's concerns and to seek to overcome these such that planning permission can now be granted.

2.0 The Site

- 2.1 The site is located within the parish of Chilton which lies approximately 1.5 miles northeast of the market town of Sudbury. The site is approached via an unmade road which leads to other residential properties as well as Chilton Farm.
- 2.2 The overall site area is approximately 0.088 hectares.
- 2.3 The existing properties in the area are a mix of detached two-storey and single storey dating from between the wars to the 1970's.
- 2.4 The general character of the area is residential other than the presence of the nearby farm and associated agricultural buildings. The site is not subject to any formal landscape designations.
- 2.5 The site lies within Flood Zone 1 and is not, therefore, at risk of flooding.

3.0 The Proposal

- 3.1 The proposal seeks planning permission for the demolition of the existing bungalow and its replacement with a new detached dwelling of one and a half storey scale.
- 3.2 The new dwelling would be located slightly to the north of the existing footprint such as to move the dwelling away from the southern boundary. A detached garage is proposed to the northern end, lying directly opposite the existing access.
- 3.3 The extracts below are taken from the proposed elevations and demonstrate the character and appearance of the proposed dwelling from the front (top image), rear (middle image) and sides (bottom images);



- 3.4 On site turning space is available adjacent to the garage to enable vehicles to enter and access the site in forward gear.

- 3.5 Internally, the ground floor provides a kitchen/dining area, lounge and study served off an entrance hallway. Three bedrooms are provided at first-floor level, along with a family bathroom.

4.0 Planning History

4.1 As detailed at paragraph 1.4 above, this application is a revised scheme to that recently refused under application reference DC/20/03970.

4.2 The Council's reasons for refusing that proposal (which comprised a two storey, four bedroom, dwelling) were that;

“The proposed development, by virtue of its scale, bulk and massing, would be significantly larger than the dwelling it replaces, resulting in the loss of affordable housing stock, and resulting in a discordant built form, harmful to the character and appearance of the area, contrary to saved Policy HS05 and Policy CN01 of the Babergh Local Plan 2006 and the National Planning Policy Framework”.

5.0 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
- HS05 Replacement 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.

6.0 Planning Considerations

6.1 Paragraph 10 of the Revised NPPF 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"*.

- 6.2 Policy CS2 sets out the District's settlement policy and states that most new development will be directed sequentially to the towns/urban areas, Core and Hinterland villages. Sudbury is the largest settlement in the Babergh district and is, therefore, the primary focus for new development.
- 6.3 The area in the locality of the site has been the subject of recent permissions for new developments, specifically the development of 5 dwellings on the site known as Chilton Grove to the north of the site and the subsequent permissions for four dwellings opposite that site. A new dwelling has also been approved to the west of this site adjacent Chilton Hall Farmhouse.
- 6.4 These permissions provide a useful basis to consider the sustainability of this site and the proposed development in the context of the Council's policies, and an analysis of these permissions thereby forms the starting point for the consideration of this proposal.
- 6.5 The permission for five dwellings at Chilton Grove provided a detailed assessment by the Planning Officer, who stated that;

"The site is technically outside of the settlement boundary and its development would normally be considered contrary to policy. However, the Council currently has a shortfall in their five year supply of housing land. In such circumstances, where the Council's adopted policies for the supply of housing may not be considered 'up to date', sites which otherwise may not have been supported for development but which are considered reasonably well located in relation to sustainable settlements can be viewed more positively.

The town of Sudbury is around a 10 minute walk from the site and there is a continuous footpath link along the north side. The Applicant points out the following accessibility to nearby shops and services:

- o Doctors- 0.6 miles*
- o Primary school- 0.9 miles*
- o Convenience store- 1.1 miles*
- o Supermarket- 0.7 miles*

o Post office - 0.9 miles

The site therefore has reasonable access by foot/bike and other non car modes to shops and services that would not necessarily rely on use of the motor car. A further consideration is that the site is surrounded on its western and eastern sides by the Chilton land allocation for mixed use development including housing.

Turning to the benefits of the development, the provision of five additional dwellings would help where there is currently a lack of a five year housing land supply. There would also be some economic and social benefits from the construction and maintenance of the dwellings and investment into the local economy and services. The proximity of the site to Sudbury is also noted and the development, along with the development of the Chilton Mixed Use Allocation land, would support and generate the provision of new social facilities supporting both new and existing residents”.

6.6 There can be little contention that precisely the same analysis can be made in respect of the accessibility of this site and, whilst the proposal would deliver only one property, the proposal would still bring with it economic and social benefits which would weigh in favour of the proposal.

6.7 That position is supported by the commentary offered by the Planning Officer who considered the proposal for two dwellings at 2 Chilton Grove Bungalow, where it was stated that;

“The proposed development sits outside of the settlement boundary of Sudbury but is well connected via a footpath and public transport. Sudbury benefits from a range of services and facilities. The proposal for a new dwelling is not considered to be isolated and would provide social, environmental and economic benefits due to its relationship with the town. It is considered that this development would be sustainable development”.

6.8 Therefore, the proposal demonstrates the sustainability and accessibility credentials that are advocated by the NPPF and, as such, there would need to be significant and demonstrable harm, in terms of non-compliance with planning policies, to warrant refusal of this proposal.

Efficient Use of Land

- 6.9 Paragraphs 122 and 123 of the NPPF seek to ensure that new developments make best use of land and take opportunities to make optimum use of sites such as this.
- 6.10 The land currently comprises a single bungalow which this proposal seeks to replace. The concept of providing a new dwelling on sites where an existing dwelling already exists is not a new one. Indeed, it is recognised through the development plan that such proposals can be favourably considered, subject to consideration of detailed criteria relative to the specific merits of each case, and that such proposals can, for example, bring about significant benefits where the new dwelling enhances the site and removes buildings that offer little to the character of the area.
- 6.11 The proposal seeks planning permission for the erection of a replacement dwelling where it can, thereby, be seen that the principle of such development is not contentious. However, this proposal brings about some material planning considerations that require specific address with regards to the planning policy provisions. These mainly relate to the scale of the building and the siting of the building on a differing footprint to the existing dwelling. However, it should be noted that there is ample opportunity to increase the efficiency of the land through the replacement of this bungalow with a larger dwelling here.
- 6.12 As a matter of principle, therefore, this would also weigh in favour of the development.

Policy HS05

- 6.13 Policy HS05 of the Babergh Local Plan Alteration No.2 (2006) states;

“HS05 Outside the built-up areas of Towns and Villages, planning permission may be granted to replace a dwelling and ancillary outbuildings on or very close to the same site if:

- *the size and massing of the replacement is not significantly different to those of the original dwelling to be replaced;*

- *the new dwelling is of a design which is sympathetic in scale, mass, materials and architectural details to the character of the surrounding development;*
- *the proposals would not cause the felling or prejudice the retention of any significant trees that contribute to the environmental quality of the area;*
- *the new dwelling has a safe vehicular access;*
- *the new dwelling is no more visually intrusive than the original dwelling;*
- *the existing dwelling is not a listed building; and*
- *there is no increase in the number of dwellings on the site.*

The replacement of two or more small dwellings with one larger one will not be permitted, even if all the above criteria have been met, except when it can be demonstrated that the dwellings to be replaced would not meet any identified local housing need”.

6.14 The applicants are aware that the proposal does not fully accord with the aims of this policy given that the new dwelling is larger than that which it replaces. However, policy HS05 provides a set of benchmarks against which this proposal can be assessed and it is well established that a proposal does not need to comply with each and every element of a policy (or policies) to be found in compliance with the development plan as a whole. In this regard, the applicant carries out a detailed assessment of the proposal relative to policy HS05 later in this statement. Prior to doing so, the following examples are offered to demonstrate the manner in which proposals that raise similar issues to this one have been dealt with recently.

6.15 In a case at 1-2 Waldegrave Cottages, Lawshall (DC/20/03418), a large replacement dwelling was proposed on a site that was outside the curtilage of the existing property. In essence, the new dwelling was to be constructed on an area of agricultural land some distance away from the existing building. In terms of compliance with policy HS05, at face value the proposal considered under DC/20/03418 conflicted significantly more with the policy provisions than this proposal will do. However, in considering that application, the Planning Officer found that;

“In respect of Local Plan policies CN01 and HS05 and Neighbourhood Plan policy LAW1, the importance of attaining a good standard of design in development, which harmonises with the locality is imperative.

The existing cottages measure 12.382m in width and 6.095m in depth. Further permission (DC/18/00707) has been granted on site to extend the existing footprint to form one dwelling measuring 30.6m in width and 8.3m in depth. Therefore, the loss of 1 dwelling has previously been accepted.

The replacement dwelling would be further inset in the plot and would measure 56m in width, with varying depths and heights measuring a maximum of 19.5m in depth, 9m to ridge and 6m to the eaves. The varying dimensions break down the overall bulk and massing of the proposed dwelling to sympathetically fit within the site. Whilst the replacement dwelling is larger than existing, the conflict with policy is not considered significant enough to warrant refusal. The existing dwellings have been vacant and dilapidated for many years therefore the proposal would bring a dwelling back into use. The design and landscaping is sympathetic and would not detrimentally affect the character of the locality.

Alongside a replacement dwelling several outbuildings which are linked to the main dwelling are proposed including 3 bay garage, 1 stable and tack room, glasshouse and potting shed.

The site extends 1.59 hectares and the proposal seeks to increase the domestic curtilage from that of the existing dwellings on site, alongside inclusion of paddock land to the northern side of the proposed dwelling.

In order to stop proliferation of development on site and protect the overall character of the landscape permitted development rights are removed via condition. Furthermore, materials and levels conditions are justified to ensure the development reflects the character of the locality and is of a high quality sympathetic to the surroundings and landscape.

In respect of the aforementioned policies the proposal is deemed wholly acceptable in design, layout, siting, form and scale and does not give rise to any demonstrable adverse impact on the character of the locality”.

- 6.16 A further recent case to be considered is that on land to the east of Wenham Lane, Wenham Magna (DC/20/01408) where a significant dwelling was proposed in lieu of an approval to convert a modest storage building on this land. The proposed dwelling was located a

significant distance away from the approved building (which had not been converted). The assessment made by the Planning Officer found that;

“Policy CN01 and HS05 seek to encourage good design and layout in new development. The design and layout should not seek to maximise or overdevelop the site to the detriment of appearance (excluding the independent consideration of Heritage colleagues). The design response is considerate of positioning, orientation and ridge height scales, enabling a unit which integrates appropriately amongst the surrounding landscape.

The external appearance of the proposal provides a refreshing uplift to the unconstrained area, and is intently focused upon key design policies in this regard. As illustrated on the proposed plans, the external appearance will provide betterment, strengthening the material appearance and character of the locality, hunkering within its immediate vicinity, whilst delivering a modern and contemporary dwelling. Certainly, the visual appearance of the proposal would not be unacceptable through the application of blended materials and tonal finishing.

The scheme as a whole is considered to harmonise well into the landscape, offering uplift to the extant principle of development position. The tone and palette of materials are welcomed by Officers, subject to condition. The scheme is considered to reflect CN01 and HS05, underpinned by Paragraphs 117, 127 and 130 of the NPPF”.

- 6.17 A number of the points made in the above texts are extracted below and considered further relative to this proposal.

“...the importance of attaining a good standard of design in development, which harmonises with the locality is imperative”

- 6.18 The assessment of the specific aspects of policy HS05, as supported by the generic design requirements set out in policy CN01, looks to ensure that the design of the new dwelling is sympathetic in scale, mass, materials and architectural details to the character of the surrounding development. Stepping back momentarily from the point that this is a proposal for a replacement dwelling, when taken in isolation these provisions seek to make sure that

the proposal (as a standalone development) is of appropriate design relative to its surroundings.

6.19 Paragraph 124 of the NPPF identifies that *“The creation of high quality 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”*.

6.20 The applicant engaged Whymark and Moulton to prepare a detailed proposal that responds to the characteristics of the site and provides an attractive property that would enhance the local vernacular. In assessing the site, three main considerations were identified, being;

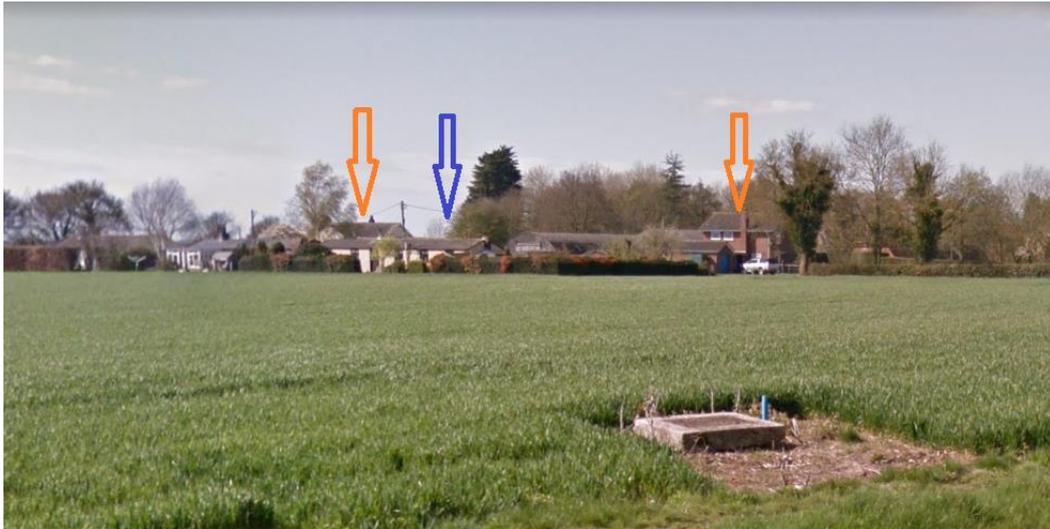
- the visibility of the site in the landscape;
- the need to ensure that the proposal does not detract from longer views that enable views of the site in the context of adjacent development, and;
- the scale and relationship of the development relative to existing properties in the site vicinity.

6.21 The existing dwelling is also of no architectural merit being a simple building of limited character. It offers little to its setting other than being nondescript.

6.22 The design approach taken in respect of this proposal has resulted from the above assessment, where the proposal responds to the specific constraints of the site through the traditional and attractive form of the building, the spacious layout, the lack of impact on important boundary landscaping and ensuring important vistas from existing properties are retained. It moves the building away from the boundary, makes more sense of its siting relative to the plot and adds a building of character and attractive appearance. It is, therefore, not reasonable to focus solely on the scale of this building when considering compliance with policies CN01 and HS05. To do so would fail to understand the site and what it can accommodate, and would also fail

to take the opportunities available for improving the character and quality of the site (as per the aims of paragraph 130 of the NPPF).

- 6.23 The approach taken here, is, therefore, in accordance with the principles of good design set out in the NPPF, which seeks (paragraph 127) to ensure that planning policies and decisions ensure that development will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; 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.
- 6.24 The proposal would meet each and every one of these aims.
- 6.25 There is nothing to suggest that this proposal would not integrate into its surroundings well, seeking to make appropriate use of the site without dominating adjacent development or the area as a whole. The dwelling has been designed to integrate with its surroundings and assimilate into this cluster of development with little disruption/intrusion. Indeed, it would improve the relationship to neighbouring property by moving the property away from the boundary.
- 6.26 It is recognised through the previous reason for refusal that the Council have some concerns as to the visibility of the proposed dwelling and its potential impacts on the surrounding area. The applicant has responded to this through a reduction in the scale of the proposed dwelling making the proposal more respectful to the scale of adjacent property, including the neighbouring bungalow and the two-storey Chilton Hall Farmhouse.
- 6.27 The property would be visible from Waldingfield Road, but would be seen across the fields and in the context of the existing dwelling at Chilton Hall Farm and the associated outbuildings belonging to the farm. Indeed, the image below shows this view, with the orange arrows indicating existing two storey development adjacent and the blue arrow highlighting the site.



- 6.28 Opportunity exists to add further landscaping to the eastern boundary to help provide some additional screening to this view. Sporadic tree planting would help to assimilate the property into its surroundings and provide additional screening of the buildings beyond the site also.
- 6.29 From adjacent to the access, the new dwelling would be seen again in the context of the existing dwellings and buildings adjacent. It would be more prominent than the existing dwelling, but there is nothing about the proposed design that would mean it should not be seen nor is there reason to need to screen it fully from view.



6.30 It is clear that even if some views of the new dwelling are available, they would always be seen in the context of significant landscaping and the backdrop of existing buildings such that it can be concluded that visual harm to the wider landscape would not occur.

6.31 However, it has already been recognised that some views of the existing dwelling are available and there are a number of views available in the immediate locality of this site of large dwellings that are vastly more visible than this proposal would be.

6.32 For all of these reasons, the proposal is considered to comply with this element of policy HS05 as well as policy CNO1 and the respective elements of the NPPF.

“Whilst the replacement dwelling is larger than existing, the conflict with policy is not considered significant enough to warrant refusal”

6.33 These comments were made in respect of the Waldegrave Cottages decision. It is of interest that the extent of increase in that case was double the width of the original building (after extension), and 2.5 x the depth. Those calculations did not take into account the triple garage, separate stable, tack room, greenhouse and store that also formed part of the proposal. It should also not be forgotten that the proposal at Waldegrave Cottages was also some distance outside the residential curtilage of the original dwelling.

6.34 Yet the Council’s conclusions in that case was that the policy conflict did not give rise to sufficient justification to refuse permission. The existing dwelling at Waldegrave Cottages was an attractive, albeit uninhabited, structure, where it’s loss would be more harmful than the bungalow at 1 Hall Farm Cottages.

6.35 It is well established that consistency in decision making within planning is an important facet and one which local authorities have been challenged upon in the courts. The applicants consider that there are clear reasons why taking a decision in this case would be consistent with the decisions reached at both Waldegrave Cottages and Wenham, as quoted above. Furthermore, in a brief search of the Council’s website, the following decisions across just an

18 month period all permitted larger replacement dwellings relative to the original building. In most of these cases, the extent of change was significant.

- B/15/00061 – Hartest House, Hartest
- B/15/00090 – Windrush, Hartest
- B/15/00112 – Orchard House, Copdock
- B/15/00233 – 1 The Causeway, Boxford
- B/15/00403 – Sharline, Polstead
- B/15/00758 – Curium, Freston
- B/15/00956 – Etheldene, East Bergholt
- B/15/01233 – 42 Bures Road, Great Cornard
- B/16/00288 – Westwood, Nayland
- B/16/00627 – Bears Lane Farm, Lavenham
- B/16/01141 – Ivy Farm, Cockfield

- 6.36 It is considered that the conflict with policy here is, therefore, also not considered significant enough to warrant refusal in this case.

“In respect of the aforementioned policies the proposal is deemed wholly acceptable in design, layout, siting, form and scale and does not give rise to any demonstrable adverse impact on the character of the locality”

- 6.37 The proposal has already been tested against these aspects, and has been found to comply with the respective aspects of policies CN01 and HS05. These matters should all weigh in favour of the proposal, precisely as they did in the quoted cases.

“The design and layout should not seek to maximise or overdevelop the site to the detriment of appearance....”

- 6.38 There can be no justifiable claim that this proposal is an overdevelopment of the plot.

- 6.39 The building is a good distance from any boundary, takes care of the requisite amenity space requirements, parking provision and manoeuvring space, and accommodates safe access. It

gives rise to no detrimental impact to neighbouring property. It thereby demonstrates none of the traits of overdevelopment.

“The external appearance of the proposal provides a refreshing uplift to the unconstrained area, and is intently focused upon key design policies in this regard. As illustrated on the proposed plans, the external appearance will provide betterment, strengthening the material appearance and character of the locality”

6.40 There can be little contention that the proposal would not be an enhancement of the site relative to the existing dwelling. It gives rise to betterment of the site to the benefit of the surroundings and the locality as a whole.

“The scheme as a whole is considered to harmonise well into the landscape, offering uplift to the extant principle of development position. The tone and palette of materials are welcomed by Officers, subject to condition. The scheme is considered to reflect CN01 and HS05, underpinned by Paragraphs 117, 127 and 130 of the NPPF”.

6.41 The above summarises the applicant’s views of this proposal. It is considered that the very same conclusion should be made in this case.

6.42 Turning now to the specific criteria within policy HS05, the following assessment is made.

6.43 The proposal would not cause the felling or prejudice the retention of any significant trees (criterion 3), has a safe vehicular access (criterion 4), is not a listed building (criterion 6) and would not increase the number of dwellings on the site (criterion 7). As such, the matters that require more detailed assessment are criteria 1, 2 and 5, which relate to the size, design and landscape impact of the proposal. The applicants have already demonstrated that these matters do not weigh against the proposal. As such, this proposal can be seen to comply with policy HS05 in the same way that the quoted examples have done.

Other Matters

Affordability

- 6.44 The reasons for refusal pertaining to the previous application made on this site identify that the creation of a larger dwelling would result in the loss of “*affordable housing stock*”.
- 6.45 Notwithstanding that this issue does not appear to have been raised in any of the approvals granted by Babergh District Council where new larger replacement dwellings have been permitted in lieu of small dwellings, the applicant has responded to this through a reduction in the scale and size of the proposed dwelling.
- 6.46 The proposal presents a three bedroom property that better respects the size of the existing dwelling on the site.

Highway Safety and Parking

- 6.47 The proposal would take access from the existing access point, which is located on a long straight section of lane and which would not give rise to any highway safety impacts. The existing access has been in existence and use for many years, and overall there would be no intensification in the use of the access to the site. As such, it is recognised that there would be no highway capacity impacts resulting from the proposal.

Residential Amenity

- 6.48 Whilst some commentary is provided above in respect of the impact on neighbouring property, the development can be accommodated without giving rise to detrimental impacts on existing dwellings in the locality. The dwelling would be relocated on the site with its main aspects to the east and west. There is a significant degree of separation between the new property and that adjacent.

6.49 Further, it is considered that the spacing between the proposed property and those adjacent will ensure that future occupants of the new dwelling will be able to enjoy the private amenity space provided without being unduly overlooked or impacted by existing development.

Land Contamination

6.50 The proposal relates to the replacement of an existing residential dwelling within the established garden of the existing property. The proposal would not, therefore, raise any concerns with respect to possible land contamination and further investigations are not considered necessary.

Biodiversity

6.51 The proposal would offer the opportunity to enhance existing planting on the site and thereby improve biodiversity.

Heritage Impacts

6.52 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings (Sections 16 and 66).

6.53 No heritage concerns were expressed through the previous application. As such, the proposal would not give rise to any impacts to heritage assets.

Flood Risk and Drainage

6.54 The site lies within Flood Zone 1 and is therefore not at risk of flooding.

6.55 Given that the proposal relates to a replacement dwelling, there is nothing to suggest that a suitable drainage solution cannot be identified.

7.0 Conclusions

- 7.1 This application seeks planning permission for a new detached dwelling and the demolition of the existing bungalow.
- 7.2 The proposal has been assessed in light of the relevant development plan policy (being primarily saved policy HS05 of the Babergh Local Plan Alteration No.2 (2006)) and it has been found that the proposal accords with the specific criteria contained within the policy. Whilst the proposal does not sit squarely on the footprint of the existing dwelling, it is sited within the curtilage of the existing property and is of a scale that is both respectful to the site and surrounding area but which also moves the dwelling away from the site boundaries and makes better use of the site. It would result in a well-designed and attractive new dwelling of appropriate proportions, detailing and materials.
- 7.3 The applicant has demonstrated a number of recent approvals where larger replacement dwellings have been permitted on sites in the Babergh area. In those cases, the degree of change (both in terms of size increase and the movement of the footprint) was greater than that proposed here. Indeed, in both of the cases quoted at Waldegrave Cottages and Wenham respectively, the replacement dwelling was outside the curtilage of the existing dwelling by some distance and the dwellings were significantly larger than the buildings they replaced. The decisions taken in those cases were that both proposals complied with policy HS05.
- 7.4 In light of those cases, and the numerous other larger dwellings permitted under this policy, the applicant considers that there are material considerations here that outweigh any perceived conflict with this policy. However, given that the proposal would bring betterment to the site and make more efficient use off the land, any harm perceived to result from this proposal would be outweighed by the benefits in any event.
- 7.5 Furthermore, the proposal has been found to be in compliance with specific policies of the development plan addressing the matters of design and layout (CN01 and CS15). The proposal has also been found to be acceptable in terms of the impacts on adjacent properties, and raises no concerns with regards to matters such as flood risk, land contamination, highway safety and biodiversity.

7.6 In light of this, and taking account of all of the considerations set out above, it is requested that the Council support this sustainable development by granting planning permission in the terms requested.