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**TOWN AND COUNTRY PLANNING ACT 1990**  
**OUTLINE PLANNING PERMISSION**  
**SEVERANCE OF PART GARDEN AND ERECTION OF DETACHED DWELLING**  
**(RENEWAL OF PLANNING PERMISSION DC/19/01291/OUT)**  
**AT**  
**8 NEWTON ROAD, STOWMARKET IP14 5AF.**

PLANNING STATEMENT

Ref: 2626  
DEC 2021

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## INTRODUCTION

1. This statement has been produced in support of a planning application proposing the severance of part garden and erection of detached dwelling at No 8 Newton Road, Stowmarket, IP14 5AF.
2. Planning permission for the development was previously granted on 9 May 2019 under DC/19/01291. This application seeks to renew the previous approval.
3. The application site is part of the rear garden of No 8 Newton Road, which is a semi-detached property. The application site adjoins the access road which serves the allotment gardens and provides rear vehicular access for Nos, 2, 4 and 6 Newton Road and Nos 33 – 67 (odd).
4. The application comprises this statement and the following documents;
  - Application Forms and Certificates;
  - Site plan;
  - Indicative layout plan;
  - Enviroscreen Report; and,
  - Land Contamination Questionnaire;
5. This is an outline planning application and so precise details of the appearance, layout, scale and landscaping will be agreed as a reserved matter at a later stage, only access is included in the details this application. Nevertheless, it is intended that the proposed dwelling will either be a single-storey dwelling or a 1 ½ storey dwelling in order to minimise the impact on neighbouring properties and prevent overlooking.
6. Access to the site could be achieved from the adjacent access road. The fence along the north-west boundary would be lowered to improve visibility. As the access road from Newton Road already serves 22 properties, one further dwelling is unlikely to have any material effect on highway safety.
7. The application is accompanied by an Enviroscreen Report and a completed copy of the Council's Land Contamination Questionnaire. There is no evidence or records of any contamination at the site. The site is located in Flood Zone 1 where all forms of development are acceptable.

8. The site is currently in use as part of the domestic garden of No8. It does not have any ecological value.

#### RELEVANT PLANNING POLICY

##### Mid Suffolk Core Strategy 2008 (MSCS) and Core Strategy Focused Review 2012 (CSFR)

9. The MSCS was published in 2008 and sets out the Council's strategic objectives and policies for development in the district. The CSFR was adopted by the Council in 2012 following the publication of the National Planning Policy Framework and the Stowmarket Area Action Plan. The main theme of the CSFR is to set out the Council's approach to delivering sustainable development. The following Policies and Objectives of the MSCS and CSFR are relevant to this application.
10. Policy CS1 of the MSCS sets out the Council's 'settlement hierarchy' and confirms that Stowmarket, together with Needham Market and Eye, will be the main focus for the majority of new housing development in the district.
11. Strategic Objective SO3 states in part "*To respond to the possible harm caused by climate change Mid Suffolk will seek to minimise its carbon footprint by encouraging a shift to more sustainable travel patterns*". This application site has very good access to public transport being close to the railway station and within a short walk of the town's main bus stops, it is in a sustainable location.
12. The emphasis on sustainable development is set out in policy FC1 and FC1.1 which states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

##### Mid Suffolk Local Plan 1998 (MSLP)

13. There is one local plan policy which is relevant to this application. This is Policy H2 which concerns housing development in towns and is reproduced below.

#### *Policy H2*

*Within towns, the scale of housing development will be consistent with protecting the character of the settlement and landscape setting of the town.*

*Housing development will be in the form of infilling, groups of dwellings or, in appropriate cases, estates. Proposals for estate development of 10 or more dwellings on land abutting the built up areas of towns will not be permitted unless identified in the local plan.*

14. This proposal will have no material impact on the character of the settlement or the landscape setting of the town.

#### National Planning Policy Framework (NPPF)

15. The National Planning Policy Framework (NPPF) sets out the governments planning policies for all forms of development. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 8 of the NPPF describes the three objectives to sustainable development as economic, social and environmental and states that these dimensions give rise to the need for the planning system to perform an economic role, a social role and an environmental role.
16. This proposal meets each of those three objectives of sustainable development. Firstly, the proposal will meet the economic role in generating jobs in the local building trade during construction and by helping to maintain the viability of local services.
17. The proposal will meet the objective of sustainable development by providing a modest new home in an area where there is a general demand for housing.
18. The development also accords with the environmental objective of sustainable development as it is in a sustainable location where future occupants will not be reliant on the private car for access to services and so the development will help to reduce emissions and mitigate climate change.

#### OTHER MATERIAL PLANNING CONSIDERATIONS

19. The NPPF is a material consideration in the determination of planning applications. The Councils important policies (CS1 and CS2) are out of date.
20. The NPPF states that where relevant policies are out of date, the presumption in favour of sustainable development means that planning permission should be granted unless *“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; or specific policies in this Framework indicate development should be restricted".*

21. In this case, the benefits of the scheme are economic, social and environmental as previously described above and the development would not result in any adverse impacts.
22. A single-storey or sensitively designed 1 ½ storey dwelling would not have any material impact on the residential amenity of any neighbouring properties in terms of overlooking or loss of light.
23. A single dwelling on the site would not have any material impact on highway safety. Indeed, because the site is located close to the town centre and public transport, the number of daily vehicular movements associated with the dwelling are likely to be significantly lower than the normal average.
24. The development will not have any impact whatsoever on any heritage assets. The site is not within the conservation area nor within close proximity to any listed buildings.
25. The development will not have any material impact on the visual amenity of the area. The proposed dwelling would only be visible from any public vantage point when viewed from the west where it would be seen against a backdrop of other existing properties.

## CONCLUSIONS

26. Since the previous application was approved there has been no material change in the circumstances of the site nor any relevant planning policies.
27. The development accords with the development plan and would generate economic, social and environmental benefits and would not cause any harm to any interest of acknowledged importance.