



**PLANNING, HERITAGE AND
DESIGN AND ACCESS STATEMENT**

Proposed Redevelopment to provide

**Reduced commercial space, conversion of part of ground floor from shop to
1no residential flat, together with side two storey and rear single storey
extensions to provide 3no further residential flats. (Existing rear single storey
extension to be demolished)**

at

**8-10 Fair Green
Glensford
Sudbury
Suffolk
CO10 7PH**



RICS

14 Cornard Road
Sudbury
Suffolk
CO10 2XA

1. INTRODUCTION

- 1.1 This Statement accompanies a Full Planning application for the redevelopment of the existing property to provide reduced commercial space, conversion of part of ground floor from shop to 1no residential flat, together with side two storey and rear single storey extensions to provide 3no further residential flats. The existing rear single storey extension is to be demolished.
- 1.2 This statement is intended to provide justification in policy and land use terms given the special circumstances of the site.
- 1.3 The application is supported by a Phase 1 land Contamination report provided by A F Howland Associates, prepared for the previous owner in January 2020 to accompany their refused application, reference DC/20/00519.
- 1.4 This application follows grant of planning permission for a similar proposal under reference DC/20/05748, 28th April 2021.
- 1.5 This current application proposes some amendments to the approved scheme by subdividing the rear single storey extension into 2no bedit units.

2. SITE AND LOCATION

- 2.1 The existing building covers virtually all the entire site area fronting Broadway, the public highway (B1065).
- 2.2 Glemsford is a large village, approximately 3700 population located at the western edge of the Babergh District.
- 2.3 It provides several essential services, including churches, two large local shops, other shops, post office, in addition to the application site, two public houses, school, doctor's surgery and regular bus service connecting to surrounding towns and villages.
- 2.4 The site is surrounded by existing residential development, mostly dating form the mid/late twentieth century.
- 2.4 The site extends to approximately 0.04 hectares.
- 2.5 It is at the south-western end of a terrace of 5no Victorian properties, all constructed as residential properties and much altered and extended. Three having been combined to form the application premises with open plan ground floor space.

- 2.6 The Existing building is an original two storey building with large single storey extension added in the 1950's. Comprising commercial space to the ground floor and a self-contained first floor flat.
- 2.7 Currently unoccupied, the ground floor space was formerly a post Office and local shop.
- 2.8 Vehicular access is provided via dropped kerb to the frontage, western end, with the frontage area solid paved for vehicle parking. A former metal clad garage structure which existed to the side of the property has recently been removed by the applicants.
- 2.9 The site is located within the built-up area boundary and the Glemsford Conservation Area.

3. EXTANT APPLICATION (DC/20/05748)

- 3.1 Permission exists for the change of use and enlargement of the premises to provide a smaller commercial unit, retain the existing first floor flat and create 3 further residential flats.
- 3.2 This included a rear single storey extension providing 1no flat and a side two story extension with underpass to the rear parking area and 1no flat above.
- 3.3 The rear single storey extension has a pitched roof, replacing the existing single storey rear extension which has a flat roof.

4. CURRENT APPLICATION CHANGES FROM APPROVED SCHEME

- 4.1 The fundamentals of the application are identical to the already approved scheme with the exception of:
 - The single storey rear extension has a flat roof
 - The single storey rear extension is divided into 2no bedsit units.
 - Front elevation windows replaced.

5. CURRENT APPLICATION PROPOSAL

Amount

- 5.1 As already approved it is proposed to subdivide the ground floor shop to form reduced commercial space and self-contained 1 bedroomed residential flat. The existing first floor flat is to remain.
- 5.2 The existing single storey extension is to be demolished and replaced with a new single storey self-contained 2 No self contained bedsit units.

- 5.3 A new two storey side extension is proposed to give access to the rear car parking area and provide a new self-contained 2 bedroomed flat at first floor level.

Use/Layout

- 5.4 The existing site layout is only changed in the arrangement of built footprint.

Scale

- 5.5 In terms of scale the two-storey extension reflects the scale of the existing front building range with lower ridge height.
- 5.6 The existing single storey extension has a height of 3m on the boundary with No 12 Fair Green.
- 5.7 The side two storey extension has a ridge height approximately 150mm lower than existing and approximately 500mm lower than the adjacent modern house, No 6 Fair Green.
- 5.8 The rear projection of this two-storey element is 1.8m beyond the rear of No 6.

Appearance

- 5.9 It is a fundamental part of the scheme that the frontage elevation to The Broadway is retained. New door and window openings are proposed which provide a return to a more domestic architectural form.
- 5.10 The extensions are also designed to reflect this existing architectural form to be sympathetic to the existing building.
- 5.11 Simple traditional materials are proposed with painted render and natural slate roofs. To reflect the style and appearance of the host building and acknowledge the site is within a designated Conservation Area.

Landscaping

- 5.12 As the existing building covers virtually the entire site there is no facility for soft landscaping either existing or proposed.

Access

- 5.13 There is an existing vehicular access, dropped kerb, to the western end of the site frontage.
- 5.14 Existing adjoining properties either park on-street or frontage areas and reverse into the highway.
- 5.15 Given the small size of the proposed residential units and likely market, the location within and close to the village centre and with a bus stop opposite the site it is felt the site affords good access to reduce or eliminate reliance on use of a car. Consequently, the applicant does not anticipate 100% car ownership.
- 5.16 A car parking assessment was submitted on the previous application prior to its approval and this is submitted again with the current application.

6 PLANNING POLICY

National Policy

- 6.1 The National Planning Policy Framework (NPPF), July 2021, promotes a more flexible approach to development in rural areas and achieving to sustainable development. This is defined as having three performance roles, social, economic, and environmental.
- 6.2 The NPPF requires Local Authorities to boost housing supply and the efficient use of land, in particular:
- 6.3 Paragraph 69 confirms that small to medium sized sites make an important contribution to meeting housing requirements and that Local Authorities should support windfall sites and giving great weight to suitable located within existing settlements.
- 6.4 Paragraph 79 promoting sustainable development in rural areas to enhance or maintain the vitality of rural communities.
- 6.5 Paragraphs 189-198, dealing with proposals that may affect heritage assets and conserving the historic environment.

Local Plan Policy

- 6.6 Although the Council is currently working on a new Joint Local Plan with Mid Suffolk District Council, currently on public consultation, the primary document for consideration is the Babergh Local Plan 2011-2031 Core Strategy & Policies, February 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

6.7 The site is within the built up area boundary and Glemsford is defined as a Core Village serving a functional cluster of smaller villages, for shopping, medical, education, leisure, and social services. The proposal therefore accords with Policies CS01 and 02

6.8 Policy CS15 - Implementing Sustainable Development in Babergh

This sets out the criteria all proposals must meet or address. This includes principles of sustainability and where appropriate that the scale and nature of the proposal should respect such areas as landscape features, streetscape, Heritage Assets, and historical views.

6.9 The proposal is designed to fit on an already intensively developed site and be sympathetic to the scale, form and character of the existing host building and adjacent local area.

6.10 Although the Planning Authority have suggested that it now has a 5-year housing land supply it is unclear whether this is fully deliverable and may in fact have to be re-examined.

6.11 Notwithstanding this, the five-year supply limit is not intended to be a 'ceiling' and the Council should still consider other sustainable windfall sites such as this.

6.12 In the pre-application response the officer refers to several saved policies from the existing 2006 Local Plan:-

- EM24 - Retention of Existing Employment Sites
- CN01 - Design Standards
- CN08 - Development in/near conservation areas
- HS28 - Infilling/Groups of dwellings
- TP15 - Parking Standards - New Development

It is understood many of these have been determined as out of date when tested at planning appeal.

6.13 The site is within the defined settlement boundary, is previously developed land, retains some employment spaces and provides adequate car parking. It is therefore judged to be in accordance with those saved policies.

Glemsford Neighbourhood Plan

- 6.14 This is currently being prepared by the parish Council with no document or proposed policies available to consider. The Plan area map was adopted by the Council in October 2007, but this merely confirms the plan area as the parish boundary.

7. HERITAGE & CONSERVATION

- 7.1 The 1885 Ordnance Survey map shows the terrace of cottages nor comprising the application site, other buildings either side and properties around fair Green, the triangular open space to the North of the site, one of the 3 village greens.
- 7.2 There was little additional building until the mid C20 when new large residential estates were constructed, Schoolfield to the North and Chestnut Road to the South, abutting the site boundary.
- 7.3 Both these developments were existing when the Conservation Area was designated in 1973.
- 7.4 This is supported by a Conservation Area Appraisal, adopted March 2008, and not reviewed or updated since that time.
- 7.5 This identifies the history and important features of the village in general terms together with the traditional design of buildings and material palette.
- 7.6 There are no Listed Buildings, abutting or adjacent to the site.
- 7.7 The proposal is for sympathetically designed extensions using traditional materials and detailing, and to remove the large flat roofed extension.
- 7.8 Views from the street are of linear form terraced and connected buildings which is retained and reflected in the proposed scheme.

8. CONCLUSIONS

- 8.1 The site is a small intensively developed site within the existing pattern of development and settlement boundary village town centre.
- 8.2 It can be treated as a brownfield site providing a windfall housing provision to help meet the requirements of Babergh District Council in the plan period.
- 8.3 The amended accommodation, providing 2 no bedsits seeks to provide 'starter' accommodation for the village to assist in dwelling mix.
- 8.4 The reversion to a flat roof to the rear extension will provide considerable amenity benefits to the adjoining neighbour at No12.

- 8.5 The proposal will assist in supporting and maintaining local services.
- 8.6 It satisfies the criteria of Policies CS 15.
- 8.7 The build form and scale of the proposal is reduced from that already approved.
- 8.8 The character and appearance of the Conservation Area is unaffected by the proposal.
- 8.9 The proposal therefore accords with National and Local Planning Policy objectives and guidance.