

**Reserved Matters Application Relating to
Appearance, Landscaping, Layout and Scale
Following the Grant of Outline Planning
Permission for the Erection of Two Detached
Bungalows Under Application Reference
DC/21/06725**

Land South of 1 Oak Lane, Woolpit Green

May 2023



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Oak Lane, Woolpit Green

Client: Nurtinger UK Ltd

Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft	30.05.23	SST
1	0	Reviewed	30.05.23	KL

Reference: E878.C1.Rep02

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1.0 Introduction

- 1.1 This reserved matters application is submitted to Mid Suffolk District Council following the grant of Outline Planning Permission on the 02nd March 2022 under planning reference DC/21/06725 for 2 detached single-storey houses.
- 1.2 The details which were reserved under the outline application are: the appearance, scale, layout and landscaping of the development. The outline planning application confirmed the principle of development and included details of highway access, therefore, these issues will not be assessed in this application.
- 1.3 This reserved matters application includes full layout plans, elevations and floor plans of the proposed houses. These proposals have been designed by a local architect who has extensive experience designing houses in Mid Suffolk which are in high demand due to their attractive design, convenient layout, and spacious plots.
- 1.4 This application provides the details for two 3-bedroom single-storey houses. These well-designed houses feature a large open-plan kitchen and dining room and a triple-aspect sitting room on the southwestern sides of the houses which will have very high levels of natural light. Both the kitchen/dining room and the sitting rooms have bi-folding doors which open into the gardens. Two double bedrooms and a single bedroom are proposed in each house.
- 1.5 The layout proposed is in keeping with the indicative layout which was submitted with the outline planning application with a minor modification relating to the car parking and turning areas. The houses face to the northeast, which gives the rear gardens a southwestern orientation which will provide high levels of sunlight into the living areas of the houses and gardens. There are hedges proposed to mark the boundaries of the plots which will provide a biodiversity benefit as well as have a positive impact on the wider landscape. Each of the houses has a garage as well as ample car parking spaces with space for turning.
- 1.6 The design, layout, appearance and landscaping of proposed houses have been designed with local and national planning policies in mind and strong knowledge of the local building vernacular and housing needs.

2.0 Description of Site, Surrounding Area and Proposed Development

- 2.1 This application site is a rectangular plot, approximately 0.18 hectares in size and currently forms part of the garden of 1 Oak Lane.
- 2.2 The site is situated in the village of Woolpit Heath in Mid Suffolk. Woolpit Heath is situated approximately 650 metres to the southeast of the main village of Woolpit.
- 2.3 An aerial image of the application site can be seen in Figure 2.1 below.



Figure 2.1 – Application Site

- 2.4 There is an existing vehicular access from the application site which leads onto Oak Lane, a private road, and then onto The Heath which is a public highway subject to a 30mph speed limit. Visibility from the junction between Oak Lane and The Heath is good and extends in excess of 90 metres in both directions.
- 2.5 The houses surrounding the site include a wide range of styles and characters. Most of the nearby houses are detached and many of these are single-storey. Most of the neighbouring houses are modern houses built in the second half of the twentieth century. The closest houses to the site can be seen in the following images.



Figure 2.2 – Property ‘Acorns’ Directly Southeast of the Site



Figure 2.3 - Property ‘Burbank’ Directly Southeast of the Site



Figure 2.4 - Property ‘1 Oak Lane’ Directly Northeast of the Site

- 2.6 Outline planning permission was granted on 02nd March 2022 under planning reference DC/21/06725 for 2 detached single-storey houses. This outline application included an indicative site plan which has been used as the basis for the detailed design put forward in this reserved matters application.

Description of Development

- 2.7 This reserved matters application seeks approval for the appearance, scale, layout, and landscaping as set out in the submitted plans.

Appearance

- 2.8 The houses have been designed to complement the surrounding character and are well-designed, attractive single-storey homes. The houses are proposed to be brick construction with weatherboarding applied to the front and back gables.

- 2.9 The roofs of the bungalows are proposed to be covered with red pantiles. The roofs have cross-gable sections with ridges at different heights to create visual interest across the houses.

Layout

- 2.10 It is proposed that two single-storey houses are developed on the site in accordance with the indicative site plan which was submitted with the extant outline planning permission. The houses proposed are both 3-bedroom houses. Each house has a generous garden, onsite car parking, a garage and turning areas.

- 2.11 A shared access leads into the site from Oak Lane at the northeast of the site which utilises the existing access to the site. The houses are positioned in the centre of the site to the southwest of the access, facing to the northeast. This means that the back gardens and the communal areas at the rear of the houses will benefit from high levels of sunlight.

- 2.12 Internally, the houses have been designed to provide spacious reception rooms and communal areas which will be appealing to older residents or those looking to downsize. There is an open plan kitchen and dining room with a large separate sitting room. Each house has a large bathroom with space for a bath and a separate WC. The master bedrooms have en-suite bathrooms. Utility rooms are provided as well as built-in storage areas.

- 2.13 The houses have been positioned centrally on the site. There is a large amount of

space between the new houses and the neighbouring boundaries. To the west, there are 8.35 metres from Plot 1 to the boundary. The rear boundary of the garage of Plot 2 is 9.35 metres from the neighbouring boundary to the south. The closest distance to a neighbouring boundary is the garage for Plot 2 which is 5.8 metres from the boundary to the west.

Scale

- 2.14 The scale of the houses is appropriate for the site. The houses are single-storey with a maximum ridge height of 5.6 metres to avoid overlooking or overshadowing any of the surrounding houses or gardens.
- 2.15 The houses have a footprint of 142 square meters. The total site area is 1,547 square metres excluding Oak Lane, so the two houses occupy under 20% of the site area.
- 2.16 Two houses on the site are equal to a density of 13.34 houses per hectare which is an appropriate density given this semi-rural edge of village location. Two single-storey houses were agreed in the outline planning application so this density has already been accepted by the local planning authority.

Landscaping

- 2.17 An attractive scheme of landscaping is proposed across the site. A high amount of new hedges, tree planting and grassed areas will give the development a green and verdant character.
- 2.18 Hedging forms the proposed boundary treatment to the houses in the most prominent parts of the site; new hedges are proposed along the boundary with Oak Lane and No.1 Oak Lane which is on the eastern side of the northern boundary.
- 2.19 The shared entrance track is proposed to be surfaced with gravel which will provide an informal and attractive approach to the houses.
- 2.20 Both houses have large private garden areas which are laid to lawn. Both houses have south west facing patio areas in the rear gardens.

3.0 Planning Policy Assessment

3.1 This section sets out the relevant national and local planning policies. National Planning Policy is contained in the 2021 National Planning Policy Framework (NPPF). The local development plan comprises the Mid Suffolk Core Strategy 2008 (the Core Strategy), the Core Strategy Focused Review 2012 (CSFR) and the Mid Suffolk Local Plan 1998 (Local Plan) and the Woolpit Neighbourhood Plan 2016 – 2036 (Woolpit Neighbourhood Plan).

3.2 The principle of the development has been established by the extant outline planning permission on this site and therefore local and national planning policy will be considered with regard to the reserved matters: appearance, layout, scale, and landscaping.

Appearance and Layout

3.3 The NPPF Chapter 12 focuses on achieving well-designed places. Paragraph 126 states the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

3.4 Local Plan Policy GP1 states sets out the design criteria for all new development in Mid Suffolk while Local Plan Policy H13 sets out the design and layout criteria for housing development.

3.5 The criteria contained within these policies has been followed in the design of the proposals which seek to create houses which are a scale and in keeping with the surrounding houses and area design which compliments the local character.

3.6 The character of the area is that of detached houses which follow the western side of The Heath with several houses set at depth behind. Many of the houses are single-storey with some two-storey houses interspersed. Most houses are constructed from brick with some rendered and weatherboarded features such as gables.

3.7 The houses are proposed to be constructed from brickwork with pantile roofs which are compatible with the surrounding style of houses. The gables are to be clad in weatherboarding to add visual interest to the houses which is in keeping with the design of many of the surrounding houses.

3.8 2 x single-storey houses are proposed, which is in keeping with the character of the area, several of the nearby houses are also single-storey including the houses directly

to the southeast and to the northwest of the site.

- 3.9 Local Plan Policy H15 states that new housing should be consistent with the pattern and form of developments in the neighbouring area. The east end of Oak Lane is predominantly single-storey houses which this application has replicated.
- 3.10 Woolpit Neighbourhood Policy WPT15 states that all developments are expected to preserve and enhance Woolpit's unique character. That materials are "sympathetic to the surrounding properites and height and scale is in keeping with the neighbouring buidings". The houses proposed are single storey which matches the scale of the houses to the north east and south west on either side of the development. The materials are in keeping with the character of the surrounding houses which are a mostly brick construction.
- 3.11 Therefore, the proposed houses are attractive, well designed properties which are in keeping with the design and layout of the the nearby houses and confirm with national and local planning polices.

Car Parking

- 3.12 Local Plan Policy T9 requires that areas for the parking and manoeuvring of vehicles are provided that meet the requirements of Suffolk County Council Highways. Suffolk Guidance for Parking states that 3-bedroom houses must have 2 spaces per dwelling.
- 3.13 The proposed layout includes 4 external car parking spaces for Plot 1 and 1 further car parking space within the garage. Plot 2 has 2 external car parking spaces and 2 further car parking spaces available in the garage provided. This exceeds the car parking requirements set out within the Suffolk Highways requirements and provides sufficient car parking for visitors. It also means that the garages can be used for bicycle parking and storage.
- 3.14 A turning area is provided on the shared driveway area which provides sufficient space for manoeuvring on site.

Scale

- 3.15 Core Strategy Policy CS9 requires that new housing developments should; *"make the best use of land by achieving average densities of at least 30 dwellings per hectare unless there are special local circumstances that require a different treatment. Lower densities may be justified in villages to take account of the character and appearance of the existing built environment."*

- 3.16 This application seeks permission for 2 houses on the site. This represents a density of 13 houses per hectare. This is a low density considering the edge of the village location as set out in policy CS9.
- 3.17 The houses are an appropriate scale for the site, taking up approximately 20% of the site area. This gives the development a spacious feel. The site is currently garden land for No.1 Oak Lane
- 3.18 Woolpit Neighbourhood Plan Policy WPT1 states that all proposals should conform positively to the scale of the development and that proposed housing should be consistent with the village character and adjacent houses.
- 3.19 Heath Road is characterised by houses set in large plots with long gardens with a low density, therefore the proposed 13 houses per hectare is an appropriate density for the site.

Landscaping

- 3.20 Local Plan Policy GP1 also states that landscaping should be regarded as an integral part of design proposals.
- 3.21 Woolpit Neighbourhood Plan Policy WPT15 also states that that developments should seek to retain landscape features, including trees and hedges, or where possible and where appropriate, restore the local landscape structure.
- 3.22 Satellite imagery has been checked and the site has been garden land laid to lawn since at least 2000. The proposed landscaping plan seeks to retain the hedges and trees on the north western and northern boundary. The houses are positioned centrally on the site which is short cut grass.
- 3.23 The submitted plans propose extensive tree and hedge planting across the site which will integrate with the existing hedges and trees in the area. The northern boundary of the site will be defined by the newly planted hedges.
- 3.24 Oak Lane is informally surfaced with loose gravel over a hard surface. This will be continued into the site which will provide an informal rural style to the access road.
- 3.25 Areas of grass with further hedging are proposed for the front of each house. Each house has large private gardens to the rear which have proposed tree planting which will provide shading and also will benefit the landscape. The rear gardens also feature south-facing patios which are accessed from the houses through large bifold doors

from the living areas of the house.

3.26 This is in keeping with the aims of local planning policu regarding landscaping.

4.0 Conclusion

- 4.1 This reserved matters application proposes a scheme of well-designed homes which are bespoke designs for the site. The homes will form a small attractive development which compliments the local character and landscape.
- 4.2 The design of properties has been carefully designed with large open-plan kitchen/dining rooms and large triple-aspect sitting rooms. These rooms feature bifold doors which lead out into the large and private gardens.
- 4.3 The scale of the development proposed is in keeping with the indicative layout which was submitted with the outline planning application. Each house has a generous garden with ample car parking. The properties' low height means that the existing houses on Oak Lane are respected and are not overlooked by the new houses.
- 4.4 The landscaping scheme puts forward an extensive scheme of tree and hedge planting across the site which is made of a mixture of native species. This will create an attractive, leafy setting for the houses. Each property has a garden with a southwestern aspect which provides private outdoor space.
- 4.5 The layout uses the site space efficiently while retaining an open and spacious feel. None of the properties are overlooked and each has full off-street parking and garages which can provide additional car parking spaces as well as storage.
- 4.6 This reserved matters application puts forward a carefully designed scheme which will respect the character of the local area and will provide high-specification single-storey houses which are in high demand across the district.