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TOWN AND COUNTRY PLANNING ACT 1990
(APPLICATION UNDER SECTION 73, VARIATION OF CONDITION 2 OF PLANNING
PERMISSION DC/23/03366)
ERECTION OF DETACHED DWELLING
LAND AT YORK HOUSE, THE GREEN, BEYTON

Planning Statement

Ref: 3009
December 2023

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INTRODUCTION

1. This Planning Statement has been produced in support of an application proposing the variation of condition 2 of planning permission DC/23/03366.
2. Planning permission DC/23/03366 approved the erection of one single-storey dwelling and garage on land adjacent to York House, The Green, Beyton. The application was approved on t24 October 2023.
3. The purpose of this application is to vary condition 2 in order to revise the approved drawings. The application seeks to replace drawings 4557-01B, 4557-03a, 4557-04 and 4557-05 with drawings 4557-01-C, 4557-02 and 4557-03-D.
4. The amended scheme effectively stretches the dwelling and provides an attractive south facing courtyard onto which the kitchen and living rooms will open. The amended scheme maintains a good size rear private garden area for the new dwelling.
5. The revised scheme does not affect the Root Protection Areas (RPA) of the retained trees nor impact on the amenity of the occupants of any existing dwellings adjacent to the site.
6. Furthermore, the scale of the existing property would not be overbearing to the occupants of the new dwelling. The photograph below illustrates that the scale of the existing dwelling



Is only 1 ½ storeys and the only first floor window facing the new dwelling provides light to the stairs/landing and not a habitable room and so it would not result in any potential for overlooking.

PLANNING POLICY

7. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (As Amended) requires planning decisions to be made in accordance with development plan unless material considerations indicate otherwise.
8. In this case, the development plan consists of the Babergh and Mid Suffolk Joint Local Plan (JLP).
9. Beyton does not have a Neighbourhood Plan.
10. The National Planning Policy Framework (NPPF) is a material consideration.

Development plan

11. The principle of a dwelling on the site has already been established by planning permission DC/23/03366. That planning permission therefore represents a viable fallback position and is a material consideration in the determination of this proposal.
12. Therefore, the consideration of this application is solely concerned with whether or not the amended scheme would have any material adverse impact on the visual amenity of the area, the amenity of the occupants of neighbouring properties or any other interests of acknowledged importance.
13. Consequently, the only policy in the JLP which is relevant to this proposal is Policy LP24 which concerns "Design and Residential Amenity". This proposal accords with Policy LP24 for the following reasons:
 - The design of the dwelling is bespoke, it reflects Suffolk Vernacular Architecture and incorporates the use of traditional materials;
 - The scale, mass, form and siting of the dwelling is harmonious with its surroundings;
 - The dwelling will not impact on any natural features including trees or hedgerows;

- The scheme will incorporate high levels of soft landscaping the details of which can be secured by a planning condition (as per condition 3 of CD/23/03366).
- The dwelling will not have any impact on the amenity of occupiers of surrounding development in terms of overlooking, overbearing, loss of daylight or any other amenity issues;
- The scheme provides adequate facilities for recycling bins, secure cycle storage and garden space; and,
- The design of the proposed dwelling has had regard to the Suffolk Design Guide.

National Planning Policy Framework (NPPF)

14. The NPPF sets out the Government's planning policies and is a material consideration in the determination of planning applications. At the heart of the NPPF is a presumption in favour of sustainable development.
15. Paragraph 8 of the NPPF describes the three objectives of sustainable development as economic, social and environmental and states that these dimensions give rise to the need for the planning decisions to produce economic, social role and environmental benefits.
16. The proposed development would fulfil each of the three objectives of sustainable development. Firstly, it would meet the economic objectives as the residents of the dwelling will help to sustain and improve the vitality and viability of local services in Beyron and other villages nearby. Secondly, the development would benefit the local economy by generating local jobs in the building trades during construction.
17. The development would meet the social role of sustainable development by providing a new family home in an area where there is a general demand for more housing.
18. The development of the site would also accord with the environmental role of sustainable development as it makes a more efficient use of land and proposes a high quality design which responds to the local context, in accordance with the objectives of Section 12 of the NPPF.

CONCLUSIONS

19. The amended scheme will provide a higher level of amenity for the future occupants of the dwelling by providing a higher quality and more usable area of outdoor amenity space.

20. The proposed design is a high-quality scheme which will not have any material adverse impact on the visual amenity of the area or the residential amenity of adjacent properties.

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