

Planning Supporting Statement

Proposed Erection of 1no Detached Dwelling at
Hill House, Redhill Road, Hadleigh, IP7 6BU

January 2024



Hadleigh Business Centre,
Crockatt Road, Hadleigh,
Suffolk, IP7 6RH



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1 Introduction

The following 'Planning Supporting Statement' incorporating a 'Design and Access Statement' has been prepared by Daking Designs Ltd on behalf of Mr & Mrs Redmon (The Applicant), in relation to an outline planning application with some matters reserved for the Proposed Erection of 1no Detached Dwelling at Hill House, Redhill Road, Hadleigh, IP7 6BU. The purpose of this report is to demonstrate that an appropriate scheme can be delivered on the site and the principle of development is acceptable.

This application should be read in conjunction with the following supporting documents:

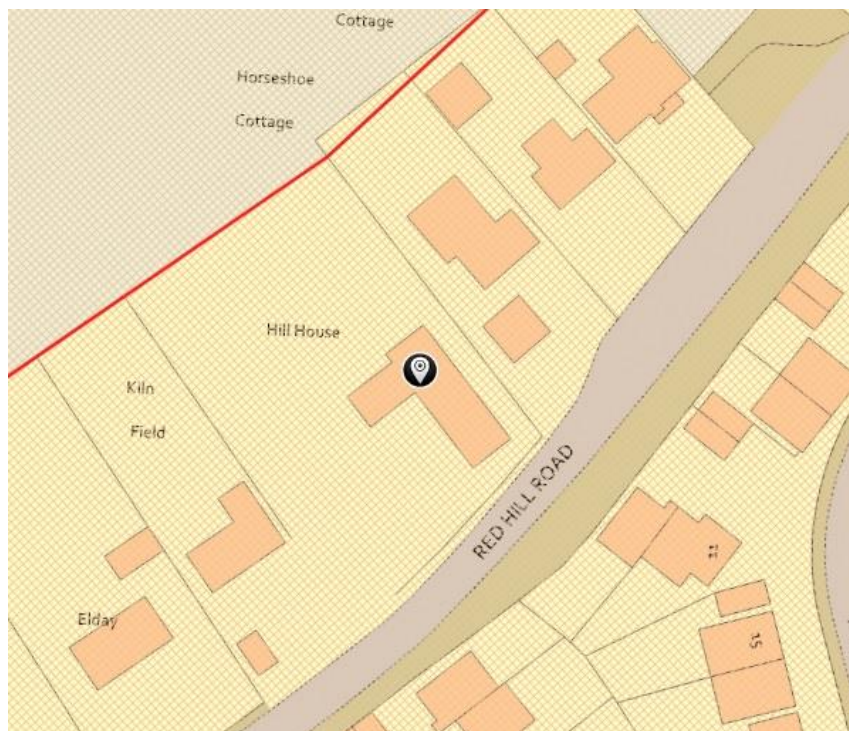
- Drawing 547-001

2 Development Description

2.1 The Proposal is for the erection of 1no Detached Dwelling at Hill House, Redhill Road, Hadleigh, IP7 6BU.

2.2 The site comprises a parcel of land that is used as part of the garden to Hill House.

2.3 Redhill Road currently lies within the current Adopted Settlement boundary as per below extract from the JLP.

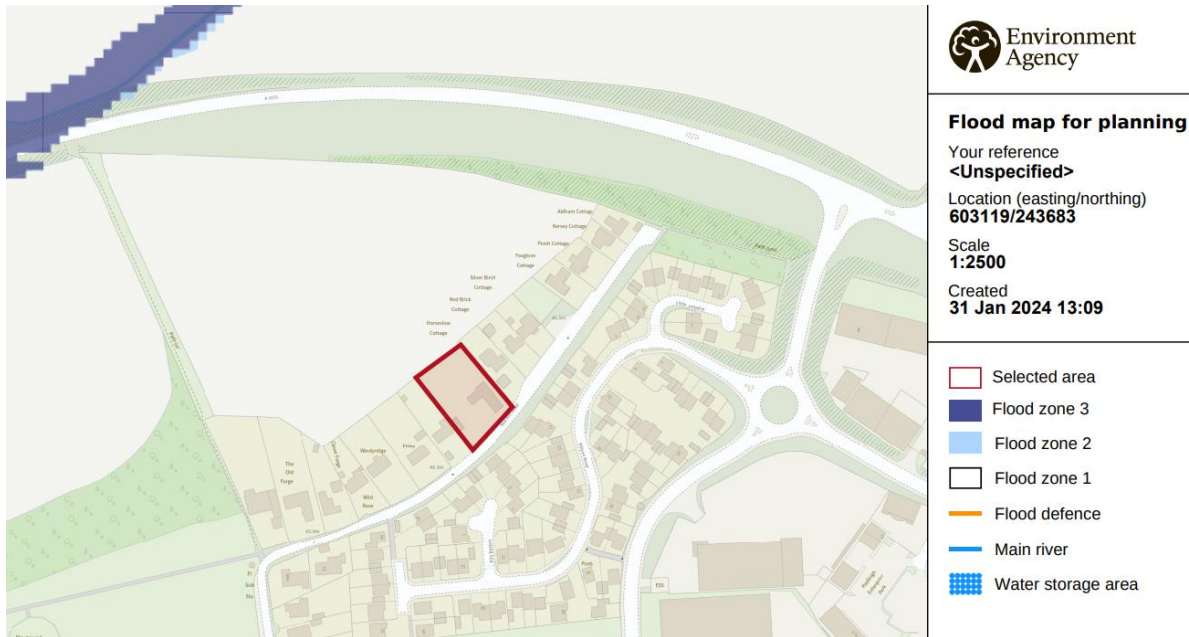


2.4 The site is not constrained by any specific landscape designations, and is not within a Conservation Area. There are no listed buildings in the immediate vicinity of the site.



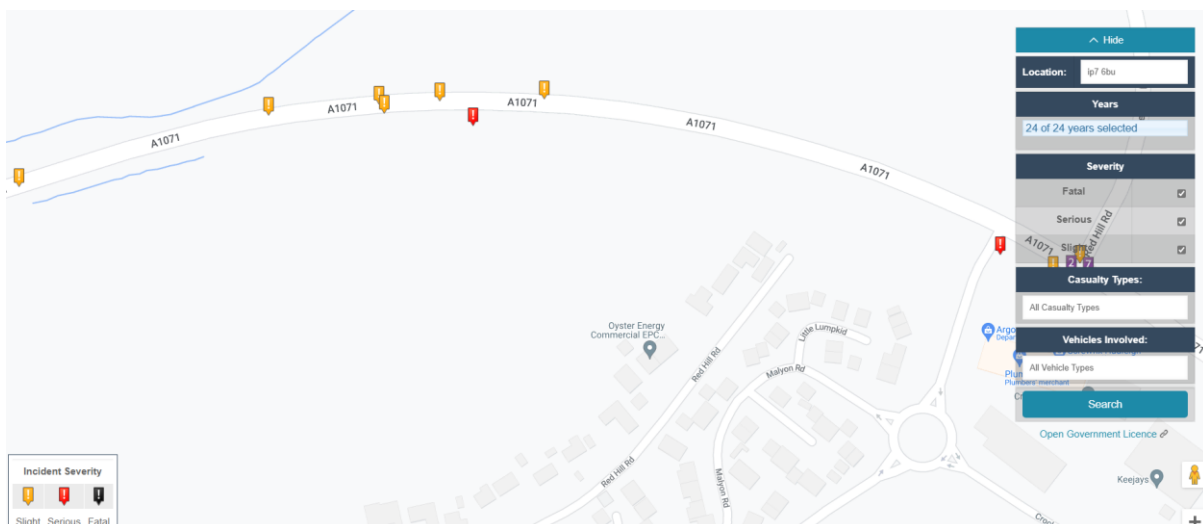


2.4 The site lies wholly in Flood Zone 1 and is therefore not at risk of flooding. The site lies within a 30mph speed limit.



2.5 Whilst only indicative of how a dwelling could be provided on the site, the layout demonstrates that sufficient parking, turning and private amenity space can be accommodated on the site. Redhill Road is a very quiet residential 30mph street with no through traffic and according to crashmap.co.uk there have been zero recorded accidents along Redhill Road in the last 24 years.

On site, sufficient space is available to ensure that vehicles can manoeuvre within the site and re-enter the highway in a forward-facing gear. Suitable parking is provided for both properties, such that the proposal responds well to TP15 and the Suffolk Guidance for Parking - Technical Guidance (2015). In light of this, there appears to be nothing to suggest the scheme would have an unacceptable impact on highway safety.

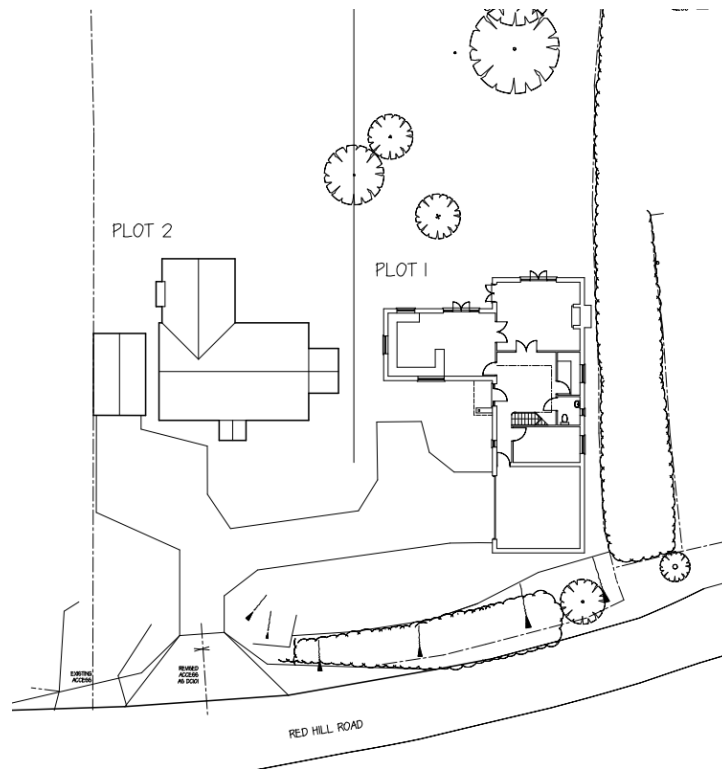




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3 Planning History

In 2005 planning permission was granted for the erection of 2no detached dwellings. Only 1no was erected (Hill House) as per drawing below. Hill House is in the location of Plot 1, Plot 2 was never built.



Hill House (plot 1)



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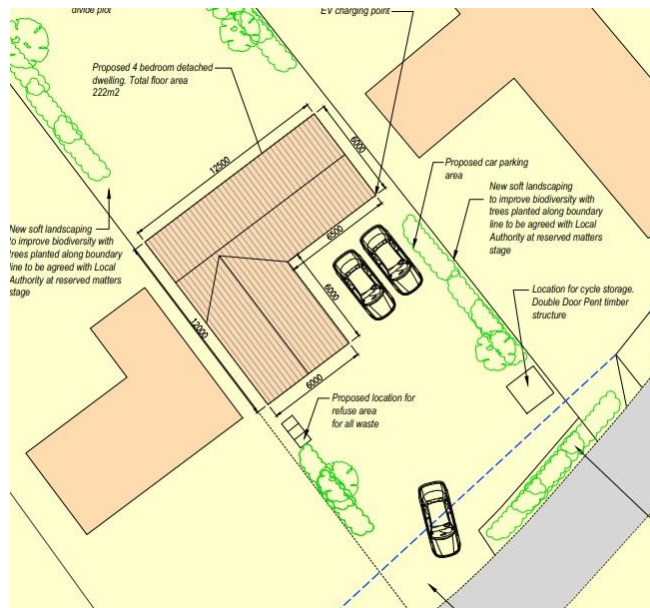


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4 Proposal

The proposal will be designed to the highest standard ensuring the development is in keeping with the area within which it resides. The proposal will not cause any detrimental impact upon the quality of the area or the visual amenity of surrounding buildings, nor will it introduce a type or pattern of development that does not already exist within this locality. It should be highlighted that this is an outline application with some matters being reserved.

As such more details will be provided and confirmed at the later reserved matters stage.



3.2.1 Scale

The site measures approx 730m² / 0.073 hectares. The scale of the development is in keeping with the locality's existing character and is representative of the built environment seen throughout the local area. Properties within the area vary from a mixture of two storey dwellings & chalet style bungalows. The scale of development is reflective of the residential site seen surrounding the area and appears to sit comfortably on the site.

3.2.2 Layout

The proposed scheme will make efficient and effective use of the land. The proposal will make best use of the site while minimising the impact upon the wider environment. Existing boundaries consisting of fencing and hedges will be retained and enhanced to create screening from the surrounding area. The dwelling will have access to driveway parking and sizeable gardens. The scale and siting of the proposed dwelling is unlikely to have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties.

3.2.3 Appearance

An indicative proposal is included with the application demonstrating how a dwelling could be sited on the land. This identifies a property sited in a linear form, reflecting the pattern of development along this road, and which proposes a new access onto Redhill Road.

3.2.4 Access

Whilst only indicative of how a dwelling could be provided on the site, the layout demonstrates that sufficient parking, turning and private amenity space can be accommodated on the site.



4 Planning Policy Considerations

4.1 Summary

The National Planning Policy Framework 2023 (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation the NPPF

The Local Plan for Babergh consists of:

Babergh and Mid Suffolk Joint Local Plan (2023)

- Policy SP01: Housing Needs
- Policy SP03: The Sustainable Location of New Development
- Policy SP09: Enhancement and Management of the Environment
- Policy SP10: Climate Change
- Policy LP23: Sustainable Construction and Design
- Policy LP24: Design and Residential Amenity
- Policy LP29: Safe, Sustainable and Active Transport

Supplementary Planning Guidance

- Suffolk Parking Guidance (2019)
- Nationally Described Space Standard (2015)
- Suffolk Design Guide (2000)

National Planning Policy Framework (2023)

- Para 7: Achieving sustainable development
- Para 8: Three objectives to sustainable development
- Para 10: Presumption in favour of sustainable development
- Para 11 – 14: The presumption in favour of sustainable development
- Para 38: Decision making
- Para 47 – 50: Determination of planning applications
- Para 131 – 141: Achieving well designed places
- Paras 195 – 214: Conserving and enhancing the historic environment

5 Assessment of Sustainable Development

5.1 Deliverability of the site

Available – The site is owned freehold by the applicant who wishes to promote the site for re-development. There are no known issues with the site.

Suitable – The site is located where a number of key community services and facilities are within walking distance of the site. In line with NPPG, such services and facilities should be protected wherever possible. Delivery of the site would help the Council work towards its housing supply



as well meeting central government desires for the provision of further housing across the country.

Achievable – There are no known reasons why development on this site cannot be achieved within the 5 year plan period.

5.2 Environmental Considerations

In relation to the environment it is not considered that there would be any unsatisfactory impacts on the environment. The site does not form part of an ancient woodland, an area of geological interest or provides habitats of principle importance. The development would not result in the removal of any trees or hedgerows of high arboricultural value within the site.

The applicant is committed to ensuring the new dwelling will be fitted with an electric vehicle charging point prior to first occupation to ensure that the occupiers are able to charge an electric or hybrid vehicles. Space will also be made available within the curtilage of the site to provide a cycle stand to encourage cycling. It is considered that the application satisfies the three objectives of sustainability as set out within the NPPF and adopted by the LPA under policy LP23.

5.3 Economic Considerations

It is considered that the residential development of this garden amenity site will provide economic benefits to the local community in terms of the prospective occupants supporting local services. The site is located a short distance to town centre on Hadleigh, which provides local facilities, services and bus routes.

5.5 Access to Services & Facilities

The application site is well located to a variety of services, facilities and employment opportunities. Services and facilities considered advantageous when assessing a site's sustainability fall under the following headings:

- Education
- Religion
- Food and Drink
- Transportation
- Community

5.6 Heritage Impacts

The proposal does not engage any listed buildings and the site is not within a Conservation Area. There are, therefore, no heritage assets engaged by this proposal.

5.7 Landscape Impacts

The site is not located within any designated landscapes.

5.8 Flood and Water

The site is not located in a vulnerable flood zone area, therefore the risks of flooding are considered to be low. There is nothing to suggest that appropriate foul and surface water drainage cannot be achieved on the site.



6 Conclusions

The purpose of this report is to demonstrate that an appropriate scheme can be delivered on the site and the principle of development is acceptable.

It is considered that the proposal is both acceptable and appropriate in this location forming a viable and sustainable proposal. The proposed development we feel conforms with both local and national planning policy.

The proposal is considered to represent an appropriate scale, density and pattern of development and is respectful of the area.

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