



Phil Cobbold
Planning Ltd

42 Beatrice Avenue Felixstowe IP11 9HB
info@philcobboldplanning.co.uk
www.philcobboldplanning.co.uk
01394 275431

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE PLANNING APPLICATION
SUBDIVISION OF SIDE GARDEN AND ERECTION OF BUNGALOW
(GARAGE TO BE DEMOLISHED)
46 PRETYMAN AVENUE, BACTON, IP14 4NY.

Planning Statement
Incorporating
Design And Access Statement
And
Local Validation Requirements Statement

Ref: 3052
February 2024

INTRODUCTION

1. This Planning Statement has been produced in support of a planning application proposing the subdivision of side garden and erection of bungalow on land at 46 Pretymam Avenue, Bacton
2. The following report is in three sections. The first part deals with the Council's Local Validation Requirements for planning applications. The second part is a Design and Access Statement as required by the Town and Country Planning (Development Management Procedure) Order 2015. The final part is a Planning Statement which sets out the relevant national and local planning policies and other material considerations.

LOCAL VALIDATION REQUIREMENTS STATEMENT

Affordable Housing

3. The proposed development is below the threshold for affordable housing.

Biodiversity

4. There is no evidence or records of protected species or habitat at or near the site. The land is in use as garden.

Car Parking

5. The dwelling will be provided with a minimum of two car parking spaces. The level of car parking proposed accords with the Suffolk Parking Guidelines.

Drainage

6. The proposed dwelling will be connected to the mains sewer. Surface water will discharge to soakaways.

Flood Risk

7. The Environment Agency Flood Maps confirm that the site is located within Flood Zone 1 where all types of development are acceptable.

Heritage

8. The application site is not within a conservation area and there are no listed buildings nearby. No heritage assets would be affected by the proposal.

DESIGN AND ACCESS STATEMENT

Physical Context

9. The application site consists of an area of garden land within an established residential area. The land to the south of the site is currently being developed with 85 dwellings under planning permission DC/21/03292.

Use

10. The proposed residential development of the site is justified on the basis that it makes a more efficient use of land in a sustainable location.

Amount

11. The development of development is consistent within the pattern and density of development in the area.

Layout

12. The layout of the development follows the existing pattern of development. The indicative layout plan illustrates that a satisfactory level of amenity space can be achieved together with adequate car parking in accordance with the Highway Authority's Suffolk Parking Guidelines.

Scale & Appearance

13. The scale and appearance of the proposed dwelling will reflect the scale and appearance of No.46.

Landscaping

14. Precise details of planting, hard-surfacing and boundary treatment can be dealt with by a planning condition.

Access

15. Access to the site will be as shown on the indicative layout plan.

Connectivity

16. The site is within walking distance of all amenities in the village.

PLANNING STATEMENT

17. 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.
18. In this case, the development plan for the area consists of the Babergh and Mid Suffolk Joint Local Plan (JLP) adopted November 2023.
19. Bacton does not have a Neighbourhood Plan.
20. The National Planning Policy Framework (NPPF) is a material consideration.

Babergh and Mid Suffolk Joint Local Plan

21. Policy SP03 concerns the sustainable location of new development. It is reproduced overleaf.

SP03 - The sustainable location of new development

- 1. New housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan or Neighbourhood Plans and any allocations which are made in the forthcoming Part 2 Plan.**
- 2. Settlement boundaries are defined on the Policies Map. These boundaries were established in earlier Local Plans and Core Strategies and have not been reviewed as part of the Plan but are carried forward without change at the present time. The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan. Outside of the settlement boundaries, development will normally only be permitted where:
 - a) the site is allocated for development, or**
 - b) it is in accordance with a made Neighbourhood Plan, or**
 - c) it is in accordance with one of the policies of this Plan listed in Table 5; or**
 - d) it is in accordance with paragraph 80 of the NPPF (2021).****
- 3. Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 Plan.**

22. In this case, the application site is located within the settlement boundary for Bacton and is therefore in accordance with policy SP03.

23. The erection of a dwelling on the site would not be detrimental to the character or appearance of the settlement, the landscape, residential amenity or any heritage, environmental or community assets.

National Planning Policy Framework (NPPF)

24. 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.

25. 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.

26. 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 development would help to sustain and improve the vitality and viability of local shops, services and facilities in Bacton and other villages nearby. Secondly, the development would benefit the local economy by generating local jobs in the building trades during construction.
27. The development will fulfil the social role of sustainable development by providing a modest new home suitable for elderly persons wanting to downsize and stay in the village or for young people taking their first steps on the housing ladder.
28. The development of the site would also accord with the environmental role of sustainable development. The application site is within walking distance of all local services and amenities in Bacton. These include preschool, primary school, convenience store, public house, doctors surgery and village hall. The site is also within walking distance of bus stops at the junction of Pound Hill with Broad Road. Consequently, future residents would not be wholly reliant on the use of the private car for access to services or employment and therefore the development of the site would help to reduce vehicle emissions and mitigate climate change.

CONCLUSIONS

29. The proposed development represents a more efficient land in a sustainable location.
30. The proposal will provide economic, social and environmental benefits and would not cause any material harm to any interests of acknowledged importance.
31. The erection of a modest bungalow on the site would be in accordance with relevant development plan policies.

Phil Cobbold BA PGDip MRTPI

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