



Your ref:
Our ref: DC/23/2855/PREAPP
Date: 10 August 2023
Please ask for: Jamie Behling
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Pre-application planning advice

Application ref: DC/23/2855/PREAPP

Location:

Rear Garden Of 70
Bell Lane
Kesgrave
Suffolk
IP5 1JJ

Proposal:

Pre Application Advice - Construction of a single residential dwelling, accessed via Twelve Acre Approach, where there is an existing dropped kerb and gateway to the rear garden. It is anticipated the dwelling will be a 3-bedroom chalet bungalow, similar to the building opposite at 2 Twelve Acre Approach.

Officer advice

70 Bell Lane is a detached, bungalow located within the settlement boundary of Kesgrave. It forms a corner plot where Bell Lane meets Twelve Acre Approach. It has a long rear garden which backs onto a car park for the birches medical centre to the northeast. On the opposite side of Twelve Acre Approach a new dwelling has been built in a similar position within the rear garden of 74 Bell Lane under ref. C/09/1491. There do not appear to be any mature trees within proximity of the development nor does the site fall within an area prone to flooding. The site falls within the Kesgrave Neighbourhood Plan Area.

The proposal seeks to erect a dwelling within the rear garden of 70 Bell Lane. No specific plans on appearance have been submitted but a block plan showing the approximate position and footprint has been supplied.

The proposal site is located within the Major Centre of Kesgrave, as identified by Policy SCLP3.2: Settlement Hierarchy - of the East Suffolk (Suffolk Coastal) Local Plan 2020. Policy SCLP5.7: Infill and Garden Development is to be applied to the application along with policy KE1 from the Kesgrave Neighbourhood Plan which is concerned with infill/back land development within the physical limits boundary.

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Policy SCLP5.7 states that:

Proposals for infill development or residential development within existing gardens will be supported where:

- a) The scale, design and materials would not result in harm to the street scene or character of the area;
- b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;
- c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;
- d) Existing and proposed dwellings have sufficient curtilage space; and
- e) The proposals are otherwise in accordance with the housing policies of the Local Plan.

Policy KE1 states that:

All residential infill development within the Settlement Boundary should reflect the character and density of the surrounding area and protect the amenity of neighbours. It should demonstrate that it has regard to the scale, mass, height and form of its neighbours, avoiding over-development and should not generate a cramped form of development. It should demonstrate that it will avoid over-development by ensuring that:

- i) its scale, mass, height and form do not result in significant loss of amenity of neighbouring properties through issues such as overlooking, loss of light or over-bearing forms of development
- ii) adequate parking and turning spaces are available for the proposed and existing properties and occupiers

Both of these policies broadly seek the same aims which is to minimise harm to the character and appearance of the area, to protect existing dwellings amenity and create a plot with sufficient parking and garden areas.

As already shown on the opposite side of the road to the south, 2 Twelve Acre Approach, a dwelling can be created within the rear garden without causing significant harm to the appearance of the street scene. That dwelling has been designed so that it does not cause any overlooking of neighbours and provides sufficient parking and garden space without over developing the plot. Fronting onto the road without having to drive past the host dwelling does not harm the amenity of the existing dwelling and would be consistent with the existing layout of development. Although a smaller plot than most of the dwellings along the road, these gardens are very long, and development can be accommodated without appearing cramped.

Although a specific design has not been submitted, it can be judged that a design and layout could be agreed which would not harm the appearance of the area or the amenity of neighbours. Therefore, the proposal is acceptable in principle subject to design details.

Policy SCLP11.1 seeks good design, but it is not yet clear what scale the dwelling is proposed to be. If the dwelling includes a first floor, then the dwelling should appear storey and a half, similar to 2

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Twelves Acre Approach and not two-storey as this would be out of character with the location. The footprint appears slightly larger than the dwelling opposite, however whether this is due to being a bungalow has not been confirmed.

Sufficient parking is likely to be possible within the site and therefore there are no significant highway concerns.

Any new residential development within the Zone of Influence of the relevant Habitat Sites in the Suffolk Coast area will be required to mitigate the effects of the development. A RAMS payment would be required with any formal application of £321.22.

The proposal would also be CIL liable and the relevant forms should be submitted along with the application.

In conclusion the proposal would be acceptable in principle subject to the final size, scale and design. It has been shown that a new dwelling in this location this can be achieved without harming the amenity of neighbours with the dwelling opposite setting a precedent, however anything significantly larger or more harmful would not be viewed favourably. Any final design will also need to ensure compliance with SCLP11.2 to ensure that both existing and future occupiers are unaffected by the development.

An application should include the following:

- o Full Planning Permission Application form;
- o Application fee £462.00;
- o Site location plan (outlined in red, at least one road name and north point)
- o Block plan showing the proposed works where applicable (including access visibility splays, bin storage and presentation areas, cycle storage and electric vehicle charging point);
- o Floor and elevational plans;
- o Landscaping Plan
- o CIL Forms
- o RAMS Payment and upfront payment form

Planning policy

National Planning Policy Framework 2021

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

KE1 - Infill and Residential Garden Development (Kesgrave Neighbourhood Plan, 'Made' May 2021)

Related applications:

Reference no	Proposal	Decision	Date
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Constraints

Ancient Monument - Name: Bowl barrow on Playford Heath, 870m south of Lux Farm
Ancient Monument - Name: Bowl barrow 170m west of Kesgrave High School buildings
Ancient Monument - Name: Bowl barrow on Playford Heath, 625m south of Lux Farm
Community Infrastructure Levy SCDC WDC - CIL Charging Zone: Mid Zone
Suffolk Coastal Local Plan - Name: SC3_3 Settlement Boundaries
Mineral Consultation Area - Mineral Consultation Area: 1
Radon Gas - Name: Class 2 (1% To <3%)
Recreational Disturbance Avoidance - Name: RAMS - Zone Of Influence
Recreational Disturbance Avoidance - Name: RAMS Zone B

As with all pre-application advice, the Council is not bound with regard to its final decision on any future application. Please note – this pre-application advice is given on the basis of National and Local Planning Policies applicable on the date the advice is given.

Additional Planning and Building Control information can be found online at www.planningportal.gov.uk. If a planning application is needed online applications can be submitted at the same address.

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