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## PROPOSED DEVELOPMENT OF THREE DWELLINGS ON LAND AT OLD CLEMENTS LANE

This Statement of Case is submitted to support a development of three houses on land at 27, Old Clements Lane, Haverhill. This Statement assesses the proposed development against relevant planning policies.

### Site context

The proposed development is located on Old Clements Lane which is a cul-de-sac. The site currently comprises a dwelling and associated garage and curtilage. The dwelling is perhaps Edwardian in age, but has little architectural merit or value. It is uninhabitable due to its poor state of repair and is beyond economic repair.

The wider site comprises the curtilage to the dwelling which is elevated from Old Clements Lane and contains a number of fruit trees. The site is not located in a conservation area or contains trees which are subject to a Tree Protection Order. There are a number of dwellings to the east of east of the site which back onto the garden. Old Clements Lane is not a through road, it being a cul-de-sac. It is lightly trafficked and only accommodates domestic traffic which gains access to the dwellings along the east side of the lane.

### Planning policy

Relevant local planning policies against which the proposed development should be assessed, are shown below.

#### *Core Strategy*

Policy CS4 (Settlement Hierarchy and Identity) requires that all proposals for new development will be expected to have regard to the position of the site within the settlement hierarchy.

#### *Joint Development Management Policies document*

Policy DM2 (Creating Places - Development Principles and Local Distinctiveness) requires that proposals for development should:

- Recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building;
- Maintain or create a sense of place and/or local character;
- Not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement.

### Site assessment

#### *Principle of development*

#### **Partners**

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd,  
C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd,  
S P C Gooderham Ltd, B Goodsell-King Ltd.



The site is located in the centre of Haverhill, within the defined housing settlement boundary for the town. Haverhill is classified as a 'Town' in the settlement hierarchy and is a settlement which contains a wide range of facilities and services and is sustainable. The principle of development at this location is in accordance with Policy CS4 and is therefore acceptable.

#### *Access*

Old Clements Lane is cul-de-sac which serves a limited number of dwellings. Whilst it is lightly trafficked, it is narrow in places. The applicant has commissioned a transport appraisal in order to address any perceived issues associated with access to/from the proposed development. A summary of this appraisal is shown below:

- Old Clements Lane is within the highway boundary and maintained at the expense of the public;
- According to Manual for Streets a minimum 2.75m is required to provide access for a large vehicle. Given that a minimum of 3.1m is available and there are no new dwellings further south along Old Clements Lane than the existing dwelling, it is then considered that access via Old Clements Lane is suitable;
- A turning facility for a car will be provided adjacent to the proposed dwellings;
- Suffolk County Council car parking standards require 3 car parking spaces and 2 cycle storage spaces. One of the dwellings will have a 7m x 3m garage. Given the site is located within easy walking distance of the town centre and local services / facilities and bus services it is proposed to provide two car parking spaces per dwelling and one street visitor space;
- Cycle parking will be provided within the curtilage of each dwelling and a turning area will be provided to allow a car to undertake a turn in the road;
- Relevant vehicle tracking has been undertaken which demonstrates that access to/from the proposed development is acceptable.

Given the above, it is not considered that there would be any impact on highways safety as a result of the proposed development.

#### *Character and amenity*

The dwellings to the west of Clements Lane (i.e. dwellings on Clements Close and Clayhive Drive) comprise 2 – 3 storey dwellings which are situated on a natural rise in the land. Although they are located at some distance from the site, these elevated dwellings dominate the site and wider area. As such, the precedent of 2 – 3 storey dwellings in the area is well-established and the proposed development takes its cue from the existing built form adjacent to the site.

The site is urban in nature and is not within a conservation area or subject to any Tree Preservation Orders. There are no specific or significant characteristics of the site which would prevent or limit development. The proposed dwellings are three storey in height which is in keeping with the character of the site and wider area. House 1 (located adjacent to 26, Old Clements Lane) has a two storey garage/extension on its northern side. This ensures that there is a natural 'stepped' transition and architectural rhythm between the existing and proposed dwellings on the eastern side of the Lane. A streetscene elevation (drawing 826/17/02) which demonstrates this transition, is a supporting drawing to this application.

The proposed dwellings are located at some distance from the dwellings which back onto the site to the east. The distance is at least twenty metres from window to window and it is not considered that there would be any loss of amenity through overlooking or overshadowing, particularly as the trees in the rear gardens would be retained and would further break up any line of sight between neighbouring properties. The proposed dwellings take

advantage of the sloping topography at the site, which means that, at the rear, they are two-storey dwellings. This limits any overlooking and overshadowing of adjacent properties.

The proposed materials are shown on the planning drawings. The materials include brickwork, rendering, pantiles and appropriate finishes. It is considered that these materials comprise a high quality finish which would improve the character and appearance of the area and which would complement the existing dwellings along Old Clements Lane.

#### *Previously developed land*

A large portion of the site comprises previously developed ('brownfield') land as the dwelling is uninhabitable and is vacant. The proposed development would therefore make effective and efficient use of such land, which is encouraged by the National Planning Policy Framework. Therefore, in determining this application weight should be given to the reuse and redevelopment of brownfield land.

#### *Trees*

The proposed development would result in the loss of a number of trees, located in the curtilage of the existing house. Whilst the loss of these trees is minimal, it should be noted that they are fruit trees and are not subject to a Tree Protection Order. The site is located in an urbanised environment and the trees contribute little to the character of the site and wider area. The loss of a small number of fruit trees should therefore be afforded limited weight in determining this application.

#### Conclusion

This Statement of Case demonstrates that the proposed development is in accordance with relevant planning policies. As such, this application is commended to the Council with a view to it determining it within the statutory timeframe.