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1. Site description and context

1.1. The site is occupied by a two-storey end of terrace dwelling located on the junction of Hamlet Road and Elmhurst Close in Haverhill. The existing dwelling is constructed using buff face brick walls and vertical plain tile hanging, white framed windows and plain roof tiles. The side of the site features a good sized garden together with a detached garage accessed off Elmhurst Close providing off-street parking for at least two vehicles. The surrounding area is residential in character comprising a variety of housing types.

1.2. The site is located within the Housing Settlement Boundary and is excluded from the Haverhill Conservation Area. The existing dwelling is not listed, however, 25m west to the site on the opposite side of Hamlet Road is a Grade II* listed building known as Anne of Cleves House.

1.3. This submission comprises the following documents

- Application Form
- Certificate A
- Site Location and Block Plans as existing
- Existing Site Plan
- Proposed Site Plan
- Proposed plans and elevations
- Biodiversity Checklist
- BNG Assessment (Part 1)
- BNG Metric
- Bat Emergence and Re-entry Surveys (BERS)
- Water consumption statement
- This statement
- Haverhill Conservation Area Plan
- WSDC email dated Dec 22, 2025.
- WSDC Decision Notice DC / 23/ 1203 / FL consent dated 29 February 2024
- WSDC Decision Notice DC / 25 / 0421 / FUL refusal dated 10 December 2025
- WSDC Officers Report DC / 25 / 0421 / FUL

2. Proposed development

2.1. This application is informed by :-

a. Extant planning consent DC/23/1203/FUL dated 29 February 2024 and,

b. Planning refusal DC/25/0421/FUL dated 10 December 2025.

2.2. This application seeks planning consent for the construction of an almost identical extension externally to that previously approved but with the accommodation amended to provide 2no apartments.

The proposed extension will continue the existing terrace, fronting Hamlet Road. The

site is located within the settlement boundary of Haverhill where the principle of new dwellings is acceptable subject to design, impact on amenity and impact on the highway network.

2.3. This proposal accords with LPA policy as it respects the character and appearance of the immediate and surrounding area, and does not cause an adverse impact upon residential amenity and highway safety. This proposal will conserve the character and local distinctiveness of the area.

3. Planning Policy

3.1. The NPPF was revised in December 2024 and is a material consideration in decision making from the day of its publication. Paragraph 232 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework, the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2024 NPPF that full weight can be attached to them in the decision-making process.

Paragraph 140.

Local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate. This will provide greater certainty for those implementing the planning permission on how to comply with the permission and a clearer basis for local planning authorities to identify breaches of planning control. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Paragraph 140 seeks to protect the design quality and integrity of a particular approved planning consent, ie DC/23/1203/FUL dated 29 February 2024.

Specifically, it aims to protect against the material diminishing of quality between the granting of planning consent and the completion of a particular planning consent as a result of “changes”.

To achieve this, NPPF 140 provides the following protections:

- Integrity of Design and Materials: It directs local planning authorities to use planning conditions to ensure that developments are built according to "clear and accurate plans and drawings" and specific details regarding the use of materials.
- Enforcement Clarity: By requiring visual clarity in design documentation, it protects the authority's ability to identify and take action against breaches of planning control.
- Implementation Certainty: It provides greater certainty for the Applicant on how to comply with the granted permission, preventing accidental deviations that could lower the overall standard of the finished site.
- The refused application DC/25/0421/FUL is a completely separate application and should be considered on its own merits.
- To have sought to make “changes” to the approved scheme would have necessitated an S73 application but this was considered to be not possible as the description of the revised proposal would have needed to have changed, ie from “one dwelling” to “two apartments”.
- This is a fresh application that seeks to provide 2no smaller dwellings within the framework of a previous consent and should be considered on its own merits albeit against the backdrop of the previous consent and representations.
- West Suffolk Local Plan was adopted on 15 July 2025 and is the Statutory Development Plan for West Suffolk.

3.2. The following policies are most relevant to the proposal:

3.3. Policy LP7 Protecting and enhancing natural resources, minimising pollution and safeguarding from hazards

3.4. Policy SP4 Design

3.5. Policy LP9 Well-designed places

3.6. Policy SP8 Biodiversity net gain and enhancements Policy SP13 Settlement hierarchy

3.7. Policy LP35 Listed buildings

3.8. Policy LP37 Conservation Areas

3.9. Policy LP44 Parking standards

3.10. Planning history

- ERECTION OF UTILITY ROOM AND BAY WINDOW EXTENSION Ref. No: E/77/2818/P | Status: Application Granted
- ERECTION OF FRONT PORCH Ref. No: E/80/2097/P | Status: Application Granted
- Planning Application - Erection of detached bungalow and gar age with alteration to existing vehicular access Ref. No: E/94/3119/P | Status: Application Refused
- Development Appeal Ref. No: E/94/3119/P | Status: Appeal Dismissed of the development
- Planning application - a. two dwellings with vehicular access and parking b. additional parking for 19a Hamlet Road Ref. No: DC/21/0203/FUL | Status: Application Refused
- Planning application - one dwelling (following demolition of side extensions to 19A Hamlet Road) Ref. No: DC/23/1203/FUL | Status: Application Granted
- Planning application - a. construction of building to accommodate two residential units b. extension to dropped kerb to create parking area (following demolition of side extensions to 19A Hamlet Road) Ref. No. DC/25/0421/FUL Status: Application Refused

3.11. With regard to the extant planning consent and in particular the potential loss of privacy and overlooking towards No. 53 Elmhurst Close, the LPA previously considered the position of the approved dwelling satisfactory as it follows the existing pattern of development. The LPA were of the opinion that the overlooking impact will not worsen as a result of the approved proposal. This will also apply to the current application.

LPA Policies seek to ensure that new development does not have a detrimental impact on residential amenity, nor the amenities of the wider area. The policy states the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light or other pollution (including light pollution, or volume or type or vehicular activity generated), must be considered.

The proposal building would not project beyond the front elevation of the host dwelling although it would extend beyond the rear wall of the host dwelling. However, with the height of the new building remaining two storey and the ground floor rear/ side extensions being modest in their scale, the proposed development will not result in an adverse impact upon the neighbouring amenity of any of the nearby residents to a level which would be considered harmful. With regard to privacy, the proposed front and rear windows would provide similar views as the existing windows shown along the neighbouring properties on Hamlet Road.

Both the host dwelling and the proposed building contain adequate garden areas.

Therefore, the development is policy compliant.

Highways and access

3.12. No objections were raised by Highways to the previous application, DC/25/0421/FUL subject to conditions relating to subject to conditions in relation to visibility splays, access, gradients, surfacing, parking electrical vehicle charging, cycle storage, and bin storage and presentation areas.

3.13. LPA Policy DM46 states that all proposals must comply with Suffolk Parking Guidance. LPA policy DM2 of the Joint Development Management Policies Document seeks to ensure that proposals maintain or enhance the safety of the highway network.

3.14. This proposal involves the extension of an existing vehicular access with a driveway to accommodate 2no off-street parking spaces located to the side of the proposed building, accessed off Elmhurst Close. The existing garage and driveway serving the host dwelling are retained. Sufficient cycle storage units and refuse storage areas serving both the host dwelling and the new dwelling are located to the side and rear boundaries.

3.15. As this proposal is very similar to the extant consent, the visibility splays, access, gradients, surfacing, parking electrical vehicle charging, cycle storage, and bin storage all comply with with LPA policies.

3.16. 2 x 2metre pedestrian visibility splays have been indicated on the site plan.

Biodiversity

3.17. Please see attached questionnaire.

3.18. The previous consent contained a condition relating to Biodiversity Enhancement.

3.19. Please see attached ARB reports, including BNG Assessment (Part 1), BNG Metric and Bat emergence and Re-entry Surveys BERS).

Commentary on Officers Report to DC/25/0421/FUL

3.22. It is noted the LPA acknowledges that Planning Consent reference DC 23/1203/FUL is now extant due to the works already carried out on site, ie “demolition of of side extensions”.

3.23 Under “site details” the Officers Report states that the site is within the Conservation Area for Haverhill” - this is incorrect - please see attached Conservation Area map that shows that the application site is outside the Conservation Area.

3.24. The proposed bin storage complies with the LPA email dated Dec 22, 2025 . The bin Collection point was confirmed to WSDC following the WSDC Consultation Response during the life of DC/25/0421/FUL.

Commentary on LPA Decision Notice DC/25/ 0421 FUL dated 10 December 2025.

3.25. The private amenity area for the first floor apartment has been increased from 4.5sqm to 23sqm .

3.26. The main access to the first floor apartment leads directly off it's private amenity space that also gives direct access to it's secure bicycle shed.

3.27. The staircase to the first floor apartment has been designed as a straight flight with clear landing at top and bottom that will facilitate a future stair lift.

3.28. The LPA concern regarding cycle storage has also been addressed and even though the first floor apartment is only a one person apartment, a secure bicycle shed large enough for 2no bicycles has been shown.

4. Design, Access and Heritage statement

4.1. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The application site is outside the Haverhill Conservation Area.

4.2. However, LPA Policies state that proposals within, adjacent to or visible from a Conservation Area should preserve or enhance the character and appearance of the Conservation Area.

4.3. This proposal involves the creation of a building comprising 2no apartments following from the demolition of existing side extensions served to the host dwelling. The first floor apartment measures approximately 4.9m (w) x 9.5m (l) x 7.5m (h). The proposed boundary will have an 'L' shaped single storey lean to side/rear extension measuring 7.6m (w) x 6.1m (l) x 3.65m (h).

4.4. From a design perspective, the proposed building continues the existing terrace of properties and is similar in width to the other dwellings along this terrace, while 19C Hamlet Road at the other end of the terraced has been heavily extended. The proposed external finishes will match the existing i.e., buff facing bricks and vertical plain tiled walls, profiled concrete interlocking roof tiles with white PVCu window and door frames. The proposed building will have a pitched roof similar to the others in the area therefore assimilating with the roofscape of the area. Although this proposal is situated on a corner plot that is highly visible from Hamlet Road and Elmhurst Close, due to its moderate height and being set back from the road and side boundaries, this proposal will not appear unduly prominent.

4.5. The Planning (Listed Buildings and Conservation Areas) Act 1990 (under Section 66) requires the decision maker to have special regard to the desirability of preserving or enhancing a listed building or its setting or any features of special architectural or

historic interest which it possesses. LPA Policies state that development affecting the setting of a listed building will be permitted where it is not detrimental to the buildings character, architectural or historic features that contribute to its special interest.

4.6. The proposed building would be sited approximately 30m from Anne of Cleves House, a Grade II* listed building. As the proposed building would be constructed to a similar scale, orientation, and would have materials to match the host dwelling, it is not considered to have a detrimental impact on the Conservation Area or the Grade II* Listed Building, therefore complying with LPA Policy. Furthermore, both Historic England and the LPA Conservation Officer were consulted on the previous application and raised no objections. This slightly amended proposal is therefore considered acceptable in this regard.

4.7. With regard to the site plan, the proposed layout accommodates sufficient landscaping in terms of presenting a building set back within its plot in order to maintain the grassed area which is currently associated with 19A. Both 19A and the proposed building maintain satisfactory amenity space as the large area of amenity space to the side and rear of the dwelling will remain, ensuring the site retains its spacious character. The site plan also demonstrates that there is sufficient room to manoeuvre cycles as well as bins.

4.8. Taking the above into account, it is considered that the proposed development would not have a detrimental impact on the character and appearance of the existing dwelling or the surrounding area. Therefore, the proposed development complies with LPA policies.

4.9. The internal room dimensions have been shown to demonstrate compliance with the Technical Requirements of the “Housing Standards - Nationally Described Space Standards”. The length of the first floor has been extended 1.3metres to the rear to achieve the minimum Gross Internal Floor Area of 37 sqm. for a one person, one bedroomed apartment. The plans also demonstrate how the min 1 sqm of “built-in storage” has been achieved.

Transport Statement

4.10. Policy LP44 states that all proposals must comply with Suffolk Parking Guidance and Local Planning Authorities will seek to reduce over-reliance on the car and to promote more sustainable forms of transport.

4.11. The proposal involves the extension of an existing vehicular access together with a driveway to accommodate 2no off-street parking spaces located to the side of the dwelling, accessed off Elmhurst Close. The existing garage and driveway served for the host dwelling are retained. Sufficient cycle storage units and refuse units serving both the host dwelling and the new apartments are located to the side and rear boundaries, and were the subject of a condition on the previous consent.

4.12. The Highway Authority raised no objections raised to the earlier proposal, subject to conditions in relation to visibility splays, access, gradients, surfacing, parking electrical

vehicle charging, cycle storage, and bin storage and presentation areas all of which are now shown on the site plan.

4.13. This proposal therefore complies with the relevant guidance and LPA policy.

4.14. The application site is located within a sustainable location, a short walk away from Haverhill Town Centre and the bus station.

Sustainability

4.15 With regard to sustainability, the building will be constructed to the latest building regulations regarding energy efficiency.

4.16 Electric car chargers have been indicated.

4.17 A water consumption statement has been included in this application.

5. Land Contamination

5.1. From the previous consent the Environment Team acknowledged “that the risk from contamination on site is low and did not recommend any conditions”.

6. Conclusion

6.1. I believe that these revised proposals accord with policy .