

OFFICER'S REPORT AND RECOMMENDATION

CASE OFFICER: Averil Goudy
CASE REFERENCE: DC/23/05720

The Openness of Local Government Bodies Regulations 2014

The national regulations on openness and transparency in local government require the recording of certain decisions taken by officers acting under powers delegated to them by a council. The written record should include the following: The decision taken and the date the decision was taken; the reason/s for the decision; any alternative options considered and rejected; and any other background documents. This report and recommendation constitutes the written record for the purposes of the regulations and when read as a whole is the reason for the decision.

PROPOSAL: Planning Application. External Wall Insulation to 61 properties -18no. properties at Ash Avenue IP7 7RF & 43no. at Elder Crescent IP7 7RD.
LOCATION: 51-69 Ash Avenue & 1-38, 40-44 Elder Crescent, Wattisham, (In The Parish Of Ringshall)
PARISH: Ringshall
WARD: Battisford & Ringshall
APPLICANT: Amey Defence Services

ENVIRONMENTAL IMPACT ASSESSMENT: N/A
SITE NOTICE DATE: 28/12/2023
PRESS DATE: N/A

BACKGROUND DOCUMENTS

This decision refers to drawing number Ash Avenue & Elder Crescent received 14/12/2023 Elder Crescent received 14/12/2023 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Block Plan - Proposed Ash Avenue - Received 11/12/2023
Block Plan - Proposed Elder Crescent - Received 11/12/2023
Defined Red Line Plan Ash Avenue - Received 14/12/2023
Defined Red Line Plan Elder Crescent - Received 14/12/2023
Window head/door EWI 05 - Received 14/12/2023
EWI-Base bead detail 02 - Received 14/12/2023
Elevations - Existing Photos - Received 14/12/2023
Elevations - Proposed Photos/CGIs - Received 14/12/2023

The application, plans and documents submitted by the Applicant can be viewed online at www.babergh.gov.uk or www.midsuffolk.gov.uk.

SUMMARY OF CONSULTATIONS AND REPRESENTATIONS

Wattisham Parish Council

No response received.

Ringshall Parish Council

No response received.

No third-party representations were received.

PLANNING POLICIES

SP03 - The sustainable location of new development

LP03 - Residential Extensions and Conversions

LP15 - Environmental Protection and Conservation

LP16 - Biodiversity & Geodiversity

LP23 - Sustainable Construction and Design

LP24 - Design and Residential Amenity

LP29 - Safe, Sustainable and Active Transport

NPPF - National Planning Policy Framework

PLANNING HISTORY

No relevant planning history.

ASSESSMENT

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

Site and Surroundings

The application site comprises a cluster of residential units within Wattisham Air Base. A total of 61no. properties are subject to this application, 18no. within Ash Avenue and 43no. at Elder Crescent. The properties aren't subject to any landscape or heritage constraints.

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.

An integral material consideration in the determination of all planning applications is the National Planning Policy Framework (NPPF) which contains the Government's planning policies for England and sets out how these are expected to be applied.

The national Planning Practice Guidance (PPG) provides further advice on procedure, interpretation and application of policies.

The assessment and balance made throughout this application is centred on the proposed development's level of accordance with the Development Plan, weighed against and relative to any material planning considerations.

The proposed development has been primarily assessed having had regard to the:

Babergh and Mid Suffolk Joint Local Plan (2023)
National Planning Policy Framework (NPPF) (2023)

The application site is located outside the settlement boundary. Policy SP03 does not provide support for development outside of the settlement boundary, however Table 5 sets out a number of exceptions. Policy LP03 for extensions to dwellings is listed as an exception.

The principle of development is therefore considered acceptable when assessed against Policy SP03 and LP03.

Design and Layout

In respect of policies SP09, LP23 and LP24 and paragraphs 131, 135 and 139 of the NPPF, the importance of attaining a good standard of design and sustainable construction methods in development, which harmonises with the locality.

Planning permission is sought for the installation of external wall insulation to 61no. properties. The works are proposed to increase the sustainability of the MOD housing stock through improving the thermal efficiency performance of the dwellings. The existing finish of the properties is standard facing brick with cement joints, and this proposal seeks to replace/overlay this with external wall insulation with a cream/ivory smooth rendered finish. The insulation has a thickness of 110mm and all elevations of the 61no. dwellings would therefore be extended. Photographs/CGIs have been provided to illustrate the intended visual effect. Whilst a considerable number of the dwellings on the Base have a brick finish, render is also an appropriate finish, particularly where the change applies to a modest cluster of dwellings. A phasing plan is therefore required to ensure the works are completed in clusters so as to not have a detrimental affect on the area.

The proposal is deemed acceptable in terms of design and does not give rise to any demonstrable adverse impact to the character of the locality and existing dwellings.

Highway Safety (Parking, Access, Layout)

Policy LP29 and paragraphs 109, 114, 115 and 117 of the NPPF seek to ensure development does not severely affect the highway network, including the safety of all its users, by securing safe access and egress, connectivity, parking, and visibility.

The proposed development would not impact highway safety; the existing access and parking arrangements would remain unchanged.

Listed Building (Designated Asset) and historic considerations

There are no designated heritage assets which require consideration in this instance.

Residential Amenity

Policy LP24 and paragraph 135 of the NPPF, seek to ensure development does not detrimentally affect the residential amenity of neighbouring residents to achieve and maintain well-designed places and the health and wellbeing of communities.

Given the nature of the proposed development, it is not considered to cause material harm to the amenity enjoyed by neighbouring properties.

Ecology

Under Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended) and section 40 of the Natural Environment and Rural Communities Act 2006, the Council has a statutory duty to have regard to protected and priority species, habitats and designated sites in all decisions taken. Policies SP09 and LP16 seek to protect, enhance and manage the natural environment, placing a specific emphasis on biodiversity, including securing biodiversity net gain.

Policy LP16 requires full applications to identify and pursue opportunities for securing a measurable biodiversity net gain, equivalent to a 10% increase. In this case, Officers consider there to be no opportunities for securing biodiversity net gain given the nature of the proposal and wider site context. The proposal will in any event have wider sustainability benefits. Given the absence of opportunities available, the proposed development is not considered to conflict with Policy LP16.

CONCLUSION

The proposal accords with the Development Plan and the recommendation is therefore to grant planning permission.

I have considered Human Rights Act 1998 issues raised in relation to this proposal including matters under Article 8 and the First Protocol. I consider that a proper decision in this case may interfere with human rights under Article 8 and/or the First Protocol. I have taken account of exceptions to Article 8 regarding National Security, Public Safety, Economic and wellbeing of the Country, preventing Crime and Disorder, protection of Health and Morals, protecting the Rights and Freedoms of others. I confirm that the decision taken is necessary, not discriminatory and proportionate in all the circumstances of the case.

RECOMMENDED DECISION:	Granted
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Case Officer Signature: Averil Goudy	Date: 23/01/2024
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