



Appeal Decision

Site visit made on 7 October 2019

by M Chalk BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 January 2020

Appeal Ref: APP/D3505/W/19/3233313

Land adjacent Gambrel, Chapel Road, Cockfield, IP30 0HE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Ms L Burt against the decision of Babergh District Council.
 - The application Ref DC/19/02093, dated 30 April 2019, was refused by notice dated 14 June 2019.
 - The development proposed is a new dwelling and garage.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was submitted in outline form with all matters except for access reserved for future consideration. I have determined the appeal on this basis, treating the appearance on the submitted plans as illustrative only.

Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the appeal site and surrounding area.

Reasons

4. The appeal site is a paddock located in a gap between houses along one side of Chapel Road. There is a byway along one side of the site, with a hedgerow comprising mature trees and bushes along the byway, and bushes along the Chapel Road frontage. The byway forms a visual break between the site and houses to the south, and there is a significant gap to the next house to the north. The site is in the countryside, outside of any recognised settlement boundary.
5. Policy CS15 of the Babergh Local Plan 2011-2031 Core Strategy & Policies February 2014 (the CS) sets out criteria which development must meet in order to be sustainable development. Among other considerations these require that development respects the landscape, streetscape/townscape and important spaces, and that it makes a positive contribution to the local character, shape and scale of the area.
6. The site is part of a significant gap in the Chapel Road street scene. The proposed development would diminish the size and value of the gap, which contributes to the rural character of the area. The appellant has suggested that

a sensitively designed and appropriately scaled dwelling would enhance the character of the area. However, I only have an indicative design before me, and therefore I cannot give this significant weight in determining the appeal.

7. The proposed development would therefore be harmful to the character and appearance of the appeal site and surrounding area, contrary to policies CS1 and CS15 of the CS, which together require that new development respect local context and character and make a positive contribution to the local character, shape and scale of the area. These policies are in accordance with the design criteria of the National Planning Policy Framework (the Framework) and therefore there is no conflict between local and national policy.

Other Matters

8. The site is in an accessible location where occupants of the dwelling would not rely upon the private vehicles to reach a wide range of day-to-day services. Furthermore, the development would bring an economic benefit by supporting these services. An additional family home would also be of benefit in the District.
9. With respect to housing provision, a number of decisions have been referred to from the general vicinity of the site where the Council has approved new dwellings. I do not have full details of these cases, so I cannot conclude that the circumstances are so similar that they affect my consideration of the main issue or these other matters. An appeal has also been allowed where the Inspector gave weight to the absence of a five-year housing land supply within the District. However, the Council now considers that they have a 5.67 year supply of housing, and the appellant has not provided evidence to contradict that position. Even if the Council's position regarding housing supply is not correct, a single dwelling would only provide a very modest benefit and contribution towards the undersupply originally suggested by the appellant.
10. Given my conclusion on the main issue, the adverse impacts of the proposal significantly and demonstrably outweigh the benefits of these other matters when assessed against the policies of the Framework as a whole.

Conclusion

11. For the reasons set out above, I conclude that the appeal should be dismissed.

M Chalk

INSPECTOR