

The Hadleigh Society

Caring about Hadleigh, yesterday, today and tomorrow

Please reply to :

R.Fletcher, Lister Road,
Hadleigh, Suffolk
IP7 5JN

Development Management
Babergh District Council,
Planning Department
Endeavour House
8 Russell Road
Ipswich IP1 2BX

17 March 2018

Dear Sir or Madam,

**Response from the Environmental & Planning Group
of behalf of the
Hadleigh Society.
concerning;-**

**Application. No: DC/18/00647
Erection of 1no. detached one and a half storey dwelling and creation of new
vehicular access
40 George Street Hadleigh Ipswich Suffolk IP7 5BE**

These comments are submitted on behalf of the Hadleigh Society, one of whose aims is:-
*“to protect and enhance Hadleigh’s heritage and environment by supporting and promoting
high standards in planning, conservation, regeneration and development of features
deemed to be of historical or environmental significance in the town.”*

The Society, whilst not raising objection in principle to the possible development of the site for a modest dwelling, it considers that the submitted design fails significantly to respect, or reflect the built character within which it is set, both in regard to the setting of the Listed Building at 40 George Street, and the wider special character of the Hadleigh Conservation Area. Additionally it does not appear that any direct access is provided to a public highway, nor any land shown outside the applicant's property over which they have ownership or control to enable access to the public highway of Stonehouse Road. Finally there is concern that the close proximity of the proposed dwelling to, and with access over, the Leisure Centre’s private courtyard will adversely affect the enjoyment of the public

sports and leisure facilities, as well as prejudicing the living amenities of the proposed dwelling.

Regarding Design

Whilst the applicant Agent's "Access and Design Statement" states;-

A character analysis has been undertaken which has looked at the area surrounding the site, to identify any themes in the plot width, sizes and depth, building orientation, building depth, width, height and form (e.g. terrace, detached or semi-detached), layout within the plot, relationship to the existing road network and other buildings surrounding the site, and the aesthetics, design and materials. This analysis of the character of the area has been incorporated with the design rationale and has resulted in a proposal that sits well within its context.

It is unfortunate that the result of this "Character Analysis" is wholly absent in the DAS, thus denying the ability to judge how the resultant design has evolved. Furthermore for reasons set out below The Society does not agree the Applicant Agent's assertion that:-*"The choice of materials and the fenestration design reflects that of similar properties within the locality"*,

If one examines the locality, the surrounding properties are generally modest in size, predominantly rendered and with clay tiled roofs. The plan form of the properties are primarily simple rectangles with ridged roofs running parallel to the road frontage and have no forward facing gables. Brick chimneys are provided to all properties. Porches, if furnished, are simple flat roofed structures over the principal doorway. Window frames are white painted timber. First floor accommodation is often provided within the pitched roof attic space, lit with simple gable dormers.

The site is also set opposite the Hadleigh Leisure Centre which is an imposing modern, generally flat/mono-pitched roofed structure, with distinctive rendered and coloured metal clad walls, besides red brickwork.

It is considered that the design does not reflect the principal character traits of the area in that, the proposal makes use of :-

- Cement fibre boarding
- Large forward projecting ground gable,
- Large cat-slope porch, and
- Powder coated aluminium window frames,

- none of these are found in the area but they are incorporated in the submitted design.

In addition the proposal involves the removal of trees within the site, both as part of the proposed development and, of more concern, subsequently as requested by the applicant in a separate application DC/18/00966 dated 2 March 2018, requires the removal of the large Scots Pine set on the southern boundary of the site. It is noted that the Applicant's Agent states in the submitted application form that there are no trees or hedges on the proposed development site!

Regarding Access and Affect upon Leisure Centre

The application plan appears to fail to show within the red site area any means of access to a public highway. The site is separated from the public highway of Stonehouse Road by intervening private land over which the applicant appears to have neither ownership nor control. This apparent lack of a safe and proper means of service to the site is a reason in itself for refusal. Furthermore, the intended access seeks to remove established planting set adjacent to the Leisure Centre and, additionally, the proposed use of the private roadway for a domestic residence if permitted could seriously interfere with and be detrimental to the public enjoyment and operation of the Leisure Centre.

In conclusion it is requested that the application be refused as :-

1. The proposal, if permitted, would be contrary to policy CN01 as the building is not of a form, detailed design or of construction materials in character with its surroundings. Furthermore, under Policy CN08, it does not preserve or enhance the character of the Hadleigh Conservation Area or its setting, due to its scale, form, detailed design, and inappropriate cladding materials; all of these fail to harmonise with the character and appearance of the locality. Additionally the development results in the loss of trees, hedges and planted areas that contribute to the area's attractive setting.

2. The proposal fails to demonstrate that it has a proper access to the public highway and instead tracks across private third party land and interferes with an important sports and leisure facility. As such the proposal is considered to be contrary to core strategy CS15 and CS21 by failing to provide an appropriate level of service and access to the site, as well as disregarding the need to protect important local services, such as public sports and leisure facilities, from noise sensitive development whose amenities would be adversely affect and its occupation would conflict with the use and enjoyment of the Leisure Centre by the public.

Failure to resolve the clear deficiencies in this application would result in long term damage to the amenities and character of the area.

Yours faithfully,

R.Fletcher

On behalf of Hadleigh Society Environment and Planning Group