

APPEAL DECISIONS (FOR INFORMATION)

APP/F2605/W/15/3002896: ATTLEBOROUGH: Cherry Tree Farm, Norwich Road: Appeal by Mr. Panter against the refusal to grant approval under Paragraph Q of the General Permitted Development Order 2015 for change of use of an agricultural building to a dwellinghouse.

Reference: 3PN/2014/0033/UC

Decision: Appeal allowed and approval granted subject to conditions

Summary: The Council did not raise concerns that the proposal was excluded development and refused prior approval on the grounds that insufficient information regarding contaminated land has been submitted. The Inspector, based on submitted information, was satisfied that there are no significant contamination risks that cannot be adequately mitigated or addressed by suitable condition.

The Inspector had no cause to doubt that the site was used solely for an agricultural use on 20th March, 2013.

APP/F2605/W/15/2004784: SWAFFHAM: 40 Station Street: Appeal by client of Ian H Bix & Associates against the refusal of planning permission for conversion and extension to form new dwelling:

Reference: 3PL/2014/0552/F

Decision: Appeal dismissed

Summary: The Inspector found that although no harm would be caused to the character of the area, the proposal would unacceptably reduce the amenity space available to occupants of the existing flats and infringe their privacy.

APP/F/2605/W/15/3005069: CASTON: Site adjacent Home Farm, Northacre : Appeal by Carbrooke Hall Est. Building Co Limited against refusal of outline planning permission for a residential development of three detached dwellings

Reference: 3PL/2014/1088/O

Decision: Appeal dismissed

Summary: The Inspector agreed with the first ground of refusal, stating that although existing facilities were accessible, they were very limited and future residents would be largely dependant on the private car for most journeys. The proposal would have limited social benefits and would not perform well in terms of sustainable transport.

On the second ground, the Inspector found that the proposal could be accommodated without harm to the character of the area.

APP/F2605/W/15/3019435: GREAT ELLINGHAM: Land adjacent to The Bungalow, Bow Street: Appeal by Mr. Hall against the refusal of planning permission for a single dwelling

Reference: 3PL/2014/0745/O

Decision: Appeal dismissed

Summary: The application was refused on two grounds: i) that it was in an unsustainable location and ii) that it would consolidate existing sporadic development and cause harm to the rural character and appearance of the area. The Inspector agreed with the first ground finding that future occupants would be largely dependant on travel by car due to the site's location outside the main village and the lack of safe pedestrian access routes.

In relation to character and appearance, the Inspector found that as the site was well screened by trees and hedges, was located between existing dwellings and was not an important gap in the street scene, only very limited harm would be caused.