

**3PL/2016/0732/F**

Dismissed

Land at Smithson Loke, Toftwood, Dereham – Erection of a single storey dwelling with attached garage.

The Inspector took a similar view taken in a previous dismissed appeal in 2010 which dealt with a broadly similar proposal albeit the proposal in this appeal is considerably larger. The Inspector found that the proposed development would sit rather disjointedly and would appear awkwardly positioned against neighbouring dwellings. The proposed development would be cramped and incongruous with its surroundings, and would be considerably harmful to the character and appearance of the area, contrary to policies DC1 and DC16 of the Core Strategy.

**3PL/2015/1148/O**

Dismissed

Land adjacent to the Hawthorns, Back Lane, Beeston – Erection of detached house and garage.

The main issue concerned whether safe and suitable access would be provided. The Inspector noted that the proposed dwelling would generate a significant increase in daily movements with vehicles protruding forward or backward into the carriageway through an access with restricted levels of emerging visibility which would lead to an additional high risk of sideways impact collision and additional potential vehicle/pedestrian conflict. The Inspector concluded that whilst some benefits would arise and the proposal would not adversely affect the character and appearance of the area, this did not outweigh the failure to demonstrate safe and suitable access could be provided, contrary to paragraph 32 of the NPPF.

**3PL/2016/0367/F**

Dismissed

Land rear of 90 Stone Road, Toftwood, Dereham – Erection of detached dwelling and garage

The Inspector noted that the footprint of the proposals would be substantial and would be out of character with the spacious surroundings of other properties in the area. In addition, the proposed development would introduce obtrusive development into this otherwise largely undeveloped buffer of open land. As a result the proposed development would have a harmful effect on the character and appearance of the area. Accordingly it would conflict with those parts of Policy DC16 of the Core Strategy and Development Control Policies Development Plan Document 2009 (the DPD) and those principles of the National Planning Policy Framework (the Framework) that seek good design that respects the character of the area. The Inspector concluded that whilst there would be some benefits arising from the proposal, in conflicting with Policy DC16 of the DPD the proposal would not comply with the development plan taken as a whole.

**3PL/2016/0658/O**

Dismissed

Land adjacent to Fairfield House, Dereham Road, Scarning – Erection of detached dwelling with garage.

The main issues being whether safe and suitable access could be provided; and the effect on the character and appearance of the area. With respect to access, the Inspector noted that due to the low standard of achievable visibility the proposal, by generating additional turning movements, would result in an additional high risk of collisions which would be detrimental to highway safety. The Inspector noted that there would be very little open space to either side of the proposed building and that this would be out of scale and character with the detached properties in the nearby area and would result in a cramped appearance in the predominantly open landscape, contrary to policy DC16 and the NPPF.

The Inspector concluded that whilst there would be some benefits arising from the proposal, these do not outweigh the failure to demonstrate safe access or the harm identified to the character and appearance of the area. In conflicting with Policies CP4 and DC16 of the DPD the proposal would not conform to the development plan as a whole.

**3PL/2016/0312/F**

Dismissed

Plot adjacent to plot 2, The Street. Rockland St Peter – Detached house and garage.

The main issues being the impact on the character and appearance of the area and principle of development outside the settlement boundary. The Inspector noted that the appeal site is part of the undeveloped area that performs an important role in separating the two distinct parts of The Rocklands. The proposed development would unacceptably erode the undeveloped gap between the settlements to the detriment of the character and appearance of the area and undermining the role played by the site as part of the undeveloped space between the settlements. With regards to the principle of development, whilst considering the site was in a sustainable location the Inspector concluded that given the harm caused to the environmental dimension of sustainable development, the proposal would not amount to sustainable development as set out in the NPPF.

The Inspector concluded that whilst there would be some benefits arising from the proposal, in conflicting with Policies DC1, CP11 and DC16 of the DPD the proposal would not comply with the development plan taken as a whole.