

APPEALS SUMMARY- AUGUST

3PL/2016/1116/O

Crimond, 98 The Street, Sporle- Permission for five plots for bungalows

ALLOWED

The Inspector concluded that although the development would extend the building pattern to the east of the Street, the site is previously developed land and contains ancillary buildings. Furthermore, the full extent of the development would be screened from the road by the rising ground and Crimford, which spans most of the site frontage. The Inspector was satisfied that there was not sufficient harm to the character and appearance of the area.

An application for an award of costs was made and was refused by the Inspector.

3PL/2017/0018/F

Land at Waters Edge, Mere Road, Stow Bedon- Attelborough- Erection of three dwellings

DISMISSED

The Inspector stated the proposal would conflict with the Core Strategy in that it would not be a suitable site for housing in terms of the adopted settlement strategy, proximity to services and reliance on private car journeys. He identified harm to the character and appearance of the area and the proposal would fail to fulfil the environmental role of sustainable development.

3PL/2015/1355/F

Land off the Street, Beeston, -Erection of six dwellings (including two affordable houses)

DISMISSED

The Inspector concluded that Beeston is almost entirely dependent on higher order settlements for services and facilities and that the site is not a sustainable location. The determinative factor is the location and accessibility of the development to basic facilities.

3PL/2016/1360/F

Land known as Church Farm, Gressenhall-Erection of dwelling and garage

DISMISSED

The Inspector concluded that whilst the development would not be in an unsustainable location with regard to access to services and facilities. It would, however, represent a significant and harmful encroachment into the open countryside and cause significant harm to the open character of the site and rural setting of the village.

3PL/2016/0986/F

Land to west of Walnut Shade, Norwich Road, Scoulton-Erection of a two bedroom bungalow with vehicular access

DISMISSED

The Inspector concluded that the proposal would result in an unsustainable pattern of development. It would cause significant harm through the generation of journeys by unsustainable means of transport and considerable harm to highway safety.

3PL/2016/0957/F

The Vicarage, White Cross, Swaffham- Erection of new dwelling in grounds of vicarage

DISMISSED

The Inspector concluded that the development would significantly detract from the character and appearance of the Conservation Area. This would be contrary to the provisions of both the Act and the Framework which seek to conserve and enhance the historic environment. It would also be contrary to Policy Dc17 of the Local Plan which expects new development to preserve and enhance the character, appearance and settings of Conservation Areas and to achieve the highest standards of design amongst other issues.

3PL/2016/0936/F

19 Hoe Road, Longham, Dereham- Demolition of dwelling and erection of new dwelling

DISMISSED

The Inspector concluded that the proposed replacement dwelling would be more than 4 times that of the existing dwelling. Given the level of increase the proposal would be disproportionate and does not meet the requirements of Policy DC3. Neither would the replacement of the existing very modest dwelling with a substantial 4 bedroom house with a large cartlodge meet the objectives .

3PL/2016/1341/F

Former Reymerston Golf Club, Hingham Road- Erection of four detached single storey dwellings

DISMISSED

The Inspector concluded that the proposal would result in an unsustainable pattern of development and would cause significant harm in terms of the additional car journeys that would be generated and to the character and appearance of the area. There is also a risk of significant harm to the biodiversity and protected species.

3PL/2016/1293/F

Chinnock, Dereham Road, Beeston- Erection of a new detached dwelling including vehicular access

ALLOWED

The Inspector concluded that the scale and massing of the new dwelling would be in keeping with the houses on the opposite side of Dereham Road and its external appearance would not be out of place given the variety in the style and design of properties in this part of the

village. There would be some detriment to the visual amenity of the area due to the removal of the roadside hedge. However, as the properties opposite have open plan front gardens, this would not be so out of keeping as to cause material harm to the character and appearance of the area.