

BRECKLAND COUNCIL - PLANNING COMMITTEE - 23rd October 2017

Item No.	Applicant	Parish	Reference No.
1	Mr N Pettit	THETFORD	3PL/2016/0596/F
2	Breckland Bridge	ATTLEBOROUGH	3PL/2017/0342/F
3	Clayland Estates Ltd	SAHAM TONEY	3PL/2017/0415/F
4	Mr Stephen Garner	BEESTON	3PL/2017/0702/O
5	Bespoke Norfolk Ltd	LITCHAM	3PL/2017/0854/D
6	Mr N Pettit	THETFORD	3PL/2017/0942/HOU
7	Mr Alex Beard	HOCKHAM	3PL/2017/1092/VAR
8	Mr James Daniels	WHISSONSETT	3PL/2017/1108/O
9	Mr & Mrs Osborne	SHROPHAM	3PL/2017/1149/F

ITEM: 1	RECOMMENDATION: APPROVAL
REF NO: 3PL/2016/0596/F	CASE OFFICER Richard Laws
LOCATION: THETFORD Buildings behind No. 57 Bury Road	APPNTYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: N CONS AREA: Y LB GRADE: Adjacent Grade 2 TPO: N
APPLICANT: Mr N Pettit c/o 11 Charing Cross Norwich	
AGENT: Anglia Design LLP 11 Charing Cross Norwich	
PROPOSAL: Conversion of existing barn to create one residential dwelling	

DEFERRED REASON

REASON FOR COMMITTEE CONSIDERATION

The planning permission granted by Breckland Council on the 7th November 2016 for the conversion of an existing barn to create one residential dwelling to the rear of no.57 Bury Road, was quashed by Order of the High Court on 22nd March 2017. The Council consented to judgement because it agreed that the Claimant had held a legitimate expectation that this application would be determined by the Planning Committee when in fact it was determined under delegated powers. The planning application has therefore now been remitted back to the Council for redetermination.

KEY ISSUES

Principle of development
Impact upon character and appearance of area
Impact upon Conservation Area and adjacent Listed Buildings
Impact upon amenity
Highway safety/ access
Impact upon protected species

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission for the conversion of an existing outbuilding to a 2 bedroomed residential dwelling. The dwelling would have a private rear garden and an amenity space to the front and three parking spaces. Two additional parking spaces would also be provided for the existing dwelling.

The application has been amended to omit the extension of an existing annex which would remain as ancillary accommodation to the main dwelling.

Access to the site is via an existing access off Bury Road which currently serves the property.

SITE AND LOCATION

The site is located to the south-west of the town centre, to the east of Bury Road and within the Settlement Boundary. The access and the dwellings fronting Bury Road and part of the application site are within the Conservation Area. Nos 59 to 71 Bury Road, a terrace of dwellings to the south, are Listed Buildings. The site comprises a single storey brick and pantile outbuilding to the rear of dwellings fronting Bury Road. The building is a former dairy shed/ milking parlour which is currently used for storage and a workshop. To the north, the site includes a walled courtyard garden. To the south of the building is a grassed area. The site is surrounded by residential development. Immediately to the rear of the dwelling is a two storey outbuilding linked to the dwelling and attached to the single storey outbuilding. It currently provides accommodation at ground floor level only - one room and separate toilet.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2017/0942/Hou- Proposed alterations to annexe attached to Number 57 Bury Road (eaves to be raised by 525mm and roof pitch to rise from 35 degrees to 40 degrees). This application is also considered on the same committee agenda.

3PL/2016/0274/F- Conversion of annexe and dairy to create two dwellings (Units 1 and 2) withdrawn 13/5/16.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.04	Infrastructure
CP.10	Natural Environment
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

THETFORD T C

Strongly object to the application on the following grounds:

- Lack of amenity space;
- Insufficient parking;
- Support Highway Authority's concerns due to lack of visibility and access too narrow;
- Annexe not connected and concerns raised regarding future usage;
- Turning area too small; and
- Rational explanation required regarding change in Highway Authority's comments.
- Strongly reiterate previous objections.
- Application should be called in to Committee

NORFOLK COUNTY COUNCIL HIGHWAYS

Response dated 13th June 2016

The site is served by A134 Bury Road which is an important traffic route designated as a Principal Primary Route in the County Councils adopted route hierarchy. The primary purpose of Bury Road is to carry high volumes of traffic, including HGVs, safely between centres of population.

The site gains access to Bury Road via a narrow access which measures some 3.1m between walls and does not allow for a two way flow of vehicular traffic. Consequently any increase in its use would also increase the likelihood of vehicles waiting in the busy carriageway of Bury Road whilst another vehicle exits or, worse, a vehicle reversing back into the path of oncoming traffic to allow another to leave.

On-road parking is permitted on the southern side of Bury Road in the vicinity of the site with 'Keep Clear' road markings adjacent to the access. As a result vehicles park directly adjacent to the access severely restricting visibility to an extent where it is considered blind. I have serious highway safety concerns regarding the potential of vehicles needing to nose-out into the flow of on-coming traffic resulting in the bonnet of a car protruding into the highway before the driver has a clear view in both directions.

It should be noted that, even if the parking bays are not fully occupied (as may be the case during the day) visibility measured to the nearside carriageway edge from a minimal 2m set back is only in the region of some 10m in either direction. Any additional visibility is reliant on looking over land which lies outside of the applicant's control.

Based on visibility guidance contained in Manual for Streets a minimum visibility splay of 43m needs to be provided in both directions. As such the available visibility, if not obscured by parked vehicles, is less than 25% of the Government safety standard.

It is not clear whether the annexe would be used ancillary to the main dwelling or let separately. Either way the proposal to convert the outbuilding would, on its own, result in an unacceptable intensification of the use of the existing access this intensification being made worse if the "annexe" is to be sub-let. The existence of this historic access is a matter of fact and therefore some degree of conflict and interference already occurs. However, I have serious highway safety concerns regarding any intensification of its use and would have no hesitation in recommending permission being refused due to the intensification of an

inadequate access and inadequate visibility splays.

The scheme was amended to convert the barn to a single dwelling and for the annexe to remain as ancillary accommodation to no.57.

Further additional comments were provided by the Highway Authority on the 18th October 2016 following the revisions.

The proposal now converts the barn to a single dwelling and returns the annexe as ancillary accommodation to No 57. They note that from drawing TL-3658-16-12A that parking is provided for both the barn conversion and the existing dwelling. The extension to the amenity area has resulted in the parking space being moved further to the west and has reduced the turning area. That said the turning area measures 6.5 x 8m which would allow domestic vehicles to turn within the site which I am sure residents would rather do than reverse along the narrow access and out into Bury Road.

Whilst the Highways Authority still have the concerns originally raised it is accepted that the site is located within walking distance of the Town Centre and public transport and that the proposal now only comprises the conversion of the barn to one dwelling. If you consider that there are planning matters which outweigh these please impose a condition relating to car and cycling parking and turning.

Further comments provided by Highway Authority on 5th June advice remains as given 18th October 2016 in respect of revised scheme.

HISTORIC BUILDINGS CONSULTANT

No objection.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The application is supported by a protected Species Survey (Eco Check Ltd ;Jan 2016) which is broadly fit for purpose. The building was identified as having a low potential for bat roosting, although no bats or other protected species were found to be present. If minded to approve appropriate condition to be imposed.

HISTORIC ENVIRONMENT SERVICE

The proposed development sits within the archaeologically rich Anglo Saxon and early medieval core of the historic town of Thetford and adjacent to the site of the church of St Ethedreda, an important medieval pilgrimage site, demolished in the mid 16th century. The site of St Ethedredas church is a Scheduled Ancient Monument. If approved conditions should be imposed relating to the submission of an archaeological written scheme of investigation.

CONTAMINATED LAND OFFICER

Recommend approval providing the development proceeds in line with the application details and subject to the imposition of a condition relating to unexpected contamination and a note relating to asbestos to alleviate environmental concerns.

REPRESENTATIONS

The following is a summary of representations received:

- Intensification of use of inadequate access;
- Undue interference with the safe and free flow of traffic on principal county highway and increased likelihood

of serious injury and/or loss of life, objection on highway safety grounds.

- Concerns regarding visibility splays and existing parking on either side of the entrance/exit;
- Impact upon pedestrians/cyclists;
- Loss of garden to create parking spaces and insufficient maneuvering space;
- Impact upon amenity in terms of noise and disturbance; pollution; increased activity; parking and turning of vehicles;
- Similar proposal to previous submissions;
- Concerns regarding future use of annex;
- Adjoining land to be developed;
- Cramped and unsatisfactory form of back garden development;
- Poor levels of residential amenity space;
- Currently no boundary treatments and non proposed;
- Cumulative impact with further development on Bury Road;
- Increase in street parking along Bury Road;
- Does not propose a quality residential environment for new and existing residents;
- If approved believe there would be grounds for another Judicial Review;
- The adverse impacts outweigh the benefits of the application and the residual cumulative impacts of the development are severe;
- Safe and suitable access to the site cannot be achieved for all people;
- Impact upon local road network; and
- Fire safety and access for emergency vehicles.
- Concerned over safety issue regards entry/ exit to the property off Bury Road
- Entrance narrow and vehicles exiting would have to stand over pavement for considerable time during peak periods, blocking pedestrian right of way.
- Vehicles entering property from Bury Road direction would be blocking road during the peak waiting for break in traffic towards Bury Road.
- Previous application quashed in March
- A134 Bury Road through Thetford busy, congested and above all dangerous particularly where it narrows, with cars parked on one side, adjacent the site.
- There have been 13 accidents involving 25 casualties in recent years
- County's Highways map identifies that all the accidents are at junctions with side roads if application approved creating new side road, that is why vehicles emerging from site will be potentially so dangerous.
- Cars nosing out through narrow alley, in forward or reverse gear with limited visibility into path of HGV's, or over pavement with children going to and from school.
- Junction less than 25% of governments safety standard according to Highways Department
- Also conversion result in delivery vans, tradesman's vehicles, visitors etc. all emerging from site with no clear view.
- Doesn't accept that the gain of a two bed house outweighs the increased danger involved and the strong possibility of loss of life or serious injury
- Paragraph 32 of the NPPF states that this development can be refused " where the residual cumulative impacts of the development are severe" which is the case here because it is clear that "safe and suitable access to the site" cannot be " achieved for all people".
- The adverse impacts outweigh the benefits of the application reference to paragraph 14 of the NPPF.
- The Highways Department have expressed concerns about the narrow access that does not allow two way traffic and recommend refusal. They refer to the possibility of vehicles waiting in Bury Road for the access to be clear or, even worse, vehicles reversing back into the path of oncoming traffic in Bury Road with very limited visibility. They have " serious highway safety" regarding the potential of vehicles needing to "nose out" into the flow of on- coming traffic resulting in the front of the car protruding into the busy highway before the driver has a clear view in both directions. The visibility required is a minimum of 43meters but there is only 10 meters here. The Highways Department conclude that the danger and inconvenience to the users of the Bury

Road- a Principal Primary Route would result. In addition there would be undue interference with the safe and free flow of traffic.

ASSESSMENT NOTES

1.0 The planning permission granted by Breckland Council on the 7th November 2016 for the conversion of an existing barn to create one residential dwelling to the rear of no.57 Bury Road, was quashed by order of the High Court on 22nd March 2017. The planning application (reference 3PL/2016/0596/F) has therefore now been remitted back to the Council for re- determination.

2.0 Principle of development

2.1 The proposal seeks permission to convert an outbuilding (a former dairy barn) to a two bedroom dwelling served by its own garden area and off road parking. The principle of converting the building to a dwelling is considered acceptable in terms of policies DC02 (Principles of New Housing) . The site is also located within an established settlement boundary and is in a sustainable location within walking distance of the town centre.

2.2 The above was the previous recommendation and remains unchanged. The site lies within the Settlement Boundary of Thetford where the principle of development is acceptable in accordance with Policy DC.02 of the Breckland adopted Core Strategy and the National Planning Policy Framework (NPPF).

2.3 Whilst it is noted the previous Officer made reference to Policy DC20 'Conversion of buildings in the countryside' the site lies within the Settlement Boundary and not in the countryside and therefore this policy is not of any relevance.

3.0 Impact upon Conservation Area and adjacent Listed Buildings

3.1 The previous Officer stated the proposal would not impact on the setting of the Listed Buildings and the Historic Buildings Officer has raised no objection to the proposals. They also stated there are no views into the site from the Conservation Area and therefore the proposal would not impact on the setting of the Conservation area. This recommendation remains the same; however the following is added.

3.2 The terrace of dwellings nos 59 -71 Bury Road, to the south of the site, are Listed Buildings. The application site also falls partly within the designated Conservation Area, with the access, existing dwelling, annexe and the western part of the barn falling within, and the remainder of the site falling outside. Consideration therefore needs to be given as to whether the proposal would impact upon these.

3.3 The application site is located to the rear of the existing dwellings fronting Bury Road and therefore, views are available from the Conservation Area into the site; however given the fact the site is located behind existing dwellings and away from the public realm with limited views, it is considered the proposal would preserve the character and appearance of the designated Conservation Area. The proposal also involves the conversion of a barn, which is currently in a state of disrepair and therefore it is considered the proposal would enhance its immediate context. Also, for the reasons highlighted above, it is considered the proposal would not impact upon the setting of the adjacent Listed Buildings.

3.4 In terms of materials, the barn is constructed of brick and clay pantiles, which is to remain unchanged and therefore a condition would be imposed for materials to be as approved to ensure the proposal would be in keeping.

3.5 It is therefore considered the proposal would not impact upon the setting, appearance or historic fabric of the adjacent Listed Buildings and would preserve the character and appearance of the designated Conservation Area and therefore, is in accordance with Sections 66 and 72 of the Town and Country Planning (Listed Building and Conservation Area) Act 1990 and the NPPF as well as having regard to Policy DC17.

4.0 Impact upon amenity

4.1 The proposed accommodation is at ground floor only. There are no windows in the northern or eastern elevations and there is a good degree of separation between the site and the southern boundary. As such, the amenities of the surrounding properties would be adequately protected in terms of privacy and outlook having regard to Policy DC1. A condition requiring boundary treatment to be agreed would be imposed if approved.

4.2 The proposed dwelling would have a private garden to the north of the building and an amenity area to the south adjacent the parking area for the proposed and existing dwelling. The site is currently an informal grassed area and has not been laid out as a garden to the existing dwelling.

4.3 It is considered that the provision of one additional dwelling would not increase vehicular movements to a level which would significantly increase noise and disturbance to existing residents. Details of the surfacing and demarcation of the parking/ turning areas would be conditioned to ensure that the proposed material are suitable in this respect.

4.4 The above recommendation in relation to impact upon amenity is in line with the previous recommendation and the application is considered acceptable in this regard.

5.0 Highway Safety/ Access

5.1 The site is served by an existing vehicular access, accessed off Bury Road situated between number 57 and 59 Bury Road . Bury Road (A134) itself is an important traffic route designated as a Principal Primary Route in the County Councils adopted route hierarchy. The existing access between number 57 and 59 Bury road that serves the site is approximately 3.1m wide between walls and therefore of insufficient width to allow 2 vehicles to pass. Visibility from the access is severely restricted this is exacerbated by permitted on street parking.As such the Highway Authority has raised an objection to the proposal due to the intensification of the use of an existing inadequate access by reason of its restricted width on to Bury Road which is a busy Principal Primary traffic route as well as inadequate visibility splays are provided at the junction of the access with the County highway .Strong objections have also been received from local residents and the Town Council on Highway safety grounds the main points of which are set out in the representations and consultation section of the report.

5.2 The application was amended, prior to the original decision, and removed the self contained annexe and proposed it to remain ancillary accommodation to number 57 Bury Road. The annex would therefore not generate additional traffic in its own right. As such the application now proposes the addition of one dwelling.

5.3 Whilst the Highway Authority is satisfied that the proposed parking and turning provision is acceptable, it still maintains concerns regarding the adequacy of the access and visibility.

5.4 Notwithstanding this concern regarding the access, the site is in a sustainable location within walking distance of the Town Centre and public transport and the proposal now only comprises the conversion of an existing outbuilding to one dwelling. The relevant test within paragraph 32 of the NPPF states that permission should only be refused on transport grounds where the residual adverse impacts are severe. As a matter of planning judgement, and taking account of the Highways Authority's comments dated 18th October 2016 and 5th June 2017, it is not considered on balance that the additional impact from one two bedroom dwelling using an existing access would be severe.

5.5 The above recommendation in relation to highway safety is the same as previously and on balance, the application is considered acceptable in this regard.

6.0 Impact upon Protected Species

6.1 The proposal is supported by a Bat and Owl Survey. The Ecologist has raised no objection to the proposal subject to conditions requiring the implementation of mitigation measures in respect of bats. If approved, conditions would be imposed in line with the above.

7.0 Other matters

7.1 The Contaminated Land Officer recommends approval providing the development proceeds in line with the application details and subject to the imposition of a condition relating to unexpected contamination and a note relating to asbestos to alleviate environmental concerns.

7.2 The Historic Environment Service advise that if planning permission is granted that a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141 be undertaken. This aspect can be appropriately conditioned.

8.0 Conclusion

8.1 Whilst it is noted that the Highways Authority have raised concerns as regards the adequacy of the existing access and visibility to serve an additional dwelling, it is considered, on balance and as of a matter of planning judgement, that the benefits of the scheme in regards to its contribution towards the housing supply and the fact it is located within a sustainable location, would outweigh these concerns. The Council cannot currently demonstrate a 5 year housing land supply and as a result, paragraph 49 of the National Planning Policy Framework (the Framework) states that the relevant supply of housing should not be considered up to

date. Consequently, the approach set out at paragraph 14 of the Framework should be taken which for decision taking this means granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies within the Framework taken as a whole. As stated above, it is considered that on balance and as a matter of planning judgement the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits.

8.2 Approval is recommended subject to appropriate conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

3007	Full Permission Time Limit (3 years)	
3047A	In accordance with submitted plans NEW 2017	
MT02	External materials as approved	
PD07	No PD for classes A B C D & E	
PD09	No alterations to garage	
3920	Highways condition	
3920	Highways condition	
3920	Ecology - bats	
3920	Ecology - mitigation	
3920	Historic Environment Service	
3920	Historic Environment Service	
3920	Historic Environment Service	
3994	Note - Asbestos	
3405	Fencing/walls - details and implementation	This condition will require to be discharged
3946	Contaminated Land - Unexpected Contamination	This condition will require to be discharged

ITEM: 2	RECOMMENDATION: APPROVAL
REF NO: 3PL/2017/0342/F	CASE OFFICER Thorfinn Caithness
LOCATION: ATTLEBOROUGH Land north-west of Chapel Road School 50 Chapel Road	APPNTYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT: Breckland Bridge C/O Agent	
AGENT: Hoopers Architects 5 Cromwell Court St Peter's Street	
PROPOSAL: Residential Development of 10 Houses, including improvement works to Access road and adjacent pavements	

DEFERRED REASON

This application was due to be reported to the 31 July 2017 Planning Committee but was deferred due to concerns in relation to highways and drainage matters. In particular, the Lead Local Authority objected to the use of on-site soakaways to manage surface water run-off and the Highways Authority raised concerns that a Stopping Up Order to control parking on Cypress Road and Chapel Road to control parking on these streets should be obtained prior to the commencement of development. In addition, the Highways Authority requested amendments to include a widened access to the car park, annotation of visibility splays and a 2m wide footpath around the entire frontage of the site.

In the interim period, an addendum to the Flood Risk Assessment and Surface Water Drainage Strategy has been submitted. At the time of writing, the additional comments of the Lead Local Flood Authority are awaited. Members will be updated at the committee meeting.

With regards highway matters, two additional conditions have been added, one to secure a scheme of off-site highway mitigation measures to comprise waiting / parking restrictions along Cypress and Chapel Road; the second to secure submission of a further plan to show a widened access to the parking areas, visibility splays and a 2.0m wide footpath around the site frontage.

REASON FOR COMMITTEE CONSIDERATION

The application is a major development located on land owned by Breckland District Council.

KEY ISSUES

Principle
Character of the area
Amenity
Highways
Trees and ecology

Drainage
Other matters
Conclusion

DESCRIPTION OF DEVELOPMENT

The proposal has been amended during the course of the application and the housing numbers increased on the advice of Officers to 10 no. dwellings. The development comprises of a terrace of 8 two storey dwellings located off Chapel Road with car parking to the rear and 2 detached dwellings off Cyprus Road with car parking in-between, accessed off Cyprus Road.

SITE AND LOCATION

The application site is located to the north-east of Chapel Road and south of Cyprus Road, adjacent to (the north-west of) Chapel Road School. The application site currently consists of open space/grass, which is accessible but not designated open space. There is a wire mesh fence surrounding the application site. Residential development fronts on to the application site from the north, east and west, with the Chapel Road School to the south of the site. Properties are constructed of a mix of materials including red, buff and dark bricks.

The site is a relatively flat site, in a dominant position on the corner of two streets. There is one tree within the application site, to its north-eastern corner of the site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.10	Natural Environment
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.11	Open Space
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Section 106 agreement required for potential highway works to the frontage of the site - update to be provided to members at the Planning Committee.

CONSULTATIONS

ATTLEBOROUGH TC

Refused due to loss of green space, an increase in traffic (Highways issues) and parking issues and objections have been raised by residents.

NORFOLK COUNTY COUNCIL HIGHWAYS

Short Road

Short Road should be widened to 4.8m to the first parking space for Plot 8.

Chapel Road

The applicant needs to be made aware that any Stopping Up Order would be procured through the Secretary of State (DfT) under the Town and Country Act and there is no guarantee that this would be successful. It would therefore be essential that any Order is obtained before works start on site as The Secretary of State has no powers to stop up highway retrospectively.

A visibility splay measuring 2.4m x 59m is required and the footway must be widened to this line. In addition, the footway around the entire site frontage will be widened to 2m.

Pedestrian access

I note your desire for individual pedestrian access points onto Chapel Road but I have concerns that vehicles will be left close to the junction with Cypress Road. This situation should be monitored (say for 12 months post occupation) and if parked vehicles are considered to be an issue the applicant will fund parking/waiting restrictions around the junction.

In addition:-

Visibility splays of 2.4m x 33m need to be provided to either side of the access to Plots 9 and 10. The highway boundary extends around 1m beyond the turning head and this needs to be indicated for the avoidance of doubt.

TREE AND COUNTRYSIDE CONSULTANT

With regards to the retention of the Horse Chestnut tree the amended layout is an improvement. An updated arboricultural method statement and tree protection plan will be required.

EAST HARLING I D B

Whilst the development is not within the IDB district surface water runoff from this development will ultimately drain to the Boards maintained watercourse. The surface water drainage strategy proposed is to discharge surface water via soakaways to the ground using infiltration structures. No information is provided to demonstrate that ground conditions are suitable for this form of drainage, and that there is adequate space to

locate soakaways within the plot curtilage. It is necessary for the applicant to demonstrate that the surface water drainage strategy is deliverable, and that flood risk for properties onsite, and also offsite, is not increased.

NPS GROUP

The application site forms part of the current Chapel Road School site which is proposed to relocate to a new site in 2018. It is important in considering the current planning application that the decision would not prevent or prejudice the efficient alternative use or redevelopment of the County Council owned site (adjacent). In relation to access on to Chapel Road, the proposed siting of plot 1 and the associated planting proposed between new dwellings and Chapel Road would need to ensure that it does not prejudice visibility for the efficient alternative use or redevelopment of the NCC owned part of the school site.

ENVIRONMENT AGENCY

No objection. The developer should address risks to controlled waters from contamination at the site. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). Further information is therefore required in this regard, taking account of adopted standards.

FLOOD & WATER MANAGEMENT TEAM

Soakaways are proposed as the primary method of surface water discharge, the LLFA object to this and an acceptable alternative drainage strategy is required to prevent flooding in accordance with National Planning Policy Framework paragraph 103 and 109 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

There is likely to be minimal ecological value on this site. I am unclear as to whether the Sweet Chestnut Tree will be retained or not; it should be retained. If the tree has to be felled, it should be assessed for its potential for bat roosts.

ENVIRONMENTAL HEALTH OFFICERS

No objections or comments.

CONTAMINATED LAND OFFICER

No objections subject to conditions with regards to contamination.

REPRESENTATIONS

Six letters of objection to the scheme have been received, their comments have been summarised as follow:
This is a green space, regularly used by local people. It is the only green space assigned to this estate;
This is only a small plot of land, too small for the number of dwellings proposed;
The proposed design and materials are not in keeping with the area;
Three storey dwellings are out of character with the street scene;
There is not sufficient parking spaces for homeowners and visitors in the current plan. What provisions have been made to stop people parking at the front of the site?;
The corner of Chapel Road/Cyprus Road is busy and dangerous and further parking will exacerbate this;
This is a bus route which needs to be kept clear;
The application lacks detail of what is happening on the school site and the two applications should not be considered in isolation. The Council should be transparent about its plans for the school site;

Attleborough lacks amenities and already has significant developments taking place, therefore this site is not needed.

ASSESSMENT NOTES

Principle

The application site lies within the designated settlement boundary for Attleborough and is surrounded by existing residential development. Despite the site currently being used as accessible open space, the application site is not categorised as open space, as set out in the Breckland Council Open Space Assessment or in the emerging Attleborough Neighbourhood Plan and therefore falls outside of the requirements of Policy DC11, which aims to protect open space. Policy 6 of the NPPF supports the delivery of housing in sustainable locations, which Attleborough is considered to be with a significant amount of services and facilities to serve the day to day needs of its population. In addition, Attleborough is identified as a major focus for residential growth in Policy SS1 of the adopted Breckland Core Strategy.

Policy DC04 of the adopted Core Strategy states that 40% affordable housing should be provided on developments of more than 5 dwellings or if the application site comprises an area of 0.17ha or larger. The development exceeds 0.17ha in size. Subsequent to adopting the Core Strategy for Breckland, a ministerial statement was released advising that contributions for affordable housing could not be sought on developments of 10 dwellings or less or developments 1000sqm gross internal area, (GIA). The application is for 10 market dwellings, the total floor area for the 10 dwellings is 860sqm, below the necessary thresholds. Therefore, no request for affordable housing can be made.

For the reasons given above, the principle for residential development in this location is established.

Character of the area

The application has been amended on the advice of officers and the number of dwellings increased from 9 to 10. The case officer previously raised concerns with regards to the plans submitted in relation to the building line off Chapel Road, the convoluted layout of car parking and boundary treatment to the rear of properties off Chapel Road, concerns over the size of gardens, the view from Chapel Road, along the rear of the site and a requirement to protect the tree in the north-eastern corner of the site.

The plans were subsequently amended and revised plans show a reduced frontage onto Chapel Road with direct pedestrian access to the footway, larger rear gardens and a simplified parking arrangement to the rear, with space for plenty of vehicles to serve the development. The retention of the tree to the north-eastern corner with an additional dwelling to block views to the significant amount of hardstanding proposed to provide parking to the rear. There are no three storey dwellings proposed within the site.

The design of dwellings has also been amended to simplify fenestration and create a regular pattern of development, common to the developments on the opposite side of Chapel Road, albeit with a different design approach. Also, the dwellings now have a common design approach across the application site, which is a benefit given the sites limited size. The proposed dwellings address both Chapel Road and Cyprus Road in a regular fashion, to the benefit of the street scene.

The proposed design will be modern in appearance and will include features not common to the local area, such as shallow eaves and ridge heights, aluminium frame box dormers and other modern fenestration. This area is defined by a mix of dwellings and a variety of materials. Opposite the application site are blocks of terrace properties, some Victorian and some later infill development, as well as detached dwellings off Cyprus Road, set in reasonable plots with frontage parking to the north and north-east. The proposal uses

the concept of the existing terrace blocks with regular plot widths, fenestration and breaks in the blocks but amends them with a modern design approach, which is considered will compliment the existing street scene. The proposed detached dwellings, take the same design approach but being detached will sit well at the entrance to Cyprus Road (marked by detached dwellings), as well as plot 10 providing a good buffer for the amount of hardstanding behind. Although a more regular building line along Chapel Road would improve the street scene, the stepped building line allows good rear garden lengths for all the new properties and would create a green corner at the entrance to Cyprus Road off Chapel Road, which with appropriate landscaping has the ability to maintain a green street scene in this area.

Usually rear parking courts are avoided as they can attract antisocial behaviour if not well surveyed. There are properties on both sides of the parking area and with the proposed road widening this will be a wide place will clear views along it. On this basis the proposed site layout and positioning of the car parking is considered acceptable.

Subject to approval of materials to be used in the construction of the external surfaces of the building, as well as approving the fenestration materials and a soft and hard landscaping condition, the proposal is considered to be acceptable in terms of its impacts on the character of the area and is considered in accordance with Policies 6 and 7 of the NPPF and DC16 of the adopted Breckland Core Strategy.

Amenity

The proposed dwellings are located a significant distance from existing residential properties so as not to impact their amenity.

There are windows in the rear elevation of plot 9 facing plot 8. The rear garden is approximately 5 metres in depth at its centre point. The future occupants of plot 8 may experience some overlooking of their garden from the first floor windows of plot 9, which are to habitable rooms (bedrooms). However, the occupiers of plot 8 would be buying the property in full knowledge of the situation. Plot 9 is set at an angle so as to avoid direct window to window overlooking. To remove this dwelling, would impact the street scene along Cyprus Road so on balance, given the angled relationship between the dwellings, that both properties are new and likely to be constructed simultaneously and that there are not considered to be any other amenity impacts from the development either for existing or future occupants. On this basis the proposal is considered acceptable and in accordance with paragraph 17 of the NPPF and Policy DC01 of the adopted Core Strategy.

Highways

The objectors have raised concerns that the levels of parking are insufficient and that this is a congested route and a bus route and there would be pressure for parking along Chapel Road, which would exacerbate the current situation. The levels of parking proposed is considered acceptable for the number and size of dwelling proposed and is in accordance with policy DC19 of the adopted Core Strategy. The number of spaces is also not objected to by the Highways Authority. It is considered that there is sufficient additional hardstanding to the rear of the properties to provide for additional visitor parking if required. Concerns with regards to parking outside of the front of properties are shared by the Highways Authority, who have suggested that they would monitor the situation for 12 months post construction and if the matter is causing local highway issues then the developer would need to address the concerns through the provision of appropriate highway works. This could be done through a suitably worded section 106 agreement. This could include making the corner of Chapel Road and Cyprus Road double yellow lined. The exact details of the section 106 are being discussed and an update will be provided to Members at the Planning Committee.

The Highways Authority raises no objection to the application, subject to the imposition of conditions with regards to road and footway widths and visibility splays, which could be added to any subsequent

permission.

The proposal therefore is considered acceptable in highway safety terms and as it is located within walking distance of the town centre and on a bus route, the proposal is also considered in accordance with Policy 4 of the NPPF and Policy IP04 of the adopted Core Strategy.

Trees

The tree officer supports the retention of the tree in the north-eastern corner of the site. Although, still quite close, it is considered that Plot 10 is in an acceptable position in relation to this tree. Subject to a condition with regards to works taking place adjacent to the tree, the proposal is considered acceptable and in accordance with Policy DC12 of the adopted Core Strategy.

Ecology

The County Ecologist has commented that they would prefer to see the retention of the tree also. As stated above the tree would be retained and a condition added to protect the tree during the course of the development. If at a later date that tree was removed, bats are a protected species and therefore any presence of bats would require a licence from Natural England to do works to the tree if bats. The proposal is therefore considered in accordance with Policy 11 of the NPPF.

Drainage

The East Harling IDB have responded to the application raising concerns with regards to drainage. The Lead Local Flood Authority have also objected to the proposal as the proposed drainage strategy is not sufficient. The Environment Agency raise no objection to the application but ask for additional information with regards to drainage from SUDs. To address the concerns of all parties a condition is recommended for the applicant, prior to commencement, to submit an acceptable drainage strategy for the site. The development could not proceed without this, On this basis the proposal is considered in accordance with Policy 10 of the NPPF and DC13 of the adopted Core Strategy.

Other matters

Contamination

The Environment Agency and Environmental Protection have raised no concerns with regards to contamination, subject to the imposition of conditions and therefore the proposal is considered acceptable and in accordance with Policy 11 of the NPPF.

School Site

The objectors have raised concerns that this development has not been brought forward in connection with the neighbouring school site, due to be relocated. The neighbouring site is owned by the County Council, who have also raised concerns with regards to the development of this site preventing their site from being redeveloped also. It is not considered that the development of this site, or the manner in which the site has been laid out/designed would affect the delivery of the neighbouring site as the proposal is considered acceptable in principle and is proposed to be developed in character with the area, which the neighbouring site would also have to do. The sites are separate and the application which has been submitted must be considered on its own merits, we are unable to delay the determining of this application whilst awaiting a further application on the neighbouring site.

Conclusion

The application is unlikely to have a significantly negative impact on the street scene or the amenity of neighbouring properties and for the reasons given above is therefore recommended for approval, subject to conditions, in accordance with Policies 6, 7, 10 and paragraph 17 of the NPPF, as well as Policies SS1,

CP01, DC01, DC02, DC11, DC12, DC13, DC16 and DC19 of the adopted Breckland Core Strategy.

RECOMMENDATION

Planning Permission

CONDITIONS

2001	Application Approved Following Revisions	
3007	Full Permission Time Limit (3 years)	
3750	highways works - access, visibility, footway widening	
3760	Off site highway works	
3920	Drainage	
3921	Contaminated Land Informative 1	
AN81	Discharge of conditions	
CL06	Non standard contamination condition	
CL03	Unexpected Contamination	
PD07	No PD for classes A B C D & E	
3994	Stopping up order note	
3994	Drainage and SUDs condition notes	
2014	Criterion E - Planning Apps Where Approved	
ER18	Construction Method Statement	This condition will require to be discharged
LB03	Window details to be agreed	This condition will require to be discharged
LS01	Landscaping scheme to be submitted - hard and soft	This condition will require to be discharged
LS07	Retention of trees and hedges	This condition will require to be discharged
LS06	Fencing protection for existing trees	This condition will require to be discharged
LS09	Boundary treatment/screening to be agreed	This condition will require to be discharged
MT03	External wall and roof materials to be agreed	This condition will require to be discharged

ITEM: 3	RECOMMENDATION: APPROVAL
REF NO: 3PL/2017/0415/F	CASE OFFICER Thorfinn Caithness
LOCATION: SAHAM TONEY The Willows Cley Lane	APPNTYPE: Full POLICY: Part In Set Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT: Clayland Estates Ltd The Glass House Lynford Gardens	
AGENT: Clayland Architects The Glass House Lynford Gardens	
PROPOSAL: Residential Development 4 dwellings.	

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Planning Committee as it is contrary to Policy.

KEY ISSUES

Principle of development
Landscape and Visual Amenity
Design
Flood Risk and Drainage
Neighbour Amenity
Access, Highway Safety and Parking
Ecology
Trees

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission for the erection of four dwellings on land to the south of The Willows, Cley Lane. A new access off Cley Lane is proposed. The proposal seeks consent for four detached dwellings, comprising two, two storey dwellings and two single storey dwellings.

SITE AND LOCATION

The majority of the application site is located outside of the defined settlement boundary, with a small part to the north within the Settlement Boundary of Saham Toney. The site is bordered to the north by residential dwellings, to the west by the highway and beyond residential dwellings, to the east by agricultural land, and to the south by the Bird Sanctuary. The site is currently open land, which has been used as a paddock serving the dwelling to the north. The site is bounded by mature hedgerows and trees to the west, east, and southern boundaries. The surrounding area is characterised by detached dwellings accessed off Cley Lane with open countryside to the south and east.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2015/0450/O Permission 29-06-16
Residential development 6 dwellings

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

None triggered.

CONSULTATIONS

SAHAM TONEY P C

Object on the following grounds:

- Impact upon flooding;
- Impact upon highway safety- increase in traffic and speeding;
- Impact upon wildlife and need for a Preliminary Ecological Assessment; and
- Is outside the settlement boundary of a rural settlement.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to the imposition of conditions relating to visibility splays, access, parking, turning, off-site highway improvement works, and an informative relating to works within the public highway.

TREE AND COUNTRYSIDE CONSULTANT

No objections subject to conditions.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

The ecological impacts from the proposed development are small, with the majority of the proposed development site having negligible value. Great Crested Newt are present in a pond 30m to the south of the development site, so there is some potential for impacts on terrestrial habitats. However, the habitats potentially used by this species within the application site are sub-optimal and very restricted in scale, being limited to the boundary hedgerows and associated ruderal strip. Other habitats outside the application boundary were of higher value for newts. The consultant ecologist only found a very small number of great crested newt eggs in the pond (para. 3.3.2.), and the ecology assessment provides sufficient confidence that any population of great crested newts is likely to be small and any potential impacts will be restricted to the boundary features. A condition to secure submission and approval of an ecological method statement during construction for great crested newt is recommended. Biodiversity enhancements should also be secured by condition.

CONTAMINATED LAND OFFICER

No objections.

ENVIRONMENTAL HEALTH OFFICERS

No objections subject to a condition to manage surface water drainage

FLOOD & WATER MANAGEMENT TEAM

No objection subject to implementation in accordance with the approved Flood Risk Assessment and Surface Water Drainage Strategy.

REPRESENTATIONS

Three representations received making the following comments:

- Impact upon highway safety; and
- Impact upon flooding.

ASSESSMENT NOTES

1.0 The application is referred to Planning Committee as it is contrary to Policy.

2.0 Principle of development

2.1 A large part of the site has extant outline planning permission for up to 6 dwellings, with access approved from Cley Lane, ref: 3PL/2015/0450/0. This has established the acceptability of residential development of the majority of the current application site. This fall back position is a significant material planning considering weighing in favour of this current application.

2.2 This current application for full permission proposes a lesser scheme of 4 no. dwellings on a similar, albeit slightly larger red line area, which includes some additional land to the South East.

2.3 The site with outline consent, and this current application site, are located outside the defined developments limits where the principle of residential development is considered to be unacceptable. However, it remains the case that the Authority is unable to demonstrate a 5-year supply of deliverable housing sites, therefore, in accordance with paragraph 49 of the National Planning Policy Framework (NPPF), the relevant policies for the supply of housing should not be considered up-to-date and the presumption in favour of sustainable development should apply. In accordance with paragraph 14 of the NPPF an assessment must therefore be undertaken as to whether any adverse impacts of granting planning permission for residential development in the open countryside would significantly and demonstrably outweigh the benefits. This approach has been undertaken for the outline scheme for 6 dwellings, which was considered to be acceptable, notwithstanding the encroachment into open countryside and departure from the Development Plan.

3.0 Landscape and Visual Amenity

3.1 The site has extant outline consent for up to 6 dwellings. The current application proposes a reduced scheme, with 2 no. 2-storey dwellings on the site frontage and 2 no. single storey dwellings positioned behind. It is considered that the detailed layout and scale of the proposals would be in keeping with the character and appearance of the locality, would be seen within the context of existing development on Ladybird Lane and Honeybee Grove to the West and would not exert any harmful effects in relation to landscape character or visual amenity. The proposals are therefore considered to be in accordance with Policies CP11, DC1, DC2 and DC16 of the Adopted Core Strategy and Development Control Policies DPD, 2009.

4.0 Design

4.1 The detailed size, scale, design and appearance of the four dwellings is considered to be acceptable and in keeping with other properties in the village. Conditions are recommended to agree facing materials, a detailed hard and soft landscaping scheme and boundary treatments. Subject to managing these details it is considered that the proposals would be acceptable in relation to Policies DC2 and DC16 of the Adopted Core Strategy and Development Control Policies DPD, 2009.

5.0 Flood Risk and Drainage

5.1 The site is in Flood Zone 1 and therefore not at risk of flooding. Flood Zone 3 is however located in close proximity to the east. The Lead Local Flood Authority has been consulted and has considered the applicant's detailed Flood Risk Assessment and Surface Water Drainage Strategy, which is considered to be acceptable. Subject to implementation in accordance with this approved report and strategy the development will not be at risk from flooding and will not increase the risk of flooding to other land and property. The Council's Environmental Health Officer has also recommended a condition to manage surface water drainage. The proposals are therefore considered to accord with Policy DC14 of the Adopted Core Strategy and Development Control Policies DPD, 2009.

6.0 Neighbour Amenity

6.1 The proposed siting, size, scale, configuration, orientation and detailed design and appearance of the proposed dwellings is considered such that there will be no harmful effects on neighbour amenity. A first floor window in bedroom 2 in the Northern elevation of Plot 1 would overlook the existing property to the North, therefore a condition is recommended to ensure this is obscurely glazed and retained as such in perpetuity. There proposals are therefore considered to accord with Policy DC1 of the Adopted Core Strategy and Development Control Policies DPD, 2009.

7.0 Access, Highway Safety and Parking

7.1 Access is proposed via Cley Lane using a single access to serve all four properties, feeding off to separate dedicated parking and turning areas for each dwelling. The County Highways Authority has been consulted and has no objections to the proposed access arrangement, subject to conditions regarding provision of the access, visibility splays, parking and turning in accordance with the approved details. The proposals are therefore considered to be in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Policies DPD, 2009.

8.0 Ecology

8.1 Surveys have confirmed that a small population of Great Crested Newt is present in a nearby pond, however the County Ecologist has outlined that the majority of the development site has negligible ecological habitat value, therefore the ecological impacts of the proposals are considered to be low. As a precautionary measure, a condition to secure submission and approval of an ecological method statement during construction for great crested newt is proposed. A Biodiversity enhancements condition is also recommended. Subject to these conditions it is considered that the proposals would accord with

9.0 Trees

9.1 The application is supported by arboricultural survey and implications assessment. The Tree Officer is satisfied that the proposals will have no adverse effects on trees on and adjacent to the site. The proposals are therefore considered to accord with Policy DC12 of the Adopted Core Strategy and Development Control Policies DPD, 2009.

10. Conclusion

10.1 The site already benefits from an extant outline consent for 6 dwellings, therefore the principle of residential development of the site has already been established. This current full planning application for 4 dwellings is considered to be acceptable and comprises a sustainable development that should be approved without delay. There are no identified harms which would significantly or demonstrably outweigh the benefits of approving the application. The application is therefore recommended for approval, subject to the conditions set out below.

RECOMMENDATION

Planning Permission

CONDITIONS

3007	Full Permission Time Limit (3 years)
3047A	In accordance with submitted plans NEW 2017
3450	Non-standard landscaping condition
3860	Non-standard drainage condition
3920	Non-standard condition
3935	Non-standard condition
3214	Obscure glass

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3104	External materials to be approved	This condition will require to be discharged
3140	Prior approval of slab level	This condition will require to be discharged
3408	Landscaping - details and implementation	This condition will require to be discharged
3410	Hardlandscaping - details and completion	This condition will require to be discharged
3405	Fencing/walls - details and implementation	This condition will require to be discharged
3804	Precise details of foul water disposal	This condition will require to be discharged
3946	Contaminated Land - Unexpected Contamination	This condition will require to be discharged

ITEM: 4	RECOMMENDATION: APPROVAL
REF NO: 3PL/2017/0702/O	CASE OFFICER: Natalie Levett
LOCATION: BEESTON Adjacent Brookside Syers Lane	APPNTYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT: Mr Stephen Garner 133 Dereham Road Mattishall	
AGENT: Sketcher Partnership Ltd First House Quebec Street	
PROPOSAL: Erection of two detached dwellings	

KEY ISSUES

- Principle of Sustainable Development
- Design and Impact on the Character and Appearance of the Area
- Amenity Impact
- Highway Impact
- Impact on Ecology

DESCRIPTION OF DEVELOPMENT

This application seeks outline planning permission for the erection of two, four (or more)-bedroom dwellings in Beeston. The outline application is for all Matters Reserved, although the supporting documents do provide details for illustrative purposes so are indicative but the details would be for the Reserved Matters stage.

SITE AND LOCATION

The application site relates to a 0.35 hectare site. It is roughly rectangular in shape measuring approximately 70m by 51m. The site is bounded by residential properties and agricultural/open fields. The site itself is bounded by mature trees and hedging at varying heights.

EIA REQUIRED

Not required.

RELEVANT SITE HISTORY

- 3PL/2016/1385/O: Erection of four detached dwellings - refused
- 3PL/2003/0250/O: Erection of two dwellings - refused 2003

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.04	Infrastructure
CP.09	Pollution and Waste
CP.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not applicable.

CONSULTATIONS

BEESTON P C

The parish council supports this application which is in accordance with its comments on the previous application for the site.

CONTAMINATED LAND OFFICER

No objection, subject to conditions.

NORFOLK COUNTY COUNCIL HIGHWAYS

No highway objection, subject to conditions.

TREE AND COUNTRYSIDE CONSULTANT

Concern regarding the hedge along the site frontage of Syers Lane, which is likely to be important under the 1997 Hedgerow Regulations. It is unclear if the hedge can be retained whilst achieving the required highways visibility and/or road widening.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objections, subject to conditions.

HSE: do not advise, on safety grounds, against the granting of planning permission in this case.

REPRESENTATIONS

A Site Notice was displayed on 16th June 2017, advertised in the EDP and four neighbours directly notified.

Four neighbour representations have been received - three objecting to the proposal and one raising comments. A summary of the representations are as follows:

- increase in traffic;
- narrow lane and would not support any more traffic;
- development would pose danger to children walking to school, cyclist, dog walkers, ramblers, cyclists and horse riders;
- outside the Settlement Boundary;
- it would set a precedent for further applications;
- not materially different to the previously refused application for 4 dwellings;
- problems raised during construction;
- how will foul drainage be disposed of;
- out of character with the historic surrounding area;
- impact on trees;
- will a footpath be considered?
- will ecological report be prepared?
- another application is being considered in this road, if both approved, they will lead to chaos;
- inaccurate information in the submission (e.g. shop closed 10 years ago and pub closed 1 year ago);
- impact on capacity of the school;
- destruction of the natural environment.

ASSESSMENT NOTES

1.0 Reason for Committee Determination

1.1 The application is being referred to Committee for determination because the site is outside the Settlement Boundary and recommended for approval.

2.0 Principle of Development

2.1 This application seeks outline planning permission with all matters reserved for the erection of two, four (or more)-bed dwellings on land outside of any defined Settlement Boundary (although it is adjacent to Beetson Settlement Boundary). For this reason, the proposal conflicts, in principle, with Policies SS01, DC02 and CP14 of the adopted Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries.

2.2 However, paragraph 49 of the NPPF states that where an authority does not have an up-to-date five

year housing land supply (the current published figure is 4.6 years), the relevant local policies for the supply of housing, as referred to above, should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

2.3 The NPPF constitutes guidance for local planning authorities and decision-takers and is a material consideration in the determination of planning applications to achieve sustainable development. The Government outlines three dimensions to sustainable development: economic, social and environmental, (paragraph 7). Paragraph 8 states that these roles should not be undertaken in isolation, because they are mutually dependent and that the planning system should play an active role in guiding development to sustainable solutions. A balanced assessment against these roles is, therefore, required.

2.4 In terms of the economic criteria, the proposal would provide two new dwellings and would, therefore, make a positive, albeit small, contribution to the housing supply. The proposal would have limited short-term economic benefits through labour and supply chain demand required during construction and longer-term economic benefits through the additional household spend within the wider area that would be generated by the provision of two dwellings.

2.5 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. The site is adjacent to the Beeston Settlement Boundary. Beeston is defined by Policy SS1 as a rural settlement that has "few, or in some cases no, local services". Beeston has a primary school and village hall. Litcham, a local service centre is approximately 4.02km (2.5miles) from the site. Dereham (approximately 11.27km/7miles) and Swaffham (approximately 20.12km/12.5miles) are mid-sized market towns, which provide a "good range of services for their residents' day-to-day needs".

2.6 The public transport services No 1 and No 2 do not provide frequent services and there is no pavement.

2.7 On balance, given that the site is adjacent to the Settlement Boundary, subject to the Reserved Matters application, the proposal has the ability to comply with the NPPF's economic and social principles.

3.0 Design and Impact on the Character and Appearance of the Surrounding Area

3.1 The environmental role of sustainable development seeks to, in part, contribute to protecting and enhancing the natural, built and historic environment. Consideration of a development's impact on the character and appearance of the area within which it is situated is, therefore, integral to the environmental dimension of sustainable design, as is its design.

3.2 Policy DC16 requires all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/ townscape effect of any increased density.

3.3 The design and landscaping is not for consideration at this stage and is for the Reserved Matters stage. The submitted plans show an indicative layout and street scene, although this cannot be relied upon as the final proposal.

3.4 The space that surrounds buildings is just as important as the buildings themselves. Given the nature of the area with residential development being located in fairly large plots of land, the siting and plot size for the new dwellings, from the indicative plan and the plot size, is considered acceptable and appropriate to the surrounding area and in accordance with policies DC01 and DC16, as well as having regard to the National Planning Policy Framework (in particular paragraphs 56, 58, 60 and 64).

3.5 However, Policy DC12 seeks to preserve the District's trees, hedgerows and other natural features and secure appropriate landscaping schemes to mitigate the impact of, and complement, new development.

3.6 The Tree and Countryside Consultant has advised that there is concern relating to the hedge along the site's frontage of Syers Lane. The hedge is over 20 metres long and older than 30 years. The mix of species and associated features may well mean that the hedge would be recognised as being important under the 1997 Hedgerow Regulations. The presumption is in favour of protecting and retaining important hedgerows. Under the current proposal it is not clear if the hedge can be retained whilst achieving required highways visibility and/or road widening.

3.7 The applicant's agent has been asked for a response to this and Members will be updated at Committee.

4.0 Impact on amenity

4.1 Policy DC1 seeks to protect residential amenity and that all new development must have regard to amenity considerations and states that development will not be permitted where there are unacceptable effects on the amenity of neighbouring residents and future occupants.

4.2 Given the size of the plot, the design of the area and the number of dwellings proposed, it is likely that the amenity of the new properties and existing would not be compromised, but this would be fully assessed at the Reserved Matters stage.

4.3 The proposal, therefore, is considered to have the ability to comply with Policy DC01.

5.0 Highways Impact

5.1 The NPPF requires new developments to provide safe and suitable access to the site for all people. Policy CP4 seeks to ensure that all access and safety concerns are resolved in new developments.

5.2 The Highway Authority has advised that the number of dwellings has reduced from 4 to 2. The site is located in a village with limited service provision, which includes a primary school, a pub, a village hall and a limited bus service. It is, therefore, considered that residents will be reliant on travelling by car to access the

full range of facilities and amenities required on a daily basis. The site is served by a single track road and is around 100m from the nearest footway provision adjacent to the school. Whilst the Highway Authority would ideally wish for the existing footway to be extended to the site, they appreciate that insufficient land exists within the highway to achieve this without unacceptably narrowing the already restricted carriageway.

5.3 Although the application is submitted in Outline, with all matters reserved for future consideration, the applicant has indicated that they are willing to carry out some localised widening of Syers Lane to 4.8m along the site frontage. Any such widening would have to be on the site side of the carriageway and would have an effect on the existing ditch and boundary hedge. Given the proximity of the site to C221 Dereham Road, which links into the wider road network, and the applicants proposal to carry out some localised road widening, the Highway Authority consider it would be difficult to substantiate a highway objection but details what would be required in the Reserved Matters application together with relevant conditions.

6.0 Ecology

6.1 Policy CP10 seeks to protect the natural environment including protected species and Policy CP11 seeks the protection and enhancement of the landscape for the sake of its intrinsic beauty and benefit to the rural character. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including consideration of individual or groups of natural and man-made features such as trees, hedges and woodland or rivers, streams or other topographical features.

6.2 The ecologist advised that their previous comments detailed the need for Great Crested Newt (GCN) Surveys. These have now been carried out and a full report provided (BiOME Consulting, 19th May 2017). Two full surveys of four out of five ponds within 250m of the site were surveyed for GCN and none were found. In addition, no reptiles were found during the reptile surveys also carried out.

6.3 The ecologist is, therefore, satisfied that if the application is recommended for approval, works can proceed without an EPS licence. However, the applicant should be aware of their obligations towards nesting birds, which could also be conditioned.

6.4 In addition, they advise that the applicant should also consider enhancing the site for biodiversity as recommended in Section 4.9 of the Extended Phase 1 Habitat Survey (BiOME Consulting, November 2016). This would be considered in the Reserved Matters application.

6.5 As a result, it is considered that the proposal complies with Policy CP10 and the NPPF.

7.0 Other issues

7.1 Policy CP9 seeks to ensure that development minimises any unavoidable polluting effects and the development's design should actively seek to minimise or mitigate against all forms of pollution.

7.2 The Contaminated Land Officer was consulted on this application and raised no objections, subject to conditions.

7.3 With regard to the objections raised by local neighbours, some matters have been addressed in the assessment above and others would be for the Reserved Matters application.

8.0 Conclusion

8.1 The proposal is for outline permission for two dwellings on a site that has previously been refused for four dwellings. Subject to satisfactory receipt of comments from the ecologist and the response to the Tree and Countryside Consultant's comments, the application is recommended for conditional approval because the proposal is has the ability to comply with relevant policies as part of the Reserved Matters stage.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

3005	Outline Time Limit (3 years)	
3058	Standard Outline Condition	
3047A	In accordance with submitted plans NEW 2017	
3920	Non-standard condition	
DE07	Number of dwellings only (outline)	
3750	Non-standard highways condition	
3923	Contaminated Land - Informative (Extensions)	
3920	Non-standard condition	
3994	Ecology condition	
2014	Criterion E - Planning Apps Where Approved	
3140	Prior approval of slab level	This condition will require to be discharged
3060	Standard outline landscaping condition	This condition will require to be discharged
3408	Landscaping - details and implementation	This condition will require to be discharged
3802	Precise details of surface water disposal	This condition will require to be discharged
3804	Precise details of foul water disposal	This condition will require to be discharged
3942	Ground Gas condition	This condition will require to be discharged
3946	Contaminated Land - Unexpected Contamination	This condition will require to be discharged

ITEM: 5	RECOMMENDATION: APPROVAL
REF NO: 3PL/2017/0854/D	CASE OFFICER Thorfinn Caithness
LOCATION: LITCHAM 8 Church Street Litcham	APPNTYPE: Reserved Matters POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: Y LB GRADE: Adjacent Grade 2 TPO: N
APPLICANT: Bespoke Norfolk Ltd 8 Greevegate Hunstanton	
AGENT: Andrew Page - Architect Bramble Cottage St Andrews Lane	
PROPOSAL: Erection of 3 dwellings	

REASON FOR COMMITTEE CONSIDERATION

This application is referred to committee at the request of the Ward Representative.

KEY ISSUES

Layout
Landscaping
Scale
Appearance
Access
Trees
Heritage Assets
Contamination
Other Matters

DESCRIPTION OF DEVELOPMENT

This is an application for approval of reserved matters (Appearance, Landscaping, Layout and Scale), for the erection of 3 dwellings pursuant to an outline planning permission, allowed on appeal.

When considering the outline appeal, the Inspector was mindful of the fact that the site is located outside the defined development limits of the village, but he placed greater weight on the positive contribution the development would make to the Council's shortfall in housing land provision, combined with economic and social sustainability benefits. Moreover, the Inspector was satisfied that the proposed access from Church Street was acceptable given the small scale nature of the development, likewise the effects on neighbour amenity and trees.

The principle of the development has been established and this application seeks approval of the layout and landscaping of the site and the scale and appearance of the dwellings only.

Layout

The proposed layout comprises an arrangement of 3 no. dwellings in a linear East - West configuration, with principal front elevations facing North onto the access and the rear elevations facing South into private rear gardens. A turning head is proposed between Plots 2 and 3. Plots 1 and 2 have detached double cart sheds located to the side / rear. Plot 3 has an integral double garage / car port. Each property is served with front, side and rear gardens, plus off-street parking and turning areas.

Landscaping

The proposed landscaping scheme comprises principally of the retention of the existing mature hedges on the Northern and Southern boundaries, with gaps to be filled with matching species. Rear gardens are to be defined by 1.8m high close boarded fences where not denoted by existing hedges.

Scale

The three proposed dwellings comprise two storey properties, albeit with first floor rooms accommodated within the roof spaces. The ridge heights to Plots 1 and 2 are 6.4m and 6.6m for Plot 3. The garage ridge heights to Plots 1 and 2 are 4.2m and 4.6m for Plot 3. Plots 1 and 2 are 3/4 bedroom dwellings. Plot 3 is a 2/3 bedroom dwelling. The garages and car ports are of single storey height.

Appearance

The proposed dwellings have pitched roof forms with first floor rooms accommodated within the roofs. Roof lights are proposed to bathrooms, toilets and stairwells in the Northern elevation to prevent overlooking of existing neighbouring land and property to the North. Dormer windows are proposed in the rear Southern elevations. The garages and car ports are also of pitch roof form. There are no details of facing materials therefore a pre-commencement condition is recommended to agree these.

SITE AND LOCATION

The site comprises a rectangular parcel of land located to the rear (West) of 10 -12 Church Street, and South of Manor Drive. Open countryside is located to the South and West. Access is gained from Church Street via a narrow lane approximately 80m in length and 4.8m in width, which also serves the Post Office (12 Church Street), and 8 and 10 Church Street.

The site is located outside but contiguous with the defined settlement boundary for Litcham, except for part of the access at its Eastern end which is located inside the development limits.

The site is located approximately 50m West of the designated Litcham Conservation Area boundary, except for the eastern end of the access which is situated inside the Conservation Area boundary. The Post Office, (12 Church Street), is a Grade II Listed Building. The site is in Flood Zone 1 and not at risk of flooding.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2013/1111/0

Outline Planning Permission for Residential Development, Including Access

Refused 03 February 2014

Allowed on Appeal 03 November 2014.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

The outline planning permission is subject to a S106 Legal Agreement which secures financial contributions towards affordable housing and public open space.

CONSULTATIONS

LITCHAM P C

Object on the following grounds:

- Objected to the original application, 3PL/2013/1111/O, as the access is too narrow and would lead to congestion;
- Should be withdrawn until such time as the long term future of the shop is assured;
- Issues regarding the access, which is not within the applicants ownership and is in continuous use for the shop and post office. May result in complaints from new residents;
- Plans do not allow for turning within the individual plots;
- The area either side of the access is in use at all times for customers to the shop, which severely restricts visibility from the access;
- Due to the width of the access large vehicles would not be able to access the new dwellings;
- No provision for the siting of bins and potential issues if left permanently sited on the road at the end of the access;
- Additional traffic along access could harm the Grade II listed building;
- Three dwellings is too many and proposed dwellings are too large for the site; and
- Proposed dwellings are out of keeping.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to conditions relating to provision of widened access, parking, turning and surface water drainage interception.

CONTAMINATED LAND OFFICER

No objection subject to contamination condition.

HISTORIC BUILDINGS CONSULTANT

No objection in broad terms of principle provided that the intensification does not dictate that the existing access to the east will be enlarged.

FACILITIES MANAGEMENT

Acknowledged, but no specific comments.

TREE AND COUNTRYSIDE CONSULTANT

No objection subject to conditions.

REPRESENTATIONS

Three local representations received making the following comments:

- Access is not suitable and is too narrow;
- Proposed development would damage the shop and result in the village losing the shop;
- Existing access not capable of supporting additional traffic and construction traffic;
- Impact upon adjacent Grade II listed building;
- Impact upon neighbour amenity, in terms of overlooking, privacy,
- Overdevelopment of the site, insufficient space within plots to turn;
- Access not within ownership of applicant;
- Issues regarding access;
- Boundary hedge not within applicants ownership and should be retained; and
- No provision for wheelie bin storage.

ASSESSMENT NOTES

1.0 This application is referred to committee at the request of the Ward Representative.

2.0 Layout

2.1 The proposed layout is considered to be acceptable and demonstrates that three dwellings can be accommodated comfortably on site, together with appropriate levels of parking, turning and private amenity space. Likewise, there are acceptable separation distances from existing neighbouring properties. The proposals are therefore considered to be acceptable in relation to Policies DC1, DC16 and DC19 of the Adopted Core Strategy and Development Control Policies DPD, 2009, with respect to impacts on amenity, design and parking provision.

2.2 The Parish Council has expressed concerns that there are no details for the siting of bins. There is space with the respective curtilage of each property to accommodate bins and on collection days it is considered reasonable for these to be placed at the head of the access next to Church Street for a temporary period only.

2.3 The Highways Authority is content with the proposed access, parking and turning arrangements, subject to conditions to secure widening of the access to 4.8m and maintenance as such thereafter, interception of surface water to prevent discharge onto the highway, and provision and retention thereafter of the approved access, parking and turning areas.

3.0 Landscaping

3.1 The proposed landscaping scheme retains the existing mature hedges on the Northern and southern boundaries, which are important features of the site worthy of retention and incorporation. The scheme is therefore acceptable in relation to Policy DC12 of the Adopted Core Strategy and Development Control Policies DPD, 2009, which seeks to protect important trees and landscapes and ensure provision of appropriate landscaping schemes to mitigate the impact and compliment the designs of new development. Condition 7 of the Inspector's appeal decision requires full details of hard and soft landscaping and boundary treatments to be submitted and agreed.

4.0 Scale

4.1 The size and scale of the development is considered acceptable. The design approach is to have first floor rooms accommodated in the roof spaces, which enables ridge heights to be limited to a maximum of 6.6 m. This ensures there will be no harmful physically overbearing, dominating or overshadowing effects on existing neighbours. The proposed height and scale of the development is therefore acceptable in relation to impacts on residential and visual amenity, in accordance with the requirements of Policy DC1 of the Adopted Core Strategy and Development Control Policies DPD, 2009.

5.0 Appearance

5.1 The design and appearance of the proposed dwellings are considered to be acceptable. Section 7 of the National Planning Policy Framework, NPPF, makes it clear that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to the local environment, however the planning system should avoid unnecessary prescription or detail, should not attempt to impose architectural styles or particular tastes, and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. The proposed design and appearance of all three dwellings is considered to be one which is in keeping with the character and appearance of the locality and would satisfactorily reinforce local distinctiveness. A condition to agree materials is considered necessary in the interests of visual amenity.

6.0 Access

6.1 Whilst concerns have been raised the narrowness and suitability of the proposed access, including intensification of use, the principle of using the access to serve a development of 3 dwellings has been established at the outline planning stage, and therefore this issue cannot be revisited.

7.0 Heritage Assets

7.1 The Inspector, when allowing the outline approval, raised no concerns about the intensification of use of the access on the Listed Post Office building. The Council's Historic Buildings officer has also raised no objections, provided that the intensification does not dictate that the existing access to the east will be enlarged. The outline proposals include consent to demolish a section of existing wall located further West

into the site but the larger wall which extends up to Church Street is to be retained.

8.0 Trees

8.1 The Council's Tree officer has no objections subject to a condition requiring that the development shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) and that no operations shall commence until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

9.0 Contamination

9.1 The Council's contamination officer has concerns about potential contamination from an underground fuel tank and has advised a standard contamination condition. Condition 9 of the Inspector's decision already deals with this consideration therefore repetition of the condition is not necessary.

10.0 Land Ownership

10.1 The Parish Council has outlined that the site access is not within the applicant's ownership. This is not a material planning consideration to which any weight can be attached. It will be for the applicant / developer to secure any necessary third party access consents in this regard.

11.0 Conclusion

11.1 In conclusion, the principle of residential development of the site for three dwellings with access from Church Street has already been established. The submitted details with respect to the layout and landscaping of the site and the scale and appearance of the dwellings are acceptable. The proposals are therefore in accordance with the relevant policies of the Adopted Core Strategy and Development Control Policies DPD, 2009. The recommendation is therefore one of approval.

RECOMMENDATION

Approval of Reserved Matters

CONDITIONS

3012	Approval of Reserved Matters condition
3047	In accordance with submitted
3920	Highways - Access & Drainage
3920	Highways - Provision of Parking and Turning
3920	Non-standard condition - Vegetation Removal
3920	Non-standard condition - Tree Protection
4000	Variation of approved plans

BRECKLAND COUNCIL - PLANNING COMMITTEE - 23rd October 2017

- 3996** Note - Discharge of Conditions
- 2014** Criterion E - Planning Apps Where Approved
- 2001** Application Approved Following Revisions
- 3106** External materials and samples to be approved This condition will require to be discharged

ITEM: 6	RECOMMENDATION: APPROVAL
REF NO: 3PL/2017/0942/HOU	CASE OFFICER Tom Donnelly
LOCATION: THETFORD 57 Bury Road Thetford	APPNTYPE: Householder POLICY: In Settlement Bndry ALLOCATION: N CONS AREA: Y LB GRADE: Adjacent Grade 2 TPO: N
APPLICANT: Mr N Pettit c/o agents	
AGENT: Anglia Design LLP 11 Charing Cross Norwich	
PROPOSAL: Proposed alterations to the annexe attached to No. 57 Bury Road, Thetford. (Eaves to be raised by 525mm and roof pitch to rise from 35 degrees to 40 degrees)	

DEFERRED REASON

REASON FOR COMMITTEE CONSIDERATION

Consideration by members for clarity and transparency. There is also a current application also being considered on the same agenda Ref: 3PL/2016/0596/F which has been remitted back to the council for determination.

KEY ISSUES

Design and appearance
Impact on amenities of adjoining neighbours
Impact on Highway Safety
Impact on Locality and Conservation Area

DESCRIPTION OF DEVELOPMENT

The proposal seeks alterations to an existing annexe structure to allow first floor accommodation. The alterations include an increase of 525mm to the eaves height and an increase in roof pitch from 35 degrees to 40 degrees. The proposed development will be carried out using materials to match those on the existing structure.

SITE AND LOCATION

The application site is at 57 Bury Road in Thetford. Number 57 is a two storey, semi-detached property located within the Thetford Settlement Boundary and Conservation Area. The building to which the works will take place is situated to the rear of the main dwelling and is currently one and a half storey in nature.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2016/0596/F- Conversion of existing barn to create one residential dwelling. Decision remitted back to the council for re-consideration. Application to be considered at Planning Committee on 23rd October 2017.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

THETFORD T C

No objections to this aspect but objections remain to other aspects

HISTORIC BUILDINGS CONSULTANT

No objection subject to overlooking issues

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection

NORFOLK COUNTY COUNCIL HIGHWAYS

You will be aware from my response in respect of the proposal to convert an outbuilding adjacent to this annexe (3PL/2016/0596) that I have concerns regarding the intensification of the use of the main site access owing to its restricted width and substandard level of visibility onto Bury Road.

It was noted, at the time of that submission, that the annexe solely comprised a single room and a toilet on the ground floor with no access to the first floor. The current proposal seeks to create a one-bedroom living unit which the applicants agents have advised will be used ancillary to the main dwelling and that the

applicant is happy for a condition to be imposed in this respect.

This Authority usually regards such proposals in the same way as any extension to the main family living accommodation which would be occupied by family members, capable of car sharing ,and which does not usually give rise to an appreciable increase in additional traffic.

As such it would be very difficult to substantiate a highway objection to the proposal, in particular as the annexe already exists, provided the use is restricted to being ancillary to the main dwelling. However, the applicant should be made aware that this Authority would resist any future proposal to remove the condition to enable the annexe to be sold or sublet away from the main dwelling.

REPRESENTATIONS

10 neighbours were consulted on this application with the 21 days expiring on 21-08-17.

Additionally, a site notice and press notice were posted for the application which expired on 07-09-17 and 28-08-17 respectively.

5 letters of representation were received from 1 neighbour which raised concerns regarding inaccuracies on the plans, the use of the building as a separate unit, and attention was drawn to the highways objections on 3PL/2016/0596/F.

ASSESSMENT NOTES

The key issues of consideration with this application are the design and appearance of the proposal, the impact on the amenities of the adjoining neighbours, the impact on highway safety and the impact on the Conservation Area. These issues were considered with regards to Policies DC16, DC1, DC2, DC19 and DC17 as well as Section 72 of the Planning (Listed Building and Conservation Area) Act 1990.

Design and appearance-

The proposal seeks alterations to an existing annexe structure to allow first floor accommodation. The alterations include an increase of 525mm to the eaves height and an increase in roof pitch from 35 degrees to 40 degrees. The proposed development will be carried out using materials to match those on the existing structure. The proposed alterations to the building are minor in nature and are therefore not considered to substantially alter the character or appearance of the building of site as a whole. Additionally, the building is situated behind the main dwelling and is therefore screened from the public highway. It is therefore not considered that the proposal will result in an impact on the character or appearance of the street scene. As the proposed materials are to match the existing structure, this too is considered to remain in keeping with the site as it stands. Overall, it can be considered that the proposal would satisfy the requirements of Policy DC16 in terms of design and appearance.

Impact on amenities of adjoining neighbours-

The impact of the proposal on the amenities of the adjoining neighbours was considered with regards to Policy DC1. As the proposal would result in habitable space at first floor level, the primary area of consideration would be wither any overlooking would be caused by the proposal. As the main source of light to the first floor element would come from roof lights, it is not considered that these would afford views over or into adjoining properties and as such, would not result in an overlooking effect. Overall, it is therefore considered that the proposal would satisfy the requirements of Policy DC1 in terms of the preservation of

neighbour amenity.

Principle of Annexe-

As the proposal will result in a new, detached annexe from the existing property, it should be considered whether the principle of the annexe would be acceptable in terms of its scale and relationship to the existing property. In this instance, the level of accommodation to be provided is considered to be minimal due to only 1 bedroom being created with additionally living/kitchen facilities. While it is accepted that the annexe will become self-contained in a literal sense due to it being detached from the main property, it is considered that it maintains an ancillary appearance and relationship to the main dwelling due to its close proximity. It has been confirmed by the agent that the annexe is proposed for ancillary accommodation and that conditions will be imposed to will enforce this.

Impact on highway safety-

The impact on highway safety was considered in conjunction with consultation with the Local Highway Authority. On the basis that the building is to be used as an ancillary annexe to the main building and that suitably worded conditions are accordingly imposed, they Highway Authority have stated that they would find it hard to substantiate an objection to the proposal. It is of note that they state that they would resist any future proposals to remove the ancillary condition from the permission in order to allow the unit to be used as a separate dwelling. It is noted that the access that serves the site is not of high quality and the visibility splays do not meet highway requirements. However, it is not considered that an ancillary annexe would intensify the use of the access and therefore would not compromise highway safety to a degree that would warrant a refusal. In light of the above, on balance it is considered that the proposal is acceptable with regard to parking provision and highway safety.

Impact on Locality and Conservation Area-

Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings. The siting of the proposed work is completely screened from the street scene by other, existing buildings. As such, it is not considered that the proposal would impact on the Conservation Area from a street scene perspective. In fact, due to the minor nature of the works and the lack of visibility they have from a street scene perspective, in conjunction with a matching external appearance to the existing building, it is considered that the Character and Appearance of the Conservation Area would be preserved by the proposal. The proposal is therefore considered to satisfy the requirements of Policy DC17 and Section 72 of the Planning (Listed Building and Conservation Area) Act 1990.

Conclusion-

On balance, the proposal is considered to be acceptable in planning, heritage and highway terms and is accordingly recommended for approval, subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

3007	Full Permission Time Limit (3 years)	
3047A	In accordance with submitted plans NEW 2017	
MT02	External materials as approved	
4000	Variation of approved plans	
2000	NOTE: Application Approved Without Amendment	
2011	Criterion B - Householder - Where Approved	
HA32	Ancillary condition	This condition will require to be discharged

ITEM: 7	RECOMMENDATION: APPROVAL
REF NO: 3PL/2017/1092/VAR	CASE OFFICER Tom Donnelly
LOCATION: HOCKHAM West Farm Great Hockham	APPNTYPE: Variation of Cond's POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT: Mr Alex Beard West Farm Vicarage Road	
AGENT: Mr Neil Cordell Darroween High Road	
PROPOSAL: Variation of conditions 1 & 4 to 3PL/2013/0535/F	

DEFERRED REASON

REASON FOR COMMITTEE CONSIDERATION

The application has been called in by a Councillor

KEY ISSUES

Design and appearance
Impact on adjoining neighbours
Impact on character and landscape

DESCRIPTION OF DEVELOPMENT

The application seeks a variation of conditions 1 & 4 on 3PL/2013/0535/F. The variations are in relation to proposed materials and proposed landscaping on the site. With regards to the materials, the original scheme proposed a timber cladding which it is proposed to replace with a dark green, metal cladding. With regards to the landscaping, the original condition was a 'pre-commencement' condition and this application seeks to retrospectively satisfy the condition.

SITE AND LOCATION

The site is that of two partly erected straw storage buildings currently with no roofing or cladding, approved in 2013, standing within a wider agricultural holding known as West Farm and comprising a pig unit operating in a number of buildings, open straw barns to the north and two dwellings to the eastern boundaries. Land to the south of the buildings is used for horses and an associated stable building stands on the shared boundary between those fields and the farmyard. Two dwellings, not related to the holding, stand to the west of the site, the closest being Mill House which lies directly west of the site, some 60m from the buildings and screened by well established hedging. An area of grass separates the residential boundary from the buildings. A second dwelling, known as Forest Lodge, lies to the south west, some 70m from the buildings and screened by hedging. Some planting has been carried out adjacent the buildings, as required by a

previous permission.

The SPA lies to the north of the site. Access will remain from Thetford Road via Vicarage Road which, at this point, is an unmade track.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2013/0535/F Permission 30-08-13

Extension of existing straw barns & cladding sides and roof of barn

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

GREAT HOCKHAM P C

The Parish Council Strongly Object to any alteration to the permission granted in 2013. Previously, the Applicant/Agent fully accepted conditions imposed on permission. Originally approved timber boarding will provide a more aesthetically pleasing view.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections

TREE & COUNTRYSIDE CONSULTANT

I am satisfied that planting has been undertaken as per the approved drawing.

ENVIRONMENTAL HEALTH OFFICERS

No objections

ENVIRONMENT AGENCY

No Comments Received

REPRESENTATIONS

3 neighbours were consulted on the application with the 21 days expiring on 21-09-17. Additionally, a site notice was posted which expired on 26-09-17.

2 letters of objection were received which raised concerns regarding the visual impact of the proposal on the landscape with regards to the proposed metal cladding, and also with the future use of the building if the proposal was approved.

ASSESSMENT NOTES

The key issues of consideration with this application are the design and appearance of the proposed, amended materials and the impact of the development on the character and landscape of the surrounding area. These issues were considered with regards to Policies DC16 and DC12 respectively.

Design and appearance-

The application seeks a variation of conditions on 3PL/2013/0535/F. The variations are in relation to proposed materials and proposed landscaping on the site. With regards to the materials, the original scheme proposed a timber cladding which it is proposed to replace with a dark green, metal cladding. With regards to the landscaping, the original condition was a 'pre-commencement' condition and this application seeks to retrospectively satisfy the condition. It is considered that the proposed cladding is suitable when considered in the context of the site. The building itself is constructed using a metal frame and, as such, it is not considered that the use of a metal cladding would appear out of keeping with the existing building. It is also worth noting that a similar metal cladding has been used on other buildings throughout the site and it would therefore be more in keeping with continue with the use of this material. Another factor for consideration is the small amount of the building that it is proposed to clad. Namely, the end gable wall, and a small wrap around element on each longer wall. Due to the scale of the building, it is not considered that cladding this small area would substantially alter the appearance of the building or prove to be harmful to the surrounding area. When considering the impact of the proposal on the character and appearance of the surrounding area, while the existing building is visible from the highway, it is set back substantially from the highway and would therefore only be viewed from a distance. It is not felt that the proposed material would be harmful to the surrounding landscape as it is not felt that it would be distinguishable from such a large distance. Overall, it is felt that the proposed amendment to the cladding to be used is acceptable with regards to Policy DC16 in terms of design and appearance and Policy DC12 in terms of the impact on the landscape.

Impact on adjoining neighbours-

The impact of the proposed materials on the outlook of the neighbours was raised as a concern by the residents of the adjoining property. However, following a visit to the site and viewing of the site from the neighbours driveway, it became apparent that there is substantial boundary screening provided by established trees as well a some smaller scale screening around the existing building. The only view the neighbours will have of the building will be when they use the driveway to enter the property. It is not felt that the building will impact on the neighbouring dwellings themselves. Overall, the proposal is considered to satisfy the requirements of Policy DC1 in terms of the impact on the adjoining neighbours.

Other Matters-

The other matter for consideration is the screening provided on the site. The screening that has been planted is mixed hedging incorporated with some small conifers. The newly planted screening, in conjunction with the existing boundary screening made up of established trees, is considered to sufficiently screen the proposal from the adjoining neighbours, therefore lessening the impact of the building and proposed cladding. It is therefore considered that the proposal is acceptable with regards to Policy DC12 in terms of the screening provision and impact of the landscape. The tree and countryside officer has confirmed that the landscaping provided is in accordance with what was approved under 3PL/2013/0535/F.

Conclusion-

In conclusion, the proposed changes to the materials and details of the landscaping scheme are considered acceptable.

RECOMMENDATION

Planning Permission

CONDITIONS

3048	In accordance with submitted	
3920	Storage of straw for holding	
3920	No permanent external lighting	
3994	Non-standard note - no consent in relation to storage tank	
4000	Variation of approved plans	
3996	Note - Discharge of Conditions	
2001	Application Approved Following Revisions	
3413	Indicated landscaping to be implemented	This condition will require to be discharged

ITEM: 8	RECOMMENDATION: APPROVAL
REF NO: 3PL/2017/1108/O	CASE OFFICER: Debi Sherman
LOCATION: WHISSONSETT Land adjacent Meadow House Mill Lane	APPNTYPE: Outline POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT: Mr James Daniels Meadow House Mill Lane	
AGENT: Parker Planning Services Ltd Ketteringham Hall Church Road	
PROPOSAL: Erection of 1 No. self-build retirement dwelling	

REASON FOR COMMITTEE CONSIDERATION

The application is presented to Planning Committee as it represents a departure from the Development Plan.

KEY ISSUES

Principle of development
Impact on character and appearance of the area
Amenity
Highways

DESCRIPTION OF DEVELOPMENT

The application relates to 1.no self build dwelling. All matters are reserved for future consideration.

SITE AND LOCATION

The site is located beyond the south-western edge of the village, on the northern side of Mill Lane. The site is in relative proximity to edge of the village and the site currently in arable use. The site is flat and takes would be taken off Mill Lane.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2016/1109/F - Erection of single dwelling, refused 9.1.17

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.09	Pollution and Waste
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

WHISSONSETT P C

Parish Council supports the application

NORFOLK COUNTY COUNCIL HIGHWAYS

No objections subject to condition

CONTAMINATED LAND OFFICER

No objections subject to conditions

REPRESENTATIONS

None

ASSESSMENT NOTES

1.0 Principle of Development

1.1 The application site lies outside of the defined settlement boundary for Whissonsett. For this reason the proposal conflicts in principle with Policies SS1, DC02 and CP14 of the Core Strategy and Development

Control Policies Development Plan Document (2009), which seek to focus new housing within defined Settlement Boundaries.

1.2 Paragraph 47 of the NPPF states 'housing applications should be considered in the context of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites'. As the Council can no longer demonstrate an up to date five year housing land supply, policies SS1, DC02 and CP14 can not be given due weight in the decision making process. The application is therefore assessed against the benefits provided in relation to the sustainable development tests as set out in the NPPF. The site is adjacent to the existing settlement boundary for the village.

1.3 In light of the above, it is necessary to consider the economic and social benefits of the development, which can be summarised as follows:

- The provision of one new dwelling that would provide additional housing and support businesses and facilities by increased expenditure within the local economy from the new dwelling;
- Initial job creation during construction phase and additional employment opportunities generated by subsequent supply chain.

1.4 In terms of other environmental considerations, a dwelling could improve the visual amenities of the site in context of its surroundings. At present the site is somewhat unkempt and unsightly.

1.5 Whissonsett benefits from limited and infrequent bus services and does not have a local shop. Whilst it does have a village hall, church and post office, future occupants of the development would be largely reliant on the private car to access day-to-day requirements including shopping and community facilities. Whilst this consideration weighs against the proposal, given the small scale of the proposal, it is considered that the harm caused to sustainability would be small. It is also acknowledged that a wider range of facilities, such as schools and a pub, are available a short trip away in the nearby villages of Brisley and Colkirk which would be likely to derive some support from the development. In addition, four miles north is the town of Fakenham which has a much broader range of local services. The NPPF recognises that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

1.6 To conclude on this issue it is considered that the balance of arguments is in favour of the proposal. Whilst some harm would be caused due to the need to travel by car to access most local services, this harm would be small and would not significantly and demonstrably outweigh the benefits of the proposal. Accordingly, it is considered that the development is acceptable in principle.

1.7 The application proposes a self-build plot. Breckland's Self-Build and Custom Register identifies 154 persons who are interested in such building plots, of those 97 either reside in the District or have connections to the District. The Housing and Planning Act 2016 places a duty on councils to grant permission on enough serviced plots to meet demand. This site could contribute to meeting that demand. At the time of writing this report Officers are seeking to clarify whether the applicant would be willing to enter into a legal agreement to secure the development of the site for a person on the Register, an update will be provided at the meeting.

1.8 On the basis of the above and the potential contribution the dwelling would make to the supply of self build plots in the District, it is appropriate to impose a condition ensuring early delivery of the dwelling unit.

2.0 Impact on the Character and Appearance of the Area.

2.1 Policy CP11 of the Core Strategy seeks to ensure that the landscape of the District will be protected for

the sake of its own intrinsic beauty and its benefit to the rural character. The proposal is on land that forms part of the wider agricultural area and there is a distinct boundary between the village edge and the agricultural land.

2.2 A previous application was refused on the basis of the location of the site away from the core of the village and the detrimental impact development would have on the character and appearance of this part of the village. In light of the Council's position regarding its five year housing land supply position and in context of a recent grant of planning permission on a site elsewhere in Mill Lane in July 2017 (3PL/2017/0433/O) and the impacts this would have on the character and appearance of Mill Lane it is considered that there has been a material change in circumstances that justifies a change in approach in the consideration of this site and it is on this basis that there are no objections in principle to a new dwelling on this site in this instance.

2.3 Clearly, the application is in outline form and as such there would still be scope to control the form of development that takes place on site to ensure that it is sympathetic in form and design.

3.0 Amenity Impact

3.1 Policy DC1 seeks to protect the residential amenity of the site.

3.2 It is considered that the proposal would not create any adverse impacts other than during the construction period. It is unlikely that any adverse impacts would occur for the new occupants other than those disturbances that would be created by the existing uses of the surrounding area. The development of the site is unlikely to have a material effect on the amenities of adjacent occupiers because of the degree of separation of the site from existing residential properties.

3.3 As a result, the proposal would not conflict with Policy DC1.

4.0 Highways Impact

4.1 The Highway Authority has raised no objections subject to conditions. Access is a reserved matter but there are no particular obstructions to providing vehicular access to the site.

5.0 Conclusion

5.1 In conclusion, it is considered that, on balance, the proposal would constitute a sustainable form of development as defined in paragraph 7 of the NPPF, which would help to support the local rural community, would not compromise local amenity or highway safety and would not adversely impact upon the character and built form of the surrounding area. Further, the site is close to the settlement boundary of the existing village, as well as potentially contributing to the Council's supply of self build plots in the District.

5.2 On this basis, the significant benefits deriving from the development would outweigh the harm by way of conflict with development plan policy as the proposal would form sustainable development when taking into account the Development Plan and policies of the NPPF as a whole

RECOMMENDATION

Outline Planning Permission

CONDITIONS

3005	Outline Time Limit (2 years)	
3750	Non-standard highways condition	
3760	Non-standard highways condition	
3770	Non-standard highways condition	
CL03	Unexpected Contamination	
3994	Non-standard note	
2014	Criterion E - Planning Apps Where Approved	
3408	Landscaping - details and implementation	This condition will require to be discharged
DE08	Slab level to be arranged	This condition will require to be discharged
LS09	Boundary treatment/screening to be agreed	This condition will require to be discharged
3949	Contaminated Land - Site Investigation/Remediation	This condition will require to be discharged

ITEM: 9	RECOMMENDATION: REFUSAL
REF NO: 3PL/2017/1149/F	CASE OFFICER Lisa ODonovan
LOCATION: SHROPHAM Greenacres Watton Road, Shropham	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT: Mr & Mrs Osborne Greenacres, Watton Road SHROPHAM	
AGENT: Erica Whettingsteel Lincoln Barn Norwich Road	
PROPOSAL: Construction of single detached dwelling	

REASON FOR COMMITTEE CONSIDERATION

The application is brought to committee at the request of the Ward Representative.

KEY ISSUES

Principle of development / Sustainability
Impact on the character and appearance of the area
Amenity impact
Highway safety
Ecology / Natural Environment

DESCRIPTION OF DEVELOPMENT

The application seeks permission for the erection of a two-storey dwelling, with an entrance hall link to a single storey element which will return within the site, to the rear.

The dwelling will be two storey only to the north-east section and will be single storey pitched roof elsewhere. The dwelling will accommodate two bedrooms with a home office / guest bedroom. Two of these will be within the first floor element with the master bedroom with en-suite and walk-in wardrobe being positioned within the single storey element to the north-west of the site.

A small section of boundary wall, with a double timber gate entrance and hedging is also proposed to the front, (north), elevation.

Materials proposed are: Red mix bricks, timber cladding, dark grey, flat profile roof tile, dark grey aluminium windows. Brick detailing is also proposed at ground floor to the front, (north) and rear, inside, side wall, (south-west).

SITE AND LOCATION

Greenacres is a one and a half storey dwelling situated on a large, trapezium shaped site along Watton Road. The dwelling has been positioned so that it sits at an oblique angle facing north-east. The site falls outside of any defined settlement boundary and forms a part of a small group of three dwellings. Agricultural land lies to the north and south. Access comes directly from Watton Road.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2017/0165/F - Erection of dwelling with outhouse studio, store & associated changes to frontage - Refused at committee

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.10	Natural Environment
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

CONTAMINATED LAND OFFICER

I have considered the application and would not raise any contaminated land comments based on both the

accuracy of the information provided and the current records of contaminated land issues we hold to date.

TREE AND COUNTRYSIDE CONSULTANT

Following confirmation of detail in respect of T10, no objection.

SHROPHAM P C

No Comments Received

REPRESENTATIONS

Site notice erected: 15-09-2017

Consultations issued: 12-09-2017

11 letters of support received (as at 05-10-2017) raising issues in respect of support for appropriate infill; design and support to village facilities.

One letter of objection received raising concerns in respect of: encroachment of development into rural areas; noise and disturbance; impact on the character of the area; impact on neighbouring amenity/loss of privacy; drainage and overall scale of development - too large for plot.

ASSESSMENT NOTES

1.0 The application is the resubmission of a previously refused scheme. This application proposes the following changes:

- * Removal of the car port element to the south-east side.
- * Reduction on the overall width of the house.
- * The dwelling has been set back further into the plot.
- * The eastern wing has been stepped back.
- * A pitch roof added to the entrance hall and overhangs and soffits added.

1.2 Despite these changes, it is considered that the overall/principle objections remain and the previous refusal remains relevant.

2.0 Principle of development / Sustainability

2.1 The application site is located outside of the any defined Settlement Boundary, as designated by the adopted Core Strategy and Development Control Policies Development Plan Document, (2009). For this reason the proposal conflicts in principle with Policies DC02 and CP14, which seek to focus new housing within defined Settlement Boundaries. However, paragraph 49 of the National Planning Policy Framework (NPPF) states that where an Authority does not have an up to date five year housing land supply, the relevant local policies for the supply of housing as referred to above should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

2.2 The NPPF identifies three dimensions of sustainable development:

- Economic, in terms of building a strong economy and in particular by ensuring that sufficient land is of the right type and is available in the right places.

- Social, by supporting, strong and healthy communities by providing the supply of housing required to meet future need in a high quality environment with accessible local services and
- Environmental, through the protection and enhancement of the natural, built and historic environment.

2.3 Paragraph 8 of the NPPF also stresses that these roles should not be undertaken in isolation because they are mutually dependent; therefore a balanced assessment against these three roles is required.

2.4 Economic - whilst the land is in the applicant's ownership and is therefore available and would cause some economic benefit by way of providing jobs in relation to the construction, the small scale of development means that this will be minimal. The land lies outside of the settlement boundary, therefore, this land is not considered to be the right type or within the right place as defined by paragraph 7 of the NPPF.

2.5 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Shropham is approximately 120 metres to the east of the development site and is classified as a rural settlement through Policy SS1 of the adopted Core Strategy and Development Control Policies DPD. These villages contain limited services and facilities. The spatial strategy states that these villages are not capable of supporting consequential growth as they rely on higher order settlements for the majority of these services and facilities. The occupiers of any new dwellings here would therefore be highly reliant on car use to get to higher order settlements.

2.6 The nearest Service Centre village is Great Ellingham which is approximately four miles to the north-east and the nearest Market Town, which would provide many of the day-to-day facilities and services is approximately six miles to the north-east along predominantly unlit roads with no pavement. The likelihood is therefore high for car use to reach these services. In addition, there is no regular bus service in Shropham village which would enable the use of public transport to reach these higher order settlements.

2.7 Environmental - It is accepted that there are other dwellings to the north-east and north-west of the site and also that the dwelling will be situated in what is currently garden land and will therefore not intrude further into open countryside however the proposal offers no significant improvements or benefits in terms of biodiversity, minimising waste and pollution or introduce any features to reduce emissions. There are no material benefits therefore that would outweigh the harm caused by approving further development in an unsustainable location.

2.8 On balance and in light of the above factors, the proposal is not considered sustainable nor does it offer significant benefits in order to outweigh the harm caused by development contrary to the above mentioned policies and taking account of paragraphs 7, 8, 14, 34 and 55 of the NPPF.

3.0 Impact on character and appearance

3.1 The dwelling proposed comprises a relatively modern design which incorporates brick detailing to the front elevation, with high gables, dark grey roof tiles and dark grey aluminium windows. The dwellings either

side, whilst varying in terms of their design and materials are relatively traditional, i.e; standard pitched, rendered dwelling to the south-east and the host dwelling comprising of a one and half storey red brick and tile dwelling, again using pitched gables. The design of the dwelling has been further amended to soften the appearance and to give it a more traditional appearance, as a result, the proposal is considered to accord with the design aspects of Policy DC16.

3.2 Notwithstanding the above, and despite the changes in terms of the positioning of the dwelling and reduction in its width, the overall impact remains the same as the previous refusal. The proposal introduces a dwelling on a relatively narrow plot in an area characterised by dwellings set within wide spacious plots. The dwelling to the east, Northfields, sits on a plot measuring 29m in width, with the host dwelling, Greenacres sitting on a plot that will measure 50m in width, and the remaining dwelling within this small cluster of development, Tall Trees, west of Greenacres sits within a plot measuring 34m wide at the narrowest point fronting the road. The proposed dwelling will be positioned on a plot measuring approximately 19m wide and despite the reduction in the width, the proposed dwelling will still appear as a cramped form of development when viewed in the context of the dwellings either side and opposite and will therefore appear out of character with this established, spacious pattern of development, contrary to Policy DC16 and paragraph 17 of the NPPF.

4.0 Amenity Impact

4.1 Whilst the concerns of the nearby property have been considered, on balance, the proposal is considered acceptable in amenity terms. The proposed north-east elevation, nearest to the property at Northfields, is primarily single storey with the only first floor window in the two storey element being a roof light proposed to serve a bathroom. This alongside the orientation of the plot, which will ensure that any shadow cast will be over the application site itself, and the separation distances between the dwelling and the neighbouring properties, will help to ensure that impact on the level of amenity currently enjoyed by the neighbouring dwellings, particularly in respect of overlooking, loss of light and over-dominance will be minimal. The plot will also provide sufficient private amenity space for the future occupiers. The proposal is therefore considered to accord with Policy DC01.

5.0 Highway safety

5.1 The Highways Authority was consulted on the submission, it was noted that the site is located outside of the main village and away from public transport, goods and services. It is therefore considered that any resident would be primarily reliant on travelling by car. Notwithstanding this, conditions requiring the vehicular access to be provided as shown, in accordance with highway specification, restrictions in relation to any means of obstruction and the parking, turning and access being laid out, levelled surfaced and drained in accordance with the approved plan are required on any forthcoming approval. As a result, the proposal is not considered to cause any undue harm in respect of highway safety, having due regard to Policy CP4 and paragraph 32 of the NPPF.

6.0 Other matters

6.1 Ecology / Bats - The ecology team were consulted on the application and advised that the Preliminary Ecological Appraisal, (Eco-Check, August 2017), sufficiently address the ecology implications of developing this site. A condition is requested which ensures that works are undertaken in line with the Preliminary Ecological Appraisal. In light of this, the application is considered to accord with Policy CP10.

6.2 Trees - The application is not considered likely to have an adverse impact on any significant trees on site, subject to works being carried out in accordance with the approved Arboricultural Impact Assessment, (AIA), Tree Protection Plan, (TPP) and Arboricultural Method Statement, (AMS) supplied by Greenleaf, dated August 2017. The Tree and Countryside Officer has raised no objection subject to clarification from the Agent in respect of confirmation in relation to surface and excavation works close to T10. As a result, the application is considered to accord with Policy DC12.

6.3 Letters of support - It should be noted that whilst it is commendable that the applicant's are so active in the community, this is not in itself a material planning consideration and can be given little weight in the determination.

7.0 Conclusion

7.1 The shortfall in the Council's five year housing land supply is relevant in assessing the application as Paragraph 49 of the Framework states that policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites. The Planning Practice Guidance also advises against a blanket approach to restricting housing outside settlement boundaries. The restrictive approach to development outside settlement boundaries contained in policy CP14 of the DPD is not entirely consistent with the NPPF and in any event is out-of-date by virtue of the current housing land supply shortfall. However, the inaccessibility of the proposal to local shops and facilities by means other than the car would render the development unsustainable and this would not accord with the social dimension to sustainable development as set out in paragraph 7 of the Framework.

7.2 The harm in terms of sustainability would be significant and demonstrable and this would outweigh any benefit from the provision of the proposed dwelling. The unacceptability of the proposal in terms of its impact on character and appearance would also prove harmful.

7.3 In conclusion, the proposal is considered to be unacceptable and is therefore recommended for refusal for reasons relating to its unsustainable location, outside of a settlement boundary and harmful impact on the character and appearance of the local area.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

9044	Policy not met outside settlement
9900	Form and character
3994	New access serving Greenacres
2002	Application Refused Following Discussion - No Way Forward

2009

Criterion E - Planning Apps Where Refused