

## APPEALS SUMMARY- ADDITIONAL ITEMS

### **3PL/2016/0766/F**

Site of Mill view, Ovington Road, Saham Toney- Erection of 10 dwellings

ALLOWED

The Inspector concluded that the provision of 10 homes to the Council's supply of housing would be moderately beneficial. Although, he gave some weight to the proposal's conflict with Policies CP14, SS1 and DC2, he considered it was limited and the proposal would not significantly and demonstrably outweigh the benefits of the proposal. Consequently, the Inspector considered that the proposal represented sustainable development.

### **3PL/2016/1480/F**

Site at 6 Reeves Close, Bawdswell, NR20 4RU- One detached dwelling

ALLOWED

The Inspector noted that the proposal would conflict with a number of local plan policies. He also acknowledged that the provision of one dwelling would only have very limited addition to the Council's housing shortfall. However, against this he considered that the harm to the character and appearance of the area would be limited and localised. Having regard to paragraph 14 of the Framework he considered that the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits of the development, which weighed in favour of allowing the appeal.

### **3PL/2017/0053/O**

Adjacent The Homestead, Dereham Road, Scarning

ALLOWED

Whilst the development would not comply wholly with Policies SS1, CP14, DC2 and CP11, it would not be at odds with their overall objective to safeguard the countryside and ensure sustainable development and he gave significant weight to the existing dwellings in this location, the nature of the site in relation to the open countryside, the proximity to the village and the contribution the development would make to the vitality of the area. He also considered that the development would deliver sustainable development in line with the Framework and comply with paragraph 55 which seeks to ensure that rural housing contributes to the vitality of the community and seeks to avoid isolated new homes.

### **3PL/2017/0002/F**

Land off Norwich Road, Besthorpe, Norfolk NR17 2LA- Six dwellings together with access road, driveway, parking and amenity space.

ALLOWED

The Inspector concluded that the proposal would not result in an unsustainable pattern of development and would not cause harm to the character and appearance of the local area or to the biodiversity and protected species. Some limited harm would be caused by the failure

of the scheme to provide affordable housing but this would not significantly and demonstrably outweigh the benefits. Accordingly , the proposal benefits from the tilted balance set out in paragraph 14 of the Framework.