

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2018/0910/VAR	<b>CASE OFFICER</b>	Fiona Hunter
<b>LOCATION:</b>	CARBROOKE Former RAF Watton Norwich Road, Carbrooke & Griston	<b>APPNTYPE:</b>	Variation of Cond's
<b>APPLICANT:</b>	Barratt Homes Eastern Counties 7 Springfield Lyons Approach Chelmsford	<b>POLICY:</b>	In Settlemnt Bndry
<b>AGENT:</b>	Barratt Homes Eastern Counties 7 Springfield Lyons Approach Chelmsford	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Vary Condition 2 to 3PL/2016/1352/VAR- Revised layout and house types		
		<b>CONS AREA:</b>	N
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

#### REASON FOR COMMITTEE CONSIDERATION

The application is a variation to a major.

#### KEY ISSUES

Acceptability of the proposed variations.

#### DESCRIPTION OF DEVELOPMENT

This application seeks permission to amend the approved plans of reserved matters permission 3PL/2008/0162/D, as varied by 3PL/2016/1352/VAR, for the erection of 113 three and four bedroom dwellings on land at the former RAF site in Watton. The proposed amendments comprise amendments to the house types of plots 15-26, minor reposition and one new garage. All plots affected are market units.

The supporting information that the changes are market led.

The plot amendments will result in an overall floor space increase of 21.7sqm.

#### SITE AND LOCATION

The application site comprises part of a wider housing development site at the former RAF site to the south of Norwich Road, Watton. The site forms an irregular shaped parcel of land at the north-eastern edge of the wider residential development site, and is accessed through a partially complete part of the site via an internal loop road. The site borders existing residential properties at Halton Gardens and Cranwell Road to the north. A three storey residential care home is located to the northwest of the site, with two storey residential development further to the west. Open space and former RAF grounds border the site to the south

and east.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

The application site has been the subject of the following recent planning applications:

3PL/2005/0477/O -Residential development - Allowed on appeal.

3PL/2007/0948/F - Variation of 3PL/2005/0447/O - Omit reference to site development framework - Approved.

3PL/2008/0162/D - Reserved matters permission for 113 dwellings - Permitted April 2008.

3PL/2008/1208/D - Reserved matters permission for 113 dwellings (Amended scheme to 3PL/2008/0162/D)- Permitted.

3PL/2014/0116/O - Variation of condition 7 (landscaping) of permission 3PL/2005/0477/O - Permitted.

3PL/2016/1352/VAR - Residential development with associated access, car parking and open space (revised layout and house types) - Permitted

3DC/2017/0043/DOC - Discharge of conditions 3, 4, 5 & 8 on 3PL/2016/1352/VAR - Part Approved

3DC/2017/0170/DOC - Discharge of condition no. 8 on 3PL/2016/1352/VAR - Part Approved

3NM/2017/0031/NMA - Change in house type on plots 73 and 74 - Permitted

3NM/2018/0038/NMA - Amendment to 3PL/2016/1352/VAR - substitution of house types on plots 29, 30, 33, 35, 40 and 41 - Permitted

**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
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**OBLIGATIONS/CIL**

Not applicable to this variation application. Planning obligations have been secured through the grant of outline planning permission which remains in force.

**CONSULTATIONS**

**CARBROOKE P C**

No objection.

**HOUSING ENABLING OFFICER**

No comments or concern.

**GRISTON PARISH COUNCIL**

No comment.

**REPRESENTATIONS**

None

**ASSESSMENT NOTES**

**1.0 Street Scene**

1.1 The plot types have all been approved under previous applications and are therefore their design is considered acceptable in principle.

1.2 The plots to be amended and their positions have been examined, and the changes will not result in a over dominance of one type within any area. This ensures the development will continue to provide variation and interest within the individual street scenes and accord with Policies CP11, DC 2 and DC 16.

**2.0 Mix and Dwelling Sizes**

2.1 The affected units are all market tenure and this is not proposed to change. One plot includes variation to the number of bedrooms, which is Plot 19 which will change from a 3 bedroom house to a 4 bedroom. Given the development is for 113 dwellings, the change of one 3 bedroom unit to a 4 bedroom unit is considered acceptable, particularly when considering the development is prominently 3 bedroom (93 units which this application would reduce to 92 units). The change to plot 19 will assist increasing variation within the development and complies with Policy DC 2.

2.2 The combined increase of floor area of 21.7sqm plus an additional garage is considered non material and acceptable for a development of 113 properties.

**3.0 Residential Amenity**

3.1 The proposed changes result in some of the plots increasing in size, including their footprint, however, all properties continue to have a reasonable sized garden. Furthermore, the variations will not result in creating of unacceptable overshadowing to over plots.

3.2 No additional windows are proposed which would result in overlooking to neighbouring properties. The proposal therefore complies with Policy DC 1.

#### **4.0 Conclusion/ Planning Balance**

4.1 The proposed variations are considered acceptable, and would not have a negative impact in terms of design, streetscene, residential amenity or housing mix. On this basis, it is recommended that the application be approved.

<b>RECOMMENDATION</b>
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**Planning Permission**

<b>CONDITIONS</b>
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**1**

**Approval of Reserved Matters condition**

This approval is granted following the grant of Outline Planning Permission No 3PL/2005/0477/H dated 2nd November 2006.

Reason for condition:-

The time limit by which the development must be commenced is indicated on that Permission.

**2**

**In accordance with submitted AMENDMENTS**

The development must be carried out in strict accordance with the application form, plans, drawings, and other documents and details listed at the bottom of this decision, as amended by applications 3NM/2017/0031/NMA and 3NM/2018/0038/NMA and as amended by the documents listed below in respect of plots 15 - 26:

- 024\_Barton - Floor Plans
- 025\_Barton - Elevations
- 030\_Chester - Floor Plans
- 031\_Chester - Elevations
- 036\_Maidstone - Floor Plans
- 037\_Maidstone - Elevations
- 038\_Moresby - Floor Plans
- 039\_Moresby - Elevations
- 050\_Single Garage
- 051\_Double Garage
- 609-PL-37 Site Location Plan
- H3240-2A-SP-001 (Master Plan)
- H3240-2A-SP-002 (Massing Plan)
- H3240-2A-SP-003 (Boundary Treatment Plan)
- H3240-2A-SP-004 (Refuse Plan)
- H3240-2A-SP-005 (Materials Plan)
- H3240-2A-SP-EX01 (External Works Sheet 1)
- H3240-2A-SP-EX02 (External Works Sheet 2)
- H3240-3ASP-004 External Works Plan

- H3240-3ASP-005 External Works Plan
- H3240-2A-SS-001 Streetscenes

Reason for condition:-

To ensure the satisfactory development of the site.

**3 External materials and samples to be approved**

The external materials used for the development will entirely accord with those approved by application reference: 3DC/2017/0043/DOC dated 24th May 2017, other than varied by the approved plans for plots 15 - 26 listed by condition 2 of this decision notice.

Reason for condition:-

In the interests of a satisfactory appearance of the development.

**4 Prior approval of slab level**

The dwelling slab levels will entirely accord with those approved by application reference: 3DC/2017/0043/DOC dated 24th May 2017, other than varied by the approved plans for plots 15 - 26 listed by condition 2 of this decision notice.

Reason for condition:-

In the interests of a satisfactory appearance of the development.

**5 Fencing/walls - details and implementation**

The plot boundary treatments used for the development will entirely accord with those approved by application reference: 3DC/2017/0043/DOC dated 24th May 2017, other than varied by the approved plans for plots 15 - 26 listed by condition 2 of this decision notice.

Reason for condition:-

In the interests of a satisfactory appearance of the development and to safeguard the amenities of the adjoining properties and in the interest of the appearance of the area.

**6 No alterations to lose garage**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification), all proposed garages shall be retained for the accommodation of private vehicles and shall not be converted to any other domestic accommodation, unless the appropriate planning application is first submitted to and approved by the Local Planning Authority.

Reason for condition:-

To ensure car parking provision is maintained on the site.

**7 Parking and garaging provided**

Prior to the occupation of any dwelling, parking and garaging relating to that dwelling shall be provided in accordance with the submitted plans and drawings. All parking areas shall be maintained and retained in perpetuity.

Reason for the condition:-

In order to ensure the provision of adequate parking.

**8 Surfacing of parking etc-details and construction**

Works to the surfacing and drainage of the parking, services areas, and access roads will entirely be carried out in accordance with the details approved by application reference: 3DC/2017/0170/DOC dated 20th December 2017.

Such work shall be completed to the satisfaction of the Local Planning Authority before the first occupation of the development and thereafter retained.

Reason for the condition:-

In the interest of highway safety and the satisfactory appearance of the development.

**9**

**No additional windows at first floor**

Notwithstanding the provisions of Class A & C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order)(with or without modification), there shall be no additional window or other opening constructed at first floor level or above or enlargement or alteration of permitted openings hereby approved in the side elevation of the dwellings at plots 76, 83, 88, 94, 95, 103, 104 and 113, without the prior written permission of the Local Planning Authority.

Reason for condition:-

To help safeguard the privacy and amenity of the occupiers of adjacent properties in accordance with Policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**11**

**Variation of approved plans**

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.