

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0939/VAR	CASE OFFICER	Mark Springthorpe
LOCATION:	GRISTON Former RAF Watton Technical Site Norwich Road, Griston and Carbrooke	APPNTYPE:	Variation of Cond's
APPLICANT:	Smith of Honingham Quarry Works Honingham	POLICY:	In Settlemnt Bndry
AGENT:	One Planning Ltd Gateway (Unit 3) 83-87 Pottergate	ALLOCATION:	N
PROPOSAL:	Variation of Conditions 2, 3, 5, 7 and 8 of 3PL/2017/1094/VAR to facilitate a revised layout		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Committee as the application is a Major.

KEY ISSUES

Key Issues:
(Condition 2)
-Principle (Amendments)
-Character & Appearance (Amendments)
-Amenity (Amendments)
-Highways (Amendments)
(Condition 3) Materials
(Condition 5) Boundary Treatments
(Conditions 7/8) Parking & Servicing Areas

DESCRIPTION OF DEVELOPMENT

This application proposes variations to Conditions 2, 3, 5, 7 & 8 of grant of consent 3PL/2017/1094/VAR, to enable the substitution of 2no 2-bed, 4-person units with 2no 3-bed, 5-person units.

Corresponding amendments to the schedule of materials (Condition 3), boundary treatments (Condition 5) and parking and servicing areas (Conditions 7 & 8) previously approved under grant of consent 3DC/2017/0223/DOC have therefore been sought, though present no substantive change.

This application should be read in conjunction with 3PL/2018/0938/VAR in relation to the adjoining site - which together form 'Site A' of the original approval of reserved matters (3PL/2009/0274/D) - which proposes a parallel variation to substitute 2no 3-bed, 5-person units with 2no 2-bed, 3-person units.

SITE AND LOCATION

The site is located on the former RAF Technical Site off Norwich Road, Watton. The site remained operational until 1992 and has since been partly redeveloped for housing. The parcel of land to which this application relates is bound to the west by housing and contained by a belt of existing mature trees to the north side. To the south and east the site remains open land.

EIA REQUIRED

RELEVANT SITE HISTORY

3DC/2017/0223/DOC DOC - COMPLETE 08-03-18

Discharge of Condition 3,4,5,7 & 8 on 3PL/2017/1094/VAR

3PL/2005/0477/O Refusal 29-06-05

Residential development with associated access, car parking and open space

3PL/2009/0274/D Permission 27-07-09

Development of 100 affordable dwellings

3PL/2017/1094/VAR Permission 01-12-17

Variation of condition 2 on 3PL/2009/0274/D - Reserved matters for 29 dwellings - Site A

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.05	Developer Obligations
CP.08	Natural Resources
CP.09	Pollution and Waste
CP.11	Protection and Enhancement of the Landscape
CP.13	Accessibility
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design

DC.19 Parking Provision
NPPF National Planning Policy Framework

OBLIGATIONS/CIL

CONSULTATIONS

CONTAMINATED LAND OFFICER

No objection

HIGHWAYS ENGLAND

No objection

HISTORIC ENVIRONMENT SERVICE

No objection

TREE AND COUNTRYSIDE CONSULTANT

No objection

ENVIRONMENT AGENCY

No objection - subject to addressing risks to controlled waters from contamination at the site and ensuring foul drainage from the site is connected to the public sewer with the prior consent of the service provider.

HOUSING ENABLING OFFICER

No objection - subject to these units remaining outside of the affordable housing contribution from the broader development

CARBROOKE P C

No objection

ANGLIAN WATER SERVICE

No Comments Received

GRISTON P C

No Comments Received

WATTON TOWN COUNCIL

No Comments Received

REPRESENTATIONS

No representations received.

ASSESSMENT NOTES

(Condition 2)

1.0 Principle (Amendments)

1.1 The principle of the proposal has been established by the previous consents. With regard to the amendments proposed by this application, their scope can be considered either in isolation, or with regard to the corresponding application (3PL/2018/0938/VAR).

1.2 In conjunction with the corresponding proposal, the overall mix of dwelling sizes remains unchanged across 'Site A' as a whole. However - in the absence of a Legal Agreement to tie those two applications - this application in isolation proposes the substitution of 2no 2-bed, 4-person units with 2no 3-bed, 5-person units.

1.3 As a result, the scheme proposes the following revised schedule of accommodation:

- 2-bed, 3-person Dwelling: 8no Units
- 2-bed, 4-person Dwelling: 13no Units
- 3-bed, 5-person Dwelling: 8no Units

1.4 On that basis, the scheme is considered to maintain an appropriate mix of dwelling sizes, consistent with the expectations of Policy CP1 of the adopted Breckland Core Strategy & Development Control Policies DPD (2009).

(Condition 2)

2.0 Character & Appearance (Amendments)

2.1 The proposed revised dwelling type has already been approved as being of an acceptable character and appearance and is used elsewhere in this development.

2.2 With regard to its substitution and contribution to the street scene, the proposal will maintain the front building line and arrangements to the front, in complement to its surroundings.

2.3 On that basis, the amendments are considered to be acceptable with regard to their character and appearance and consistent with the provisions of Policies DC2 & DC16.

(Condition 2)

3.0 Amenity (Amendments)

3.1 The proposed replacement dwelling type has previously been approved as providing an acceptable standard of accommodation for future occupiers and is used elsewhere in this development.

3.2 As a result of the proposed revisions, Plots 20 & 21 will have a slightly broader footprint. The north side flank elevation will come closer to the flank elevation of Plot 19, whilst the south flank elevation will come closer to the rear garden fence of Plot 24.

3.3 Plot 20 will not extend beyond the rear elevation of Plot 19 and there are no windows to habitable rooms in the side elevations. Access to the rear will be maintained.

3.4 Plot 21 will sit 0.5m closer to the rear boundary fence of Plot 24. However, a healthy distance will remain between the two dwellings and the patio area of Plot 24, with both properties being significantly off-set. No habitable room windows are proposed to the first floor flank elevation of Plot 21, safeguarding privacy.

3.5 On the basis of the above - with regard to the provisions of Policy DC1 - no unacceptable detriment to the residential amenity of future, or neighbouring occupiers has been identified.

(Condition 2)

4.0 Highways (Amendments)

4.1 The revised proposal maintains a ratio of 2no spaces per dwelling - as previously approved. There are no changes to the parking layout or carriageway and as such, no potential conflict has been identified. No objection has been received from the Highway Authority. On that basis, the scheme is considered to remain consistent with the expectations of Policies CP13 & DC19.

(Condition 3)

5.0 Materials

5.1 No substantive change is proposed to the palette of materials. The variation to the details as discharged under 3DC/2017/0223/DOC is merely to correct the Schedule with regard to the adjusted plots. On that basis, the proposal is considered to remain acceptable.

(Condition 5)

6.0 Boundary Treatments

6.1 No substantive change is proposed to the boundary treatments. The variation to the details as discharged under 3DC/2017/0223/DOC is merely to correct the layout with regard to the adjusted plots. On that basis, the proposal is considered to remain acceptable.

(Conditions 7/8)

7.0 Parking & Servicing Areas

7.1 As above, no substantive change is proposed to the surfacing and drainage arrangements. The variation to the details as discharged under 3DC/2017/0223/DOC allows correction the layout with regard to the adjusted plots. On that basis, the proposal is similarly considered to remain acceptable.

8.0 CONCLUSIONS

8.1 The proposed minor amendments - within the context of this application in isolation - maintain an acceptable mix of dwelling sizes and present no detrimental impact in terms of character and appearance or the residential amenity of future occupiers and neighbours. With regard to the corresponding application (3PL/2018/0938/VAR), the overall mix of dwelling sizes remains unchanged across 'Site A' as a whole.

8.2 The corresponding amendments to the details previously discharged under grant of consent 3DC/2017/0223/DOC present no substantive changes.

8.3 In terms of the overall planning balance the proposal is therefore recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 1 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the amended application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-
To ensure the satisfactory development of the site.
- 2 External materials to be approved**

External materials shall be implemented in accordance with the revised Materials Schedule Rev C (dated October 2017) as submitted with this application and Materials Palette Rev A (October 2017) as approved under grant of consent 3DC/2017/0223/DOC

Reason for condition:-
In the interests of a satisfactory appearance of the development.

This condition will require to be discharged

3 Prior approval of slab level

The slab levels of the dwellings hereby approved shall be implemented in accordance with details approved under Discharge of Conditions application 3DC/2017/0223/DOC

Reason for condition:-

In the interests of the satisfactory appearance of the development.

This condition will require to be discharged

4 Boundary treatment/screening to be agreed

Boundary treatments shall be implemented in accordance with the details set out in Drawing 5196 054 Rev A submitted with this application.

Reason for condition:-

To safeguard the amenities of the adjoining properties and in the interests of the satisfactory appearance of the development.

This condition will require to be discharged

5 Fencing protection for existing trees

Prior to the commencement of any work on the site, all trees to be retained shall be protected by the erection of Tree Protection Fencing which accords with the specification approved under grant of consent 3PL/2017/1094/VAR. This fencing shall be retained throughout the period of the development and at all times when works (as defined below) are being carried out on the site. For the purposes of this condition "work" shall include the storage of plant, materials, site huts or the use of any machinery either for preparatory site work or construction itself. "Trees" shall refer to all trees both on and adjacent to the site. Protective fencing shall be constructed and maintained in accordance with Practice Note: Construction and Maintenance of Tree Protection Fencing (see enclosed tree pack attached to this permission).

Reason for condition:-

In the interests of the amenities of the area.

6 Surfacing of parking etc-details and construction

The construction, surfacing and drainage of the parking and servicing areas, and the means of access to the site shall be implemented in accordance with Drawing C-001 Rev P3, Drawing C-002 Rev P2 as submitted with this application and Dyno Rod Report DR17/460A (dated 24th October 2017), Dyno Rod Drawing DR17/460A on 161293_GL01-P2 Base Plan, Drawing 161293-SK_02 Rev P3, Drawing 161293-SK_03 Rev P1 and Drawing 161293-SK_04 Rev P1 as approved under grant of consent 3DC/2017/0223/DOC.

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

Reasons for condition:-

(a) In the interests of the orderly development of the site and to ensure the satisfactory development of the site.

(b) To minimise the possibilities of flooding.

This condition will require to be discharged

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non standard condition

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

Reason for condition:-

In order to ensure the provision of adequate parking.