

APPEALS SUMMARY- OCTOBER

3PL/2017/1115/0- Land off Meadow Lane, Narborough, Norfolk (The proposals are to construct a cottage on land that was previously 3 Victorian cottages that no longer exist)

DISMISSED

The Inspector concluded that in the overall planning balance that the appellant had failed to demonstrate that the proposed development would be safe from flooding, that there would be no harm to protected species or highway safety, and that the appeal site would be a suitable location for development. Additionally, the proposed development would have an adverse effect on the character and appearance of the area. These were significant factors weighing against the proposed development and would render the proposed development contrary to Core Strategy Development Control Policies CP4, CP10, CP11, CP14, DC2, DC13, DC16 and SS1. The appeal was accordingly dismissed.

3PL/2017/1060/F- Land on the corner of Thelnetham and Fen Road, Norfolk IP22 2JQ (Construction of a detached bungalow with associated vehicular access, landscaping and hardstanding)

DISMISSED

The Inspector noted that the appeal scheme would not promote sustainable patterns of travel and it would not be any of the types of development listed in Policy CP14 as being exceptionally permitted in the countryside, such as affordable housing. As such the appeal scheme would be at odds with, and harmfully undermine, the spatial strategy for housing contained within Policies SS1, CP14 and DC2 of the Core Strategy and Development Control Policies (CSDCP). The Inspector concluded that the appeal site would not be an appropriate location for housing when applying the local plan policies concerned with housing in rural areas. The Inspector also concluded that the proposed development would harm the character and appearance of the area contrary to Policies DC1 and DC16 of the CSDCP, which seek to secure development of a high standard of design that respects local character, built form and detailing of buildings.

The Inspector concluded, the adverse impacts of the appeal scheme would significantly and demonstrably outweigh its benefits when assessed against the policies in the Framework taken as a whole. The appeal was accordingly dismissed.

3PL/2017/1309/F – Prince of Wales Lodge, Cherry Tree Lane, Stow Bedon NR17 1BY (Erection of 8 dwellings with parking, garaging, amenity and open space and retain existing dwelling)

DISMISSED

The Inspector concluded that the introduction of 8 houses in the open countryside outside of the village, remote from services, would mean occupiers would be highly dependent on private car use to access their needs and the development would be of significant harm to

the character and appearance of the mainly undeveloped rural landscape. The adverse environmental impacts of this would significantly and demonstrably outweigh the social and economic benefits identified. As a consequence the proposal would benefit from a presumption in favour of sustainable development as provided by the Framework. The Inspector concluded that the appeal should be dismissed.