

ITEM:		RECOMMENDATION:	REFUSAL
REF NO:	3PL/2019/0135/F	CASE OFFICER	Mark Simmonds
LOCATION:	ROUDHAM/LARLING Land adjacent The Chapel, Watton Road Larling	APPNTYPE:	Full
APPLICANT:	Mr Thomas Parker 3 Snowdrop Drive Attleborough	POLICY:	Out Settlemnt Bndry
AGENT:	MMC Norfolk Ltd The Oaks 53 The Street	ALLOCATION:	N
PROPOSAL:	Proposed dwelling	CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Planning Committee at the request of the Ward Councillor.

KEY ISSUES

Principle
Impact on character and appearance of the area
Design, scale and Layout
Amenity impact
Highway safety
Ecology Implications
Impact on trees

DESCRIPTION OF DEVELOPMENT

The application seeks permission for the erection of one dwelling with annex accommodation on Land adjacent to The Chapel, Watton Road, Larling.

SITE AND LOCATION

The land is currently grassland, with access proposed from a private track which leads off Watton Road. The land to the north is open farmland, to the east is a dense woodland area, to the south some scattered residential properties and to the west, adjacent to Watton Road, scattered residential and farm buildings. The site area is 1.75 ha.

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.08	Natural Resources
CP.09	Pollution and Waste
CP.11	Protection and Enhancement of the Landscape
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

The proposed site area is 1.75ha, this is over the threshold for which affordable housing would apply, however, as this is only one dwelling this is not considered appropriate and as the proposal is being recommended for refusal due to its isolated location so no contribution is sought.

CONSULTATIONS

ROUDHAM & LARLING P C

No objections

ENVIRONMENT AGENCY

We have reviewed the information provided and have no formal comment to make on this application but offer the following guidance: The site of the proposed has is located in Flood Zone 1. The site is located above a Principal Aquifer. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here:

<https://www.gov.uk/government/publications/managing-and-reducing-land-contamination> If the development proposes to use deep infiltration systems including boreholes and other structures that by-pass the soil layer we would wish to be re-consulted.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

This planning application is supported by a Preliminary Ecological Appraisal report (Gray Ecology; December 2018). The report states there are no designated sites within 2km of the proposed development, however this is not the case, North of Baker's Farm County Wildlife Site is within the site boundary and the survey area in the report. However, from the plans provided the proposed development is not located within the County Wildlife Site and the proposed development is unlikely to lead to impacts on this County Wildlife Site subject to the recommendations in the report being followed. The mitigation measures outlined in section 6 of the report are likely to reduce the likelihood of impacts on ecological receptors. Subject to conditions.

CONTAMINATED LAND OFFICER

Based on the information provided, approval recommended providing the development proceeds in line with the application details and subject to conditions.

NORFOLK COUNTY COUNCIL HIGHWAYS

No Comments Received

REPRESENTATIONS

Site notice erected: 01-03-2019 to 22-03-2019

8 neighbours have been directly notified and no representations received.

The Ward Representative Cllr Robert Kybird has commented as follows:

This application was presented in draft form to a meeting of the Parish Council and their formal comment is one of no objection (which is not generally the case). It would appear that the development could contribute to the Council's target to deliver custom and self build housing.

In the absence of a recommendation for approval the application is worthy of consideration by the planning committee and would contribute to the five year land supply and be within any 5% growth target for smaller hamlets.

ASSESSMENT NOTES

1.0 Principle

1.1 The application site is located outside of 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 DC2 and CP14 of the Core Strategy and Development Control Policies Development Plan Document which seeks to focus new housing within defined Settlement Boundaries.

1.2 However, paragraph 11 of the National Planning Policy Framework (NPPF 2019) 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.

1.3 The Government defines sustainable development as having three broad roles:

- economic, in terms of building a strong economy and in particular by ensuring that sufficient land of the right

type is available in the right places

- social, by supporting, strong vibrant 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

1.4 Paragraph 8 of the NPPF also stresses that these roles are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

1.5 In terms of the economic and social criteria, the proposal would provide one new dwelling and would therefore make a minimal contribution to the housing supply shortfall. The proposal would also provide some 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 surrounding area that would be generated by the provision of a single dwelling.

1.6 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Roudham/Larling is classified as a rural settlement through Policy SS1 (Spatial Strategy) of the adopted Core Strategy and Development Control Policies Development Plan Document. These villages contain limited services and facilities and 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.

1.7 Roudham village contains no services, facilities or regular public transport options and therefore there would be a high reliance on higher order settlements for everyday needs which would likely result in higher car dependency. The nearest service centre, East Harling, is approximately 3 miles away, which is primarily accessed from unlit, unpaved roads, Attleborough, the nearest Market Town is approximately 8 miles away and is accessed via unlit, unpaved roads or via the main A11 which is unsafe for travel by any other means than by car, therefore increasing this need. Therefore the proposal is inconsistent with the social and environmental dimensions of sustainable development. This consideration carries significant weight against the proposal.

1.8 Paragraph 103 of The NPPF (2019) states that 'The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.'

1.9 For these reasons highlighted above the proposal would not accord with the environmental role or the core planning principle in paragraph 103 of the National Planning Policy Framework which is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. This consideration weighs against the proposal.

2.0 Impact on the character and appearance of the area

2.1 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.

2.2 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.

2.3 Environmentally, the site is outside the Settlement Boundary and in a rural location. There are other residential uses immediately to the west and a recent approval in April 2018 for 2 bungalows to the south of the site was approved at Planning Committee. However, these are closer to Watton Road and less intrusive to the open landscape. It is therefore considered that the proposal is not acceptable in environmental terms.

2.4 The design and scale of the proposed dwelling is for a 4 bedroom, 2-storey main property with an adjoining annexe to be 2 bedrooms with 1-storey. The planning statement is unclear on what the proposals are for, it states under a heading for 'reasonable further justification' that the proposed house and annexe would provide living accommodation for a rural worker and the annex would provide accommodation for an older family member. (allowing the younger members of the family to assist the older members to maintain independent living).

2.5 The statement fails to provide any details with regard to the rural worker, therefore there is insufficient information for this proposal to be considered in this regard.

2.6 The size and scale of the development, due to the main building being 2-storey with the additional annex joined on creates a large and imposing building within the existing open countryside, and is considered harmful to the character and appearance of the area. It is not considered infill development due to the remote nature and position of the dwelling.

2.7 The materials proposed for the development are red brick and clay pantiles for the roof, these would be in character with surrounding properties.

2.8 In conclusion, the design, scale and layout is considered to be out of character within the surrounding area which is currently open space with scattered development of farm dwellings and some residential dwellings mainly situated along Watton Road. The development would be an intrusion within the countryside, particularly due to its scale and size, therefore creating an isolated form of development and in conflict with Policy DC16 of The Adopted Core Strategy and Paragraph 79 of The NPPF (2019).

3.0 Amenity impact

3.1 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.

3.2 The proposal due to its siting and location would be set well away from any other development, the closet dwelling would be Woodlands to the south-east. There would be no loss of amenity for either future or existing residents. The development to the west, adjacent to Watton Road would not have any negative impact from loss of amenity again due to the large separation distances.

3.3 The development would have impacts upon residents views but this is not considered to carry material weight in the determination due to the large distances involved. The application is therefore considered to have due regard to Policy DC1 due to its location.

4.0 Highway safety

4.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 requires sufficient Parking for all new development. The Highway Authority has been consulted but not yet responded. An update will be provided to members of the committee.

5.0 Ecological implications

5.1 Policy CP10 seeks the enhancement of biodiversity and geodiversity in the district. Proposals need to ensure that the ecological network and protected species are not harmed or detrimentally impacted and mitigation measures are put in place where appropriate.

5.2 The application was supported by an Ecological Survey, this was passed to Natural Environment Team. They subsequently advised that the report states 'there are no designated sites within 2km of the proposed development, there is a County Wildlife nearby but from the plans provided the proposed development is not located within the County Wildlife Site and the proposed development is unlikely to lead to impacts on this County Wildlife Site subject to the recommendations in the report being followed'. The mitigation measures outlined in section 6 of the submitted report are likely to reduce the likelihood of impacts on ecological receptors. Therefore, subject to conditions this will comply with Policy CP10 of the Adopted Core Strategy.

6.0 Trees and Landscaping

6.1 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.

6.2 An Arboricultural Assessment has been submitted alongside the application which details that there will be no loss of trees for the proposed development. It recommends tree protection fencing and for the development to proceed in line with the details within the Assessment to ensure the existing trees are protected.

6.3 The Application form submitted notes that Landscaping details are required to be detailed through conditions. Therefore, no landscaping details have been submitted at this time.

6.4 In light of the above and subject to conditions, the application is considered to have had due regard to Policy DC12.

7.0 Other matters

7.1 The Environment Agency have been consulted and have confirmed that the site is located in Flood Zone 1. The site is located above a Principal Aquifer. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination. If Piling is proposed the Environment Agency may need to be re-consulted. A note could be added to any subsequent permission in this regard.

8.0 Conclusion

8.1 The application does not accord with the adopted development plan as the site falls outside of any settlement boundary and is not evidenced to be for an agricultural worker or to meet any other countryside need. The Council does not currently have a 5 year land supply as required by the NPPF (2019) and this development would provide a small contribution towards Breckland's Housing supply. On this basis, the other key principle considerations for this proposal must be assessed and are whether the site is a sustainable

location for housing and the visual impact on the countryside.

7.2 The site is not in close proximity to other dwellings and is quite isolated in terms of its location. On this basis, the development of the site is considered to have a negative impact on the character and appearance of the countryside and therefore conflicts with Policy CP11.

7.3 The site is not in a sustainable location with good access to services and facilities. This is a negative aspect of the proposal, and does not accord with policies SS01 and CP14.

7.4 When applying the tilted balance, the proposals for this large dwelling and annex in this remote location, away from any facilities and services are not considered acceptable, resulting in significant and demonstrable harm. Therefore this application is recommended for refusal.

RECOMMENDATION

Recommends refusal, for the reasons outlined below.

REASON(S) FOR REFUSAL

- 1 Non-std open countryside reason for refusal**

The proposed dwelling and annex would be located outside of 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 with Policies DC2 and CP14 of the Core Strategy and Development Control Policies Development Plan Document which seeks to focus new housing within defined Settlement Boundaries.

Roudham/Larling is classified as a rural settlement through Policy SS1 (Spatial Strategy) of the adopted Core Strategy and Development Control Policies Development Plan Document. These villages contain limited services and facilities and 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. Consequently, there would be a high reliance on higher order settlements for everyday needs which would likely result in higher car dependency, contrary to these policies.
- 2 Unwarranted intrusion into landscape**

The erection of the proposed building on this site would result in an unwarranted intrusion into this rural landscape to the detriment of the character and visual amenities of the area. The design, scale and layout is considered to be out of character within the surrounding area which is open space with scattered development of farm and residential dwellings mainly situated along Watton Road. The development would be an intrusion within the countryside, therefore creating an isolated form of development and in conflict with Policies DC16 and CP11 of The Adopted Core Strategy and Paragraph 79 of The NPPF (2019).