

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2018/1498/F	<b>CASE OFFICER</b>	Lisa ODonovan
<b>LOCATION:</b>	WRETHAM Site adjacent to No10 Manor Cottages Church Road Wretham	<b>APPNTYPE:</b>	Full
<b>APPLICANT:</b>	Mr & Mrs Geoffrey and Ann Schofield 10 Manor Cottages, Church Road Wretham	<b>POLICY:</b>	Out Settlemnt Bndry
<b>AGENT:</b>	CSA Design Studio The Cottage Rocklands Road	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Proposed semi detached dwellings (2no.)	<b>CONS AREA:</b>	Adjacent
		<b>LB GRADE:</b>	Adjacent Grade 2
		<b>TPO:</b>	N

**REASON FOR COMMITTEE CONSIDERATION**

The application is brought to Committee as the recommendation is contrary to Policy.

**KEY ISSUES**

Principle of development  
Impact upon character and appearance of area  
Amenity impact  
Highway safety  
Ecology impact  
Impact upon trees

**DESCRIPTION OF DEVELOPMENT**

The application proposes the erection of one pair of semi-detached, two storey dwellings set on a similar building line to the those positioned to the east. The dwellings will have solar panels on the south facing roof slope (rear).

**SITE AND LOCATION**

The land is currently garden land and is laid to grass with outbuildings situated along the rear boundary. The site is well screened by mature hedging and trees along the front and side (western) boundary. The site is surrounded on all boundaries by other residential uses with the road sited to the north.

**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.04	Infrastructure
CP.10	Natural Environment
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**WRETHAM P C**

No objections to the revised plan for the development itself. However the proposal to solve the issue of extra traffic on the single track Church Road by installing a passing place by the Village Hall is pointless. This is in the one location on the road where there is room for two vehicles to pass and some 600m from the narrow bendy part of the road which will cause the problems.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

The site is located remotely from services and amenities which residents would require on an everyday basis. Consequently the occupiers of the dwellings would be reliant on the use of the private car.

The introduction of two dwellings would result in an increase in the use of Church Road both by the residents of the dwellings and delivery vehicles associated with these.

The carriageway width of Church Road varies but is single track for the most part. In order to mitigate against the increase in use the applicant is proposing to carry out minor widening to the carriageway along the site

frontage to 4.8m and for a passing place to be provided between the site and A1075 where a 4.8m carriageway can be achieved.

On that basis, if you are minded to grant approval, please include conditions in respect of access construction; visibility splays being provided; access, parking and turning being provided and off-site highway improvement works.

**TREE AND COUNTRYSIDE CONSULTANT**

Initial comment:

No objection to the positioning of the passing place as shown.

Re-consultation comment:

Happy with the changes. The provided TS & AIA is still applicable .

**CONTAMINATED LAND OFFICER**

No objection subject to condition.

**ECOLOGICAL AND BIODIVERSITY CONSULTANT**

No objection subject to conditions.

**HISTORIC BUILDINGS CONSULTANT**

No objection.

**REPRESENTATIONS**

Site notice erected: 19-12-2018

Consultations issued: 13-12-2019

Re-consultations issued: 13-02-2019

9 representations received.

7 objecting raising concerns in respect of:-

- Loss of privacy
- Congestion
- Highway safety
- Drainage
- Loss of amenity
- Affordable housing
- Environmental impact
- Visual impact
- Passing - wrong place and possibility for it to be used as additional parking.

2 letters of support received.

**ASSESSMENT NOTES**

1.0 Background

1.1 The proposal was amended during the course of the application process in order to reduce the scheme from three to two dwellings and to include a passing place, the siting of which was also amended. This was the subject of a re-consultation.

## 2.0 Principle

2.1 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.

2.2 Paragraph 10 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 further states that proposed development that accords with an up-to-date Local Plan should be approved without delay, and where there are no relevant development plan policies, or the policies which are most important for determining applications are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

2.3 The Council cannot demonstrate a current 5 year housing land supply and therefore the Core Strategy and Development Control Policies Document which relate to housing land supply only are not considered up-to-date and therefore the material considerations are assessed in line with the sustainable development roles within paragraph 8 of the NPPF:

- economic, to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- social, to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- environmental, to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.4 In terms of the economic and social criteria, the proposal would provide two new dwellings 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 two dwellings.

2.5 The village of Wretham is classed as a rural settlement and does not have a defined Settlement Boundary in the current local plan or the emerging plan. These villages contain limited services and facilities. 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.

2.6 The nearest Market Town to the site is Thetford which is approximately 6.5 miles to the south west would provide the majority of the day-to-day services. Thetford is not walkable in terms of distance and the route is unlit with no footpaths/along a busy A road. The route to local facilities is not therefore safe for pedestrians.

2.7 The nearest bus stop to the proposed site is approximately 0.6 of a mile from the site, opposite The Camp. This bus service links the village to Watton and Thetford however, given the lack of footpath provision within the village and the nature of the road linking the site to the A1075 to the east the likelihood of future occupants walking to this bus stop is limited. For these reasons occupants of the dwellings would rely on the use of the private car to gain access to local facilities. This would not accord with paragraphs 102 and 103 of the National Planning Policy Framework (February 2019) which is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. These factors weigh against the proposal.

### 3.0 Impact on the character and appearance of the area

3.1 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.

3.2 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.

3.3 The proposal was amended during the course of the application process amending the scheme from three dwellings to two, semi-detached dwellings on a similar building line to the existing semi-detached properties. As a result of this amendment, the proposal relates as a consistent and appropriate form of development. The land is already garden serving the existing dwelling and therefore doesn't relate as open countryside, this alongside the dwellings to the east and new development under construction to the west, the site relates as infill. The development will also be retained within the existing site boundaries, therefore will not result in further encroachment to the existing site dimensions.

3.4 The design of the proposed dwellings are distinctive in terms of their opening placements, however given the overall matching scale and similar roof pitches, alongside the varying mix and type of development in the vicinity, the design is considered acceptable. The proposal also seeks to utilise solar energy in order to provide some of the electricity supply to the property.

3.5 In light of the above factors, the proposal is considered to accord with the environmental role of sustainable development and Policy DC16 of the adopted Local Plan.

### 4.0 Amenity impact

4.1 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.

4.2 The proposed siting of the dwellings is such that significant separation distances will be retained between the existing dwelling at No.10 and the proposed new dwellings. The set back position from the road frontage will minimise the impact on the opposite dwellings and the orientation of the site is such that loss of light will not be a significant, adverse issue. Window placements and internal layouts are also considered sensitively designed to ensure that side facing windows serve non-habitable rooms. The proposal also provides the proposed dwellings with a sufficient amount of private, rear amenity space for any future

occupiers. In light of these factors, the proposal is considered to have due regard to Policy DC1 and paragraph 127 (f) of the NPPF February 2019.

#### 5.0 Highway safety

5.1 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.

5.2 The amended proposal provides sufficient parking and turning space for the proposed dwellings and the existing. Norfolk County Council was consulted, following an amended scheme to include a passing place, they advised that the site is located remotely from services and amenities which residents would require on an everyday basis. Consequently the occupiers of the dwellings would be reliant on the use of the private car.

5.3 The introduction of two dwellings would result in an increase in the use of Church Road both by the residents of the dwellings and delivery vehicles associated with these.

5.4 The carriageway width of Church Road varies but is single track for the most part. In order to mitigate against the increase in use the applicant is proposing to carry out minor widening to the carriageway along the site frontage to 4.8m and for a passing place to be provided between the site and A1075 where a 4.8m carriageway can be achieved.

5.5 In light of these improvements, no objections are raised subject to conditions.

5.6 Comments have been raised in respect of the position of the passing place, the first proposal proposed a passing bay near to the village hall however this was further amended to a position further west, along the southern side of the road, all within the highway boundary.

5.7 The position of the passing place has been assessed by the Highway Department at Norfolk County Council as suitable.

#### 6.0 Ecology impact

6.1 Policy CP10 seeks the enhancement of biodiversity and geodiversity in the district. There is an expectation that development will incorporate biodiversity or geological features where opportunities exist.

6.2 The application was supported by a Preliminary Ecological Appraisal which was sent to the Ecology Team for assessment. Their comments were as follows:

6.3 The Preliminary Ecological Appraisal report (Huckle Ecology; December 2018) is fit for purpose. We agree with the report that 'due to the scale of the proposed works, distances involved between the site and designated sites and the lack of functional connectivity of the habitats present within the site, there are unlikely to be impacts on designated sites. Mitigation measures proposed in the report will reduce the likelihood of impacts on ecological receptors to acceptable levels.

6.4 In light of this advice, the proposal is considered to have due regard to Policy CP10 subject to conditions in respect of the proposed mitigation and enhancement measures, these will be applied to any forthcoming approval.

#### 7.0 Tree impact

7.1 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.

7.2 The Tree and Countryside Officer raised no objection to the amended scheme (both passing place and the overall scheme) and advised that the supplied tree survey was still fit for purpose. On this basis, the proposal is considered to have due regard to Policy DC12.

## 8.0 Other matters

8.1 The comments raised in respect of drainage were considered. It should be noted that the site does not fall within a flood zone nor is it prone to surface water drainage issues having checked the Government's Flooding maps, therefore there is little scope under the planning legislation with which to control this issue. The drainage methods will however be adequately controlled and assessed at the Building Regulations stage should permission be forthcoming.

8.2 The position of the passing place has been assessed by the Highway Department at Norfolk County Council as suitable.

8.3 The comments raised in respect of affordable housing have been noted however the development does not trigger any requirement for the homes to be 'affordable' therefore there is little we can do to enforce this.

## 9.0 Conclusion

9.1 The application does not accord with the adopted development plan as the site falls outside of any settlement boundary. However, the Council does not currently have a 5 year land supply as required by the NPPF 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.

9.2 The site is in close proximity to other dwellings and is in close proximity to an application site given permission for development, these are under construction at present. The application relates as infill, utilises an existing residential garden area and demonstrates how a pair of semi-detached dwellings can be accommodated within the site without having a significant impact on the overall character of the area. On this basis, the development of the site would not negatively impact the character and appearance of the countryside and therefore complies with the environmental role of sustainable development and Policy DC16.

9.3 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.

9.4 When applying the tilted balance required by paragraph 11 of the NPPF, the previously approved site to the north weighed against the the small negative harm created by the site's location away from services and facilities for two dwellings, is considered to be outweighed by the positive contribution towards housing in the district and due to the aforementioned reasons the development will not cause significant harm to the street scene or character and appearance of the countryside.

9.5 In accordance with paragraph 11 of the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits, and therefore the grant of planning permission subject to conditions, is recommended.

**RECOMMENDATION**

Recommended approval as per Officer's report and subject to the conditions below.

**CONDITIONS**

- 1 Full Permission Time Limit (2 years)**

The development must be begun not later than the expiration of TWO YEARS beginning with the date of this permission.

Reason for condition:-  
As required by section 91 of the Town & Country Planning Act 1990 (as amended) and to ensure the deliverability of the scheme to contribute to the five year housing land supply.
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the 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.
- 3 External wall and roof materials to be agreed**

No development beyond slab level shall take place until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:-  
To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**This condition will require to be discharged**
- 4 New access (over verge/ditch/watercourse/footway)**

Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification TRAD 4 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason for condition:-  
To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

**This condition will require to be discharged**
- 5 Provision of visibility splays - condition/approved plan**

Prior to the first occupation of the development hereby permitted visibility splays shall be

provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety in accordance with the principles of the NPPF

**This condition will require to be discharged**

**6 Provision of parking and servicing areas**

Prior to the first occupation of the development hereby permitted the proposed access, parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

**This condition will require to be discharged**

**7 Highway improvements - off-site**

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing No.0673 03 05 Rev A have been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

**8 Highway improvements - off-site**

Prior to the first occupation of the development hereby permitted the off-site highway improvement work referred to in Part A (condition 7) of this condition shall be completed to the written satisfaction of the Local Planning Authority.

Reason for condition:-

To ensure that the highway network is adequate to cater for the development proposed.

**This condition will require to be discharged**

**9 Ecology - mitigation and enhancement**

The proposed works shall be carried out in-line with the mitigation measures outlined in section 5.4 of the Preliminary Ecological Appraisal report (Huckle Ecology; December 2018). Enhancement measures outlined in section 5.4 of the Preliminary Ecological Appraisal report (Huckle Ecology; December 2018) shall be incorporated into the site's design.

Evidence of this shall be submitted to and approved by the Local Planning Authority prior to first occupation.

Reason for condition:-

To ensure the development is not detrimental to Protected Species and in order to protect the wildlife value of the site in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and the National Planning Policy Framework.

**10 Contaminated Land - Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in

accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

**This condition will require to be discharged**

11

**Implementation of submitted boundary treatment**

The boundary treatment shown on the plans and particulars hereby approved shall be constructed/retained in the manner shown and completed before the dwellings are first occupied.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with Policy DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**This condition will require to be discharged**

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**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 application.