

APPEALS SUMMARY- APRIL 2019

3PL/2018/0755/O (Bramble Farm, Litcham Road, Gressenhall) Demolition of existing agricultural building and erection of detached dwelling and garage (Outline).

DISMISSED

The Inspector considered that the main issues were (i) the location of the development and (ii) the effect on the character of the area (iii) Effect upon the living conditions of adjacent occupiers with regard noise and disturbance (iv) the effect on biodiversity. In terms of the location of the development whilst being in the countryside, the site was in close proximity to the villages of Gressenhall to the west and Beetley to the east. There was also a footpath directly opposite the site entrance, which leads to both villages. Whilst a new dwelling in the countryside would conflict with Policies SS1 and CP14 the site was in an accessible location. With regards impact on the character of the area the proposal would replace a currently disused agricultural building that is approximately 4m high. The Inspector concluded that a new house would be higher and more visibly prominent in its surroundings than the building it replaced and therefore contrary to Policy DC16. The Inspector found no conflict with regard to impact on amenity having regard to Policy DC1. In terms of impact on biodiversity the Inspector concluded that insufficient information had been submitted to establish the presence or absence of protected species. In terms of the overall planning balance the Inspector concluded that the adverse impacts of the development would significantly and demonstrably outweigh the modest benefits. The appeal was accordingly dismissed.

3PL/2018/0129/0 (3 Mill Lane, Whissonsett) Outline application for the erection of a dwelling.

DISMISSED

The Inspector considered the main issues were (i) the effect of the proposed development on the character and appearance of the area and, (ii) the location of the proposed development with regard to its access to services. In terms of impact on the character and appearance of the area the Inspector concluded that the proposal to erect a bungalow and associated hardstanding on the site would significantly detract from and harm the character and appearance of the area contrary to Policy DC16 of the Breckland Core Strategy and Development Control Policies 2009. In terms of the location of the development the site lies outside the development limits for Whissonsett and the proposal would not meet any criteria listed in Policy CP14 of the Core Strategy. Whissonsett has very limited services, facilities and public transport as do other nearby smaller settlements. The nearest larger villages with greater provision to support day to day needs are some distance away. The Inspector concluded that the proposal would not be a sustainable location with regards to access to services and would run contrary to the aims of the Framework in terms of reducing the need to travel. The appeal was accordingly dismissed.

3PL/2018/0456/0 Meadow Grange, 2 Meadow Lane, North Lopham (erection of a one and a half storey dwelling with detached cart lodge and associated landscaping)

ALLOWED

The main issues of consideration were (i) the effect of the proposal on the character and appearance of the area and (ii) whether the appeal site is a suitable location for a dwelling with particular regard to the settlement boundary and accessibility to services. In terms of impact on character and appearance the appeal site is located within North Lopham Conservation Area which is characterised by a loose pattern of development, with narrow streets, lined by a mix of traditional red brick cottages and larger houses. The Inspector considered that whilst the proposal would introduce built development into an area of green space, by reason of its relatively small size of the plot and its position to the side of the access driveway, the entrance way to the dwellings of Meadow Lane and important visual breaks between those dwellings and The Street would be maintained together with its open, spacious and semi-rural character. The Inspector didn't consider that the proposal would appear unduly prominent or cramped and would not have an unduly harmful effect on the character and appearance of the surrounding area having regard to Policies CP11, DC1 and DC16 of the Core Strategy. In terms of the sites sustainable location. There is modest provision of services and facilities within the village, including a post office, shop, public house and village hall. The Inspector considered the appeal site to be a suitable location for a dwelling given the accessibility of the existing services and facilities in North Lopham. In weighing up the overall planning balance the Inspector considered that the limited harm arising from the Conflict with Policy DC2 and CP14, would not significantly and demonstrably outweigh the benefits of the proposal in terms of the appeal site being a relatively sustainable location and making a modest contributions to the supply of housing and the vitality of the rural community. Accordingly, the proposal benefits from the presumption in favour of sustainable development the appeal was accordingly allowed.

3PL/2018/0255/Ful Cotters, 60 Croxton Road, thetford (Extension and conversion of existing house to create 2 dwellings and development in garden to provide a pair of semi detached dwellings)

ALLOWED

The council had no objection to the extension and conversion of the existing house to create two dwellings. The main issue is the effect of the pair of semi-detached dwellings on the character and appearance of the site and surrounding area with particular regard to the scale and the implications for existing planting. The new dwellings would take the form of a single building which would be positioned on that part of the garden where there is limited planting in the form of trees and shrubs, car parking provision would take the form of parking spaces which would not be under the canopies of the trees around the site edge. In terms of the size of the buildings and the provision of space around them in the form of amenity space, the development would not appear cramped or out of character with the site context. The Inspector noted that there were two groups of trees and hedges and one individual tree which could be affected by the development. The Inspector considered that given the proposed layout and root protection areas there would appear to be sufficient space on the site to enable effective tree protection measures to be provided to ensure the retention and long term health of this group of trees. The Inspector concluded that the pair of semi - detached dwellings would not have a harmful effect on the character and appearance of the

site and the surrounding area with particular regard to scale and the implications for existing planting. The Inspector had regard to resident objections and Thetford Town Council but had limited evidence to substantiate these concerns and he noted that the Highway Authority didn't raise objection. The appeal was accordingly allowed.