

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2019/0090/F	CASE OFFICER Tom Donnelly
LOCATION:	GREAT ELLINGHAM Hollytree House 80 Long Street, Great Ellingham	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr & Mrs Price c/o Agent	
AGENT:	Studio 35 3 Plumstead Road East Freethorpe	
PROPOSAL:	Proposed Single Dwelling	

REASON FOR COMMITTEE CONSIDERATION

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

KEY ISSUES

Principle
Impact on the character and appearance of the area
Impact on amenity
Parking provision and highway safety

DESCRIPTION OF DEVELOPMENT

The proposal seeks the erection of 1no. single storey dwelling on land to the rear of 80 Long Street. The proposed dwelling incorporates an integral garage and would be accessed via a driveway adjacent to Hollytree House. The proposed materials are red facing brick and cream render on the walls and red pan tiles on the roof. The original proposal had the proposed dwelling immediately adjacent to Hollytree House, but the scheme was subsequently amended to the current scheme.

SITE AND LOCATION

The application site is on land to the rear of Hollytree House, 80 Long Street. The site is currently used as residential amenity land that serves Hollytree House. The land immediately north of the plot is occupied by recently constructed dwellings and the land to the south comprises of open, agricultural land.

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
DC.01	Protection of Amenity
DC.02	Principles of New Housing
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

CONTAMINATED LAND OFFICER

No objection subject to conditions

GREAT ELLINGHAM P C

No objection subject to conditions

REPRESENTATIONS

4 neighbours were consulted with the 21 days expiring on 20-03-19.

A site notice and press notice were posted which expired on 07-03-19 and 11-03-19 respectively.

2 letters of representation were received on the original scheme that raised concerns with the development in terms of its street scene appearance, the proximity of the proposed dwelling to the neighbouring properties and a lack of parking provision for the dwelling.

No comments were received on the revised scheme.

ASSESSMENT NOTES

1.0 Principle of development

1.1 This application seeks planning permission for the erection of one detached dwellings on land to the east of Hollytree House, 80 Long Street, Great Ellingham. The site is located outside of the Great Ellingham Settlement Boundary and therefore the application is contrary to Policies SS1, DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document 2009. The principle of the proposal is therefore not accepted. However, paragraph 8 of the National Planning Policy Framework (NPPF) 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. Housing applications should therefore be considered in the context of presumption in favour of sustainable development.

1.2 The NPPF identifies three dimensions of sustainable development:

- Economic, in terms of building a strong economy and in particular by ensuring that sufficient land is of the right type and is available in the right places.
- Social, by supporting, strong 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.

1.3 In terms of the economic and social criteria, the proposal would provide one new dwelling and would therefore make a positive, albeit small, contribution to the housing supply. The proposal would provide limited short-term economic benefits through labour and supply chain demand required during construction as well as additional household spend within the area. If the application is approved to ensure the deliverability of the development a planning condition would require a reduced time period of commencement.

1.4 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Great Ellingham is identified as a Local Service Centre Village and has a number of facilities to meet the day to day requirements of its residents, which include a primary school, shop, post office, community hall and public house. These are located approximately between 0.5 and 0.9 miles away from the site; whilst there is no footpath provision connecting the site to these facilities the distance is relatively short along a road where traffic speeds are not high due to the residential nature of the area. The facilities are within cycling distance and if trips are made via car these would be short. In terms of public transport, the nearest bus stop is located near the junction of Attleborough Road and Chequers Lane, approximately one mile from the site, which is served by frequent service linking the village to Attleborough and Wymondham and Norwich.

1.5 In light of the above, the application is considered to meet the economic and social roles of sustainable development.

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, although outside the Settlement Boundary, the site is in a semi-rural location within a group of existing dwellings and further development that is under construction. There are other residential uses immediately to the north and east of the site. The site is not considered an important gap within the street scene. When the proposal is considered in the context of the 2 developments north of the site, the principle of development set back from the frontage is considered to have been established and it is therefore not considered that the development would result in a loss of character for the area.

2.4 The design, form and scale of the proposed is also considered to be acceptable and in keeping with the local vernacular. The scheme has been amended during the course of the application to revised the siting and design of the dwelling. The dwelling was originally proposed to be situated immediately adjacent to Hollytree House at the front of the site. However, this layout raised concerns as the dwelling appeared cramped on the site and out of keeping with the surrounding area, which is largely characterised by spacious plots. The proposed dwelling would now sit within a spacious plot and therefore would not appear unduly cramped and the containment of the site by hedging/established vegetation means that the dwelling would not unduly encroach further into the open countryside.

3.0 Impact on amenity

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 dwelling proposed is positioned within a spacious, well screened plot. The internal layout and positioning of the new dwelling will ensure that overlooking will not be a significant issue and the separation distance between the dwelling and the nearest neighbour at Hollytree House is considered acceptable. The orientation of the plot is also such that any overshadowing will be over the application site itself. In addition, the proposal also affords a generous amount of private amenity for any future occupiers. In light of the above factors, the proposal is considered to have due regard to Policy DC1.

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. Paragraph 109 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy DC19 requires sufficient Parking for all new development.

5.2 The Highway Authority considers that given the other development in the vicinity, they could not object to the granting of permission in this instance subject to conditions requiring: the vehicular access is provided; visibility splays are provided and access, parking and turning is provided as shown. In light of these conditions, the application is considered to accord with the above policies in respect of access and highway safety.

5.3 To ensure that the development has appropriate regard to Policy DC19 and Highway Safety matters, the Highway Authority have requested conditions requiring the access to be built to Highway's standards, any means of obstruction to be set away from the highway, for a visibility splay to be provided and for the works

to be carried out in accordance with the details provided.

6.0 Conclusion

6.1 In terms of the overall planning balance of the scheme, whilst the proposed development would be located just outside of the settlement boundary. Given that the Council does not currently have a 5 year land supply, Paragraph 11 of the Framework states that in these cases permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the Framework taken as a whole. In terms of the planning balance of this scheme, the application site is considered to meet the test of sustainability as defined within Paragraph 7 and 8 of the NPPF and the proposed dwelling on balance is not considered to significantly and demonstrably impact on the character and appearance of the area or the amenity of the existing and future residents, the application is therefore recommended for approval.

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 materials as approved**

The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.
Reason for condition:-
To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- 4 Lighting Condition**

No external lighting shall be erected unless full details have first been submitted to and agreed in writing with the Local Planning Authority. Any lighting proposed shall be/ include the following measures:
1) Fully shielded (enclosed in full cut-off flat glass fitments);
2) Directed downwards (mounted horizontally to the ground and not tilted upwards);
3) Switched on only when needed (no dusk to dawn lamps); and,
4) White light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources.
Reason for condition:-
To ensure the development is in keeping with paragraph 180(c) of the National Planning Policy Framework (February 2019) and Great Ellingham's Dark Sky Status.

- 5 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 5 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**
- 6 Access - combined, configuration and gates/bollards**
- Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
- Reason for condition:-
In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- This condition will require to be discharged**
- 7 Provision of visibility splays - condition/approved plan**
- Prior to the first occupation/use of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage (and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details). The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 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**
- 8 Provision of parking and servicing areas**
- Prior to the first occupation of the development hereby permitted the proposed access parking and turning areas 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**
- 9 NOTE NCC Inf 2 When Vehicular access works required**
- This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group.

Please contact Kay Gordon 01362 656211.

If required, street furniture will need to be repositioned at the Applicants own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.

10

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.