

AGENDA ITEM 9

DEFERRED APPLICATIONS

Item. 9(a): pages 86-95

Location: NORTH PICKENHAM: Houghton Lane, North Pickenham

Proposal: Construction of single detached dwelling and access to Houghton Lane.

REFERENCE: 3PL/2018/0795/F

Applicant: MR Crossley Eccles

Author: Naomi Minto

PLANNING HISTORY

Ref: T/APP/F2605/A/87/076468 – Erection of single storey dwelling

The Appeal was dismissed on the basis that the siting of the dwelling would fail to relate satisfactorily to any of the surrounding development, building lines, massing or style and would appear somewhat intrusive and incongruous in this position.

The Inspector concluded that the proposed single-storey dwelling would harm the character, appearance and form of this part of the village and that harm would outweigh any potential benefit.

Ref: T/APP/F2605/A/96/266511/P9 and T/APP/F2605/A/96/266512/P9 - Two Appeals considered together for A) the erection of two dwellings and B) the erection of a dwelling

The Inspector advised that although he considered the proposals to have little effect on the setting of the Blue Lion, this is heavily outweighed by the harm to the form and character of the village, and to the setting of the church. The principal approach to the church is along the lane from the south west, this has the open ground in front of the hall to its south east and the open ground of the Appeal site to its north west, presenting a very attractive approach of rural character. The introduction of a domestic curtilage along one side of the lane, with the proposed dwelling, or dwellings, in prominent view would in the opinion of the Inspector destroy that character and make the approach much less attractive.

The Inspector concluded that the proposals would cause significant harm to the form and character of this part of the village of North Pickenham, and to the setting of the Grade II* Listed St. Andrew's Church. The proposals would fail to preserve the setting of the Grade II* Listed Building and not accord with the aims of local Policy.

COMMENTS

The description of the development on the Officer's report indicates that the proposal would include a detached double garage. However, this is not the case. The proposal is for the construction of a detached two storey four bedroom dwelling.

CONSULTATIONS

The Tree and Countryside Officer and Environmental Health were re-consulted following receipt of amended plans that sought to address concerns relating to the impact of the proposal on the existing trees, which included trees with Tree Preservation Orders.

Environmental Health had no further comments to make on the application. However, they reiterated the requirement for the condition previously recommended by them, to be included with any forthcoming planning permission.

The Tree and Countryside Consultant acknowledged that the amended plan showed a minor improvement. However, his overall opinion is that the development of this site is likely to result in future pressure for removal. He advised that should the Council be minded to approve the application, a condition should be included requiring the works to be carried out in strict accordance with the supplied Arboricultural Impact Assessment and Tree Protection Plan.

REPRESENTATIONS

Neighbours adjacent to the site were also re-consulted on the amended plans. Four representations were received raising the same points listed on pages 88-89 of the report. Further comments are summarised below;

- Unsustainable development due to impact on historic setting, neighbours and loss of amenity
- Adverse impact on views of the church and local trees
- Highway safety concerns, including traffic volume and speed
- Over development of site
- Flooding concerns

In addition, following re-publication of the Officer's report in March a further representation has been received raising similar points to those listed on pages 88-89 of the report.

ASSESSMENT

Careful consideration has been had in respect of the Appeal decisions. Historic England and the Council's Historic Buildings Officer was consulted on the proposal. No objection was raised by either consultee, following the submission of revised plans to establish a design, which would be more sympathetic to its surroundings.

In addition, following a re-consultation with relevant parties in early January 2019, it was considered that the proposal continues to represent a sustainable form of development with a design that would be sympathetic to the area. However, it is acknowledged that a condition will need to be included, if the application is approved, to ensure that development of the site is carried out in strict accordance with the supplied Arboricultural Impact Assessment and Tree Protection Plan submitted in support of the application.

RECOMMENDATION

The application continues to be recommended for approval, with the addition of a condition, as per the requirements of the Tree and Countryside Consultant.