

Item. 10(c): pages 116-123

Location: BAWDESWELL: Dereham Road, Bawdeswell

Proposal: Development of three detached self-build properties with garages

REFERENCE: 3PL/2018/1111/O

Applicant: Mr Neville Middleton

Author: Naomi Minto

ADDITIONAL INFORMATION

The agent has provided further comments in response to the Officer report. Details are bullet pointed below:

- The agent advises that the Officer report is deliberately misleading. The agent states that the guidance for visibility splays comes from The Manual for Street Guidance road junctions and is not for private driveways.
- The agent queries why reference is made to a footpath which was omitted from the proposal.
- The agent advises that they were unaware of anything to do with hedgerows.
- The agent has queried why there is no mention in the report of this being a self-build application as they consider it to be a planning consideration.

CONSULTATIONS

The Local Highway Authority was re-consulted following receipt of further correspondence from the agent in respect of visibility splays (as detailed above). The Highway Authority advises that the industry standard advice for visibility, whether from an individual access or a shared access, is derived from the Design Manual for Roads and Bridges (DMRB) (in this instance) and is a valid consideration.

ASSESSMENT

Norfolk County Council Highway's comments are considered relevant to this application, having had regard of the Government's safety standards.

The footpath formed part of the original application submission and therefore statutory consultees responded accordingly to the details in front of them, which at the time of consultation included provision of a footpath. Reference to it was therefore included within the Officer report. However, it was made clear at paragraphs 3.4 and 4.3 of the Officer Report that the footpath had since been omitted from the proposal.

The Tree and Countryside Officer provided comments on the application at the start of November and again at the start of December. Both comments make reference to the existing hedgerow. These comments are publicly available to view online, including to the agent.

The report clearly states under the headings 'Proposal' and 'Description of development' that this application seeks consent for three detached self-build dwellings. No further comment was provided because there is no specific adopted policy contained within the Core Strategy relating to self-build proposals. The units being proposed as self-build does not override the technical reasons for refusal.

RECOMMENDATION

The application therefore continues to be recommended for refusal.