

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2019/0157/F	CASE OFFICER Lisa ODonovan
LOCATION:	BESTHORPE Land at 1 Rookery Cottages Silver Street, Besthorpe	APPNTYPE: Full POLICY: Out Settlement Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr Ben Watling Portwood House Norwich Road	
AGENT:	Mr Michael Rayner 22 Rectory Close Long Stratton	
PROPOSAL:	Erection of new dwelling	

REASON FOR COMMITTEE CONSIDERATION

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

KEY ISSUES

Principle of development
Impact upon character and appearance of area
Impact upon amenity
Highway safety
Trees

DESCRIPTION OF DEVELOPMENT

The application seeks permission for a single dwelling with integral garage on land to the north-west of 1 Rookery Cottages.

The dwelling proposed is two storeys with a lower, one and half storey element to the side with a garage below. The dwelling will be sited to the north-west of No.1 Rookery Cottages and has been positioned so it faces the access.

SITE AND LOCATION

1 Rookery Cottage is a semi-detached two storey residential dwelling outside of the Besthorpe Settlement Boundary, which has been significantly extended. To the north of the building is the proposed site, which has a screening boundary of high level trees/hedging between the edge of the site and the A11; to the east agricultural land; to the south is further residential dwellings; and to the west is Silver Street. The site is currently the amenity/garden space associated with 1 Rookery Cottages. The site is outside of the Besthorpe Settlement Boundary.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2018/0006/O - Subdivision of property to provide for the erection of 1 No. dwelling on land adjacent to 1 Rookery Cottages - Allowed on Appeal

3PL/2016/0536/O - Subdivision of property to form residential site for new dwelling - Refused

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.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

BESTHORPE P C

No objections

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

CONTAMINATED LAND OFFICER

I have considered the application and would not raise any contaminated land comments based on both the accuracy of the information provided and the current records of contaminated land issues we hold to date.

TREE AND COUNTRYSIDE CONSULTANT

No objection. Adjacent road side trees are unlikely to be affected.

ENVIRONMENTAL HEALTH OFFICERS

No objection.

REPRESENTATIONS

Site notice erected: 12-03-2019

Consultations issued: 08-03-2019

No representations received

ASSESSMENT NOTES

1.0 Principle

1.1 Permission was recently given on this site at appeal for outline permission for the erection of one dwelling, this decision was dated 21st August 2018 (reference: 3PL/2018/0006/O) and requires the reserved matters to be submitted within 2 years of this date. The principle of residential development here is therefore accepted.

2.0 Impact on the character and appearance of the area

2.1 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.

2.2 The proposed dwelling has been positioned within the plot so that it is set forward of the existing semi-detached dwellings to the rear. It faces the front access track and front garden area of the existing dwellings. The size of the dwelling is large, however it is considered to fit the plot size whilst also providing good circulation space around the dwelling and rear amenity area. The design of the dwelling is considered acceptable given the traditional form of the nearby dwellings and the wide ranging size of surrounding dwellings. In light of these factors, the proposal is considered to have due regard to Policy DC16 and paragraph 127 of the NPPF (February 2019).

3.0 Amenity impact

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 As stated above, the dwelling has been positioned within the plot so that it faces the access track and front, less sensitive amenity area of the existing dwellings. The dwelling is a sufficient distance from the existing dwellings and has been orientated to ensure that overlooking will not be an adverse issue and the small scale of development and positioning forward of the existing dwellings will ensure that noise and

disturbance is not significant to the existing neighbouring occupiers. Environmental Health has raised comment in respect of the proximity of the proposed dwelling to the A11 and the agent subsequently submitted a plan indicating the use of acoustic fencing in order to help mitigate this. The Environmental Health Team were content with this as a solution. In light of the above, the proposal is considered to accord with Policy DC1, subject to a condition with regard to the acoustic fence.

4.0 Highway safety

4.1 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.

4.2 The proposal provides sufficient parking and turning within the site to accommodate the development. Norfolk County Council as Highways has been consulted and advised that the site is located at the end of a no through road which currently serves 4 properties. It is not considered that the additional traffic movements associated with a single dwelling would be detrimental to highway safety in this location and consider the shared use of the existing access acceptable.

5.0 Implications to trees on site

5.1 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.

5.2 There is a row of trees along the northern boundary which help to screen the site from the A11. The Tree and Countryside Officer has been consulted and advised that these trees are unlikely to be affected as a result of the proposed dwelling.

6.0 Conclusion

6.1 The principle of residential development has been established and accepted at appeal. The dwelling proposed is considered acceptable within the plot and the design proposed is considered in keeping with the other dwellings in the vicinity. There are no adverse highway or amenity issues raised and as such, the application is considered acceptable and is therefore recommended for approval.

RECOMMENDATION

Approval with conditions.

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 Provision of parking and servicing areas

Prior to the first occupation/use of the development hereby permitted the proposed access/on-site car and cycle parking/servicing/loading/unloading/turning/waiting 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

5 Implementation of submitted boundary treatment

The acoustic fencing as shown on the plans and particulars hereby approved shall be constructed in the manner shown and completed before the building(s) is first occupied.

Reason for condition:-

In the interests of the amenity of the future occupiers, in accordance with Policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

6 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.