

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2019/0371/D	CASE OFFICER	Lisa ODonovan
LOCATION:	FRANSHAM Land Off Station Road Fransham	APPNTYPE:	Reserved Matters
APPLICANT:	R.W.Duffield Limited R W Duffield Limited C/O Agent	POLICY:	Out Settlemnt Bndry
AGENT:	Jonathan W Burton 12 Park Road Dereham	ALLOCATION:	N
PROPOSAL:	Reserved matters for erection of 4 dwellings with associated garages following outline approval 3PL/2017/0902/O		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is brought to Committee as the applicant is the Chairman of the Council.

KEY ISSUES

Principle
Impact on the character and appearance of the area
Amenity impact
Highway safety
Tree implications

DESCRIPTION OF DEVELOPMENT

The application seeks approval of the reserved matters following outline permission for the erection of 4no. dwellings and associated garages which was granted 22nd November 2017.

The application proposes the following:

Plot 1: 4 bed two storey dwelling
Plot 2: 5 bed two storey dwelling
Plot 3: 5 bed two storey dwelling
Plot 4: 4 bed single storey dwelling

All properties will be served by detached garages. Garages for plots 1, 2 and 3 will comprise of a three bay garage/carport and plot 4 by two bay garage.

SITE AND LOCATION

The site is located in a predominantly residential location in the village of Little Fransham. The surrounding area is particularly dense with residential development, and the proposal would generate a more uniform settlement pattern by developing the vacant area of grassland, previously utilised for agricultural uses to which the proposal would be sited. There are a variety of trees and hedges surrounding the proposed site which would provide an element of screening and privacy in relation to surrounding occupiers.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2017/0902/O - The erection of 4 no. dwellings with associated garages with all matters reserved bar access - Permission

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

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

CONTAMINATED LAND OFFICER

I have considered the application and would not raise any further 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 subject to condition.

ENVIRONMENTAL HEALTH OFFICERS

I have looked at the application submitted and based on the information provided to me at this time; there are no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

FRANSHAM P C

No Comments Received

REPRESENTATIONS

Site notice erected: 18-04-2019

Consultations issued: 12th and 16th April 2019

One representation received asking if the access could be revised.

ASSESSMENT NOTES

1.0 Principle

1.1 The application seeks approval for the reserved matters following the grant of outline permission which included access. As a result, the principle of residential development in this location has been 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 application proposes four dwellings, all road facing accessed from a long driveway off the main Station Road. Plot 4, nearest to Flint Barn is proposed at single storey with all other dwellings comprising of two storeys. The dwellings are sizeable however this is consistent with the prevailing character of development in the area and given the distance from the main public realm their street scene impact will be minimal. The design of the dwellings again, have due regard to the existing dwellings in the vicinity. As a result of these factors, the proposal is considered to accord with Policy DC16 and paragraph 127 of the NPPF.

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 The dwellings have been sited within the site so as to provide significant separation distance between

existing and proposed dwellings. The orientation of the site and the dwellings within it will ensure that loss of light and overshadowing will not be a significant issue and the spacious nature of the development and distance from the main road will ensure that the development does not appear overbearing. Each plot has been provided with a good amount of private rear amenity space. The distance between the access road and the side elevations of the nearest adjoining dwellings is also considered sufficient in order that noise and disturbance is unlikely to be significant, plus access has already been agreed at the outline stage. As a result of these factors, the proposal is considered to have due regard to Policy DC1 and paragraph 127 (f) of the NPPF.

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 Access was agreed at the time of the Outline permission and the access is therefore submitted as per the approved plans. Each plot has sufficient parking and turning is available. Norfolk County Council Highways was consulted and advised that the site is served by a private road which will not be considered for adoption, no objections are raised subject to conditions.

5.0 Tree implications

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 The application was supported by a Tree Protection Plan. The Tree and Countryside Officer was consulted and raised no objection subject to a condition.

6.0 Other issues

6.1 The comment raised by a third party in respect of the access were considered however, as stated, access was agreed at outline stage and the reserved matters has to in line with the approved details. The access therefore cannot be amended.

7.0 Conclusion

7.1 In terms of the overall planning balance the application for the approval of the reserved matters is considered acceptable and in keeping with the character and appearance of existing development in the area. having regard to Policy DC16 and paragraph 127 of the NPPF (2019). No significant adverse amenity issues will arise as a result of the proposal and highway safety will also be largely unaffected. The application is recommended for approval.

RECOMMENDATION

Grant Planning Permission subject to conditions.

CONDITIONS

1

Reserved Matters - time limit

This approval is granted following the grant of Outline Planning Permission reference

3PL/2017/0902/O dated 22nd November 2017. The timescales for implementation of the development are set out at condition 1 of the Outline Planning Permission.

Reason for condition:-

For the avoidance of doubt and to ensure that the development accords with conditions attached to the outline planning permission for the proposal, including time limits specified for commencement, resulting in appropriate development of the site.

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 Standard estate road conditions

No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed private access within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason for condition:-

To ensure safe, suitable and satisfactory development of the site and to ensure the private roads are managed and maintained thereafter to a suitable standard

This condition will require to be discharged

5 Provision of parking and servicing areas

Prior to the first occupation of the development hereby permitted the proposed access, parking and turning 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 .

This condition will require to be discharged

6 Tree protection fencing

No operations shall commence on site in connection with the development until all tree protection barriers are in place as indicated on the submitted TPP. Works shall not commence until it is confirmed that fencing is in place as specified.

The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

Reason for condition:-

The works are required to be undertaken prior to the commencement of work on the site in order to safeguard the protection of trees from the outset of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

7 Implementation of submitted boundary treatment

The boundary treatment shown on the plans and particulars hereby approved shall be constructed in the manner shown and completed before the building(s) are first occupied.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with Policy DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

8 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.