

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2019/0245/F	CASE OFFICER Tom Donnelly
LOCATION:	GRISTON Caston Road Griston	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: Adjacent Grade 1 TPO: N
APPLICANT:	RSLC Developments Ltd Woodland House Norwich Road	
AGENT:	NKF Planning Consultancy Limited 34 Queen Elizabeth Avenue Gaywood	
PROPOSAL:	Proposed New Detached Bungalow and Garage	

REASON FOR COMMITTEE CONSIDERATION

The application is referred to planning committee as it is contrary to the development plan.

KEY ISSUES

Principle of development
Impact on character and appearance
Impact on amenities
Impact on ecology
Impact on character and setting of adjacent Grade I Listed Building
Impact on parking provision and highway safety

DESCRIPTION OF DEVELOPMENT

The proposal seeks the erection of a detached bungalow and garage on a site at Caston Road in Griston. The proposed palette of materials are red brick and black stained cladding on the walls, clay pantiles on the roof with grey fenestration.

SITE AND LOCATION

The application site is land at Caston Road in Griston. The site is adjacent other residential properties and a Grade I Listed Church. The land at the front of the site already benefits from planning permission for 2 dwellings that are currently under construction.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2016/0050/F Permission 02-08-16
Erection of 2 dwellings with garages, access drive and external works

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
CP.10	Natural Environment
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.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

GRISTON P C

Potential over development of this site. The provision of two garages for a four bedroom property, raises concerns that there is a potential for parking issues.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions

HISTORIC ENGLAND

No objection

HISTORIC BUILDINGS CONSULTANT

No objection

CONTAMINATED LAND OFFICER

No objection

ECOLOGICAL AND BIODIVERSITY CONSULTANT

Due to the time that has elapsed, the previous ecology survey is considered out of date. This information should be updated and re-submitted.

TREE AND COUNTRYSIDE CONSULTANT

No objection following revisions

REPRESENTATIONS

3 neighbours were consulted with the 21 days expiring on 02-05-19.

Additionally, a site notice and press notice were posted which expired on 20-04-19 and 29-04-19 respectively.

No responses were received.

ASSESSMENT NOTES

1.0 Principle of development

1.1 This application seeks planning permission for a single storey residential dwelling. The site lies outside of any defined Settlement Boundary and therefore the application is contrary to Policies SS1, DC2 and CP14 of the Core Strategy and Development Control Policies Development Plan Document 2009. The principle of the proposal is therefore not accepted.

1.2 Paragraph 10 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 further states that proposed development that accords with an up-to-date Local Plan should be approved without delay, and where there are no relevant development plan policies, or the policies which are most important for determining applications are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.3 The Council cannot demonstrate a current 5 year housing land supply and therefore the Core Strategy and Development Control Policies Document relating to housing land supply are not considered up-to-date and therefore the material considerations are assessed in line with the sustainable development roles within paragraph 8 of the NPPF:

- economic, to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- social, to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and

future needs and support communities' health, social and cultural well-being; and
- environmental, to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.4 In terms of economic and social criteria, the proposal would provide one residential dwelling for market sale, which would 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. However, given the small scale nature of the development these benefits are not considered to be significant and not definitive in this instance.

1.5 Griston is classified as a rural settlement through Policy SS1, (Spatial Strategy), of the adopted Core Strategy and Development Control Policies Development Plan Document. The spatial strategy states that these villages are not capable of supporting consequential growth as they rely on higher order settlements for the majority of these services and facilities. However, Griston is served by a choice of local primary schools, an established industrial and business park and is relatively close to the town of Watton. There is also a 10-15 minute traffic free Sustrans cycle and walking route directly to Watton.

2.0 Impact on the character and appearance of the area

2.1 The environmental role of sustainable development seeks to, in part, contribute towards protecting and enhancing the natural, built and historic environment. Consideration of a proposals impact on the character and appearance of the area within which it is situated is therefore, integral to the environmental dimension of sustainable development, as is design. Core Strategy Policy CP11 says, amongst other things, that the countryside will be protected for its intrinsic beauty and rural character and that the design of new development should be sympathetic to landscape character, informed by the Council's Landscape Character Assessment (LCA).

2.2 The site lies outside of any defined Settlement Boundary and it currently has two dwellings under construction on the land immediately adjacent the highway. Given that the site is already subject to the construction of residential dwellings, it is not considered that the proposal would appear at odds with the existing character of the area.

2.3 Development within the vicinity of the site consists of existing residential development of a modest size and scale. Again, the proposal is considered to be in keeping with the character and appearance of the dwelling on this basis.

2.4 It is considered that the erection of a dwelling on the site would not result in a form of development out of keeping with the existing pattern of development and is therefore considered to accord with Policies CP11, DC1, 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 dwelling proposed are modest in terms of their scale and have been positioned well within the site so that adverse amenity impact, particularly in terms of overlooking, loss of light and over dominance will not

be a significant issue. The plot also provide the existing and proposed dwellings with a good amount of private amenity space for future occupiers.

3.3 Given the modest size and scale of the proposed dwelling and the relationship to the existing dwellings around the site, it is considered that the proposal accords with Policy DC1 in terms of the impact on neighbour amenity.

4.0 Impact on Ecology

4.1 The ecological impact of the proposal was considered in consultation with the ecologist at Norfolk County Council. In their initial comment, they stated that due to the time that had elapsed since the original Ecology Survey had been written, its contents could no longer be considered as valid. They therefore requested that the survey be updated and re-submitted to confirm whether circumstances on site had changed since the original survey was written.

4.2 The ecologist has confirmed that, subject to the original survey and suggested mitigation measures still being accurate, that they would have no objections to the scheme. On this basis, it is considered that the scheme is likely to be acceptable in ecology terms, but this will be dealt with further by way of a supplementary report prior to the committee meeting.

5.0 Impact on character and setting of adjacent Listed Building

5.1 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular sections 16, 66 and 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings.

5.2 Both the Historic Buildings Officer and Historic England were consulted on the proposal and raised no objections. Given that the proposed dwelling is of a modest size and scale, being single storey in nature, it is not considered that the proposal would have a significant impact on the significance or setting of the adjacent Grade I Listed Church.

5.3 It is considered that the previous permission for two dwellings at the front of the site has set the precedent for residential development on this site in terms of the impact on the Listed Building. Given the low height of the proposed dwelling and that it is set behind the already approved dwellings, it is not considered that the views of the Listed Building would be detrimentally impacted by the proposal.

5.4 Overall, the proposal is considered to satisfy the requirements of Policy DC17 and Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 in terms of the impact on the character and setting of the adjacent Listed Building given that the proposal is considered to preserve these aspects.

6.0 Impact on parking provision and highway safety

6.1 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.

6.2 The highways officer has raised no objections to the proposal subject to conditions relating to the

creation of the new access, visibility splay and parking provision. Subject to the imposition of these conditions, it is not considered that the proposal would have a detrimental impact on highway safety and has a sufficient level of parking provision to be acceptable in highway safety terms.

7.0 Planning Balance

7.1 The application does not accord with the adopted development plan as the site falls out any settlement boundary. However, the Council does not currently have a 5 year land supply as required by the NPPF and this development would provide a small contribution towards Breckland's Housing supply. There is the additional material consideration of the previously granted outline approval which has already established the principle. On this basis, the other key principle considerations for this proposal must be assessed and are whether the site is a sustainable location for housing and the visual impact on the countryside.

7.2 When applying the tilted balance required by paragraph 14 of the NPPF, the small negative harm created by the site's location away from services and facilities for a single dwelling, is considered to be outweighed by the positive contribution towards housing in the district and the nature of residential development in close proximity to the site prevents any harm to the street scene or character and appearance of the countryside.

7.3 In accordance with paragraph 14 of the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits, and therefore, approval of planning permission is recommended subject to 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 Existing access - widened or improved**

Prior to the commencement of the use hereby permitted the vehicular access indicated for improvement on Drawing No.15_021122 B shall be upgraded/widened in accordance with

the Norfolk County Council residential access construction specification Trad 5 where it crosses the highway verge and thereafter in accordance with details to be agreed in writing by the Local Planning Authority. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

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 and traffic movement.

5 Provision of visibility splays - condition/approved plan

Prior to the first occupation/use of the development hereby permitted a visibility splay measuring 2.4 metres x 43 metres shall be provided to each the east of the access where it meets the highway. 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

6 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 and highway safety.

This condition will require to be discharged

7 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.

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.