

Item. 9(b) pages 50 - 59

Location: Flint Cottage, Fakenham Road, East Bilney

Proposal: Details of erection of 1 dwelling with integral garage following Outline Application Approval 3PL/2017/1452/O

REFERENCE: 3PL/2018/1143/D

Applicant: Mr Stuart Harris

Author: Mark Simmonds

CONSULTATION RESPONSES

Parish Council:

The Parish Council again objects to this application. This dwelling is far too large for the plot and there are significant highway safety concerns to the south of the site as the applicant does not control the land to the south. The Parish Council still feels that a dwelling which has the turning area and garage to the rear of the dwelling would be preferable. The members noted that the position of the dwelling has again been changed so that this blocks light to the dwellings either side. This would mean the loss of amenity to both properties by overlooking and loss of privacy and dominance and overshadowing contrary to Policy DC1 of the Local Development Framework. The Parish Council has requested a site visit by the Planning Committee to view this site as this would allow the committee members to fully see the impact of this development. The original outline planning application was approved but this was for a 3 bedroom dwelling and this has now increased to a 4 bedroom dwelling. This change has resulted in a dwelling being squashed into a narrow site and there has been no use made of the length of the plot. For all the reasons previously stated this application should be refused.

Additional Local Representations summarised below:

- Size of plot too narrow for proposed unit
- Not utilised the site to its best
- Turning, parking and access not suitable
- Should adhere to building line
- There should be a committee site visit
- Object as it is not social housing or for local residents
- Neighbours Garage and lounge windows and patio will be overshadowed
- Patio and lounge windows will be overshadowed. There should be a modelling analysis
- Flint cottage has windows facing the site
- Errors made in the processing of the application including not notifying neighbours
- Flint cottage has bats in the eaves

RECOMMENDATION

The recommendation remains the same as the main report - Approval with conditions as set out.