

APPEALS SUMMARY- February 2020

3PL/2019/0265/F 5 Park Lane, Scarning Erection of proposed dwelling

DISMISSED

The Inspector considered the main issues the effect of the proposed development on the character and appearance of the area. The Inspector considered that the proposal would result in a narrower plot and a private amenity space that would be significantly smaller than others along the street such that the development would be contrary to the prevailing pattern of development of Park Lane. Consequently, the proposed development would harm the character and appearance of the area. Therefore, it would conflict with Local Plan Policy COM01 which seeks among other things development that responds appropriately to, and is completely integrated with the existing layout of buildings. It would also conflict with Local Plan Policy COM 03 which seeks among other things private amenity space for the occupiers of proposed dwellings that is in keeping with the character of the immediate surrounding area. In addition the scheme would conflict with paragraph 127 of the National Planning Framework. The appeal was accordingly dismissed.

3PL/208/1577/O Land to the rear of Middle Harling Farm, West Harling Road, Middle Harling – Erection of up to 4 dwellings

DISMISSED

The Inspector considered the main issues are (i) whether the proposed development would amount to a suitable location to provide some flexibility for housing or to support the services and facilities of Harling, taking into account the Council's development Plan policy for self-build housing and if not, ether any material considerations that would outweigh any conflict.. (ii) Provide safe access for vehicles, walking and cycling.

The Inspector concluded that the proposal is not a suitable location to provide flexibility for housing delivery or to provide support for the services and facilities of Harling and it would conflict with Policy HOU3. There were no material considerations sufficient to outweigh with that policy. In terms of highway implication the Inspector reasoned that the proposal would not harm highway safety. The appeal was accordingly dismissed.

3PL/2019/0211/O- Land adjacent Beatrice Avenue- Dereham- Erection of Proposed Dwelling

ALLOWED

The Inspector considered the main issues were the impact on the character and appearance of the surrounding area. The site falls within Dereham's Settlement boundary and its location is considered sustainable in terms of relationship with access to services, as defined in Policy GEN03 of the Local Plan. Whilst the building footprint would be reduced compared to the adjacent houses, it was still considered sufficient to offer a reasonable residential building and would not result in a constrained form of development in terms of space and

density within the street scene. Overall the layout and massing of the proposed development although reducing the urban density of the immediate surrounding area would not result in a cramped street scene locally and would be similar to the density and pattern of developments in this area of Dereham. Therefore the proposal complies with Policies COM01, COMO3 and GENO2 of the Breckland Local Plan, all of which seek to preserve the character and appearance of areas of residential amenities. The Inspector considered that the access and parking arrangements are therefore considered acceptable and conform with Policies COM01 and HOU6 of the Breckland Local Plan where they seek to provide appropriate parking provisions for developments. The appeal was accordingly allowed subject to conditions.

3PL/2019/0908/F 7 Loch Lane, Watton- Erection of proposed dwelling

DISMISSED

The Inspector considered the main issues are the effect of the development on (i) The character and appearance of the area and (ii) The living condition of the occupants of 5 and 7 Loch Lane, with regard to privacy and outlook. The proposed dwelling, due to the narrow width of the plot would be sited close to the side elevation of 7 Loch Lane and the limited spacing between the dwellings would lead to a cramped form of development, at odds with the prevailing character of the area. The Inspector reasoned therefore the proposed development would be harmful to the character and appearance of the surrounding area. Consequently, it would conflict with policies GENO2 and COM01 of the LP which both deal with design and require development to be sensitive to the character of the surrounding area. In addition the Inspector also considered that the proposed development would cause unacceptable harm to the living conditions of the occupiers of 7 Loch lane, with particular regard to daylight. Accordingly, The Inspector found conflict with Policy COM03 of the LP which requires development not to cause unacceptable effects on the residential amenity of neighbouring occupants. The appeal was accordingly dismissed.

3PL/2019/0131/F Key House 79 Norwich Road, Watton-Change of use of first Floor from bed and breakfast to two residential units and alterations to existing ground floor flats with single storey extension- The appeal relates to condition 4 regarding provision of parking and turning.

DISMISSED

The Inspector considered that the main issue was whether condition (4) of planning consent Ref: 3PL/2019/0131/F is necessary or reasonable in all other respects. The Inspector concluded that the condition was necessary and reasonable in all respects and that it would not conflict with paragraph 55 of the National Planning Policy Framework. The appeal was accordingly dismissed.