

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2019/0971/F	CASE OFFICER Tom Donnelly
LOCATION:	ROCKLANDS Allisons Farm 82 The Street Rockland All Saints	APPNTYPE: Full POLICY: In Settlemnt Bndry CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mrs Joan Woodroffe Allisons Farm, 82, The Street Rockland All Saints	
AGENT:	ADM Architectural Services Ltd Flint Cottage Shropham Road	
PROPOSAL:	Demolition of outbuilding for the erection of a new dwelling with attached one bedroom annexe and restoration of existing house	

REASON FOR COMMITTEE CONSIDERATION

The application is brought before Planning Committee following a Member Call-In request and Chairman's Panel meeting.

KEY ISSUES

Principle of Development
Impact on character and appearance of the area
Impact on amenities
Impact on non-designated heritage asset
Impact on flooding
Impact on parking provision and highway safety

DESCRIPTION OF DEVELOPMENT

The proposal seeks the demolition of an existing outbuilding on the site and the erection of a two storey, detached dwelling with integral annexe.

SITE AND LOCATION

The application site is at Allisons Farm, The Street in Rocklands. There is an existing, two storey, detached farm house to the front of the site with a series of agricultural outbuildings on the land to the rear of the dwelling. The existing farmhouse is considered to be a non-designated heritage asset and there are other residential properties immediately adjacent to the site on either side and in the wider locality.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2018/1202/F	Withdrawn	14-11-18
Demolish dwelling & erect replacement dwelling for the applicant and her family & one new dwelling		
3PL/2019/1039/HOU	Permission	25-11-19
Two Storey Extension to Rear of Dwelling & New Garage & Access		

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

COM01	Design
COM03	Protection of Amenity
ENV08	Non-Designated Heritage Assets
ENV09	Flood Risk & Surface Water Drainage
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
HOU04	Villages with Boundaries
HOU06	Principle of New Housing
HOU10	Technical Design Standards for New Homes
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

ROCKLANDS PARISH COUNCIL

Reservations with regard to:

1. The claims the site is brownfield.
2. Site outside settlement boundary.
3. Size of dwelling is too large.
4. Noise and light pollution from proposed dwelling on existing dwellings.
5. Increased traffic from development and highway safety impact.
6. Visibility splays can not be achieved from the access.

7. Increased flood risk impact.
8. Increased surface water flooding risk.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions

HISTORIC BUILDINGS CONSULTANT

No objections

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection subject to conditions

CONTAMINATED LAND OFFICER

No objection subject to conditions

FLOOD & WATER MANAGEMENT TEAM

The development is not located near to any old drainage features highlighted by historic mapping. It is not identified as being affected by, or adjacent to, surface water flood mapping and it is not within Flood Zone 2 or 3. It is not within a Critical Drainage Catchment.

However, the area is mentioned in a previously published report into internal flooding on The Street, Rocklands in 27/12/2017. You should therefore satisfy yourself that the applicant has demonstrated compliance with The National Planning Policy Framework (NPPF) paragraphs 155 - 165 by ensuring that the proposal would not increase flood risk elsewhere and will incorporate sustainable drainage systems.

TREE AND COUNTRYSIDE CONSULTANT

No objection subject to conditions

HISTORIC ENVIRONMENT SERVICE

No objections

REPRESENTATIONS

The neighbour consultation period expired on 04-12-19.
A site notice was posted that expired on 04-10-19.

36 letters of support were received and 14 letters of objection were received. It should be noted that some local residents have submitted more than 1 letter of representation during the application process due to re-consultations that were carried out due to revisions.

The key points raised in the letters of support were as follows:

- Sympathetic development and would enable the restoration of a historic feature of the street scene.
- Replacing the dilapidated outbuilding would enhance the appearance of the area.
- No additional flood risk as footprint of existing building is being re-used.
- No detrimental highway safety impact due to on-site parking provision.
- No amenity impact on adjoining neighbours due to sympathetic design.
- Other comments in support of the application relating to the applicants contribution to the community were also made. However, these are not material planning considerations.

The key points raised in the letters of objection were as follows:

- Overlooking from first floor windows.

- Overbearing impact on adjoining properties.
- Detrimental impact on buildings with historical value (Grade II Listed Buildings).
- Increased surface water flooding and drainage problems.
- Highway safety impact for road users and pedestrians from additional vehicles, particularly during school drop-off and pick-up time.
- Out of keeping with the character and appearance of the area.
- Considerable increase in footprint when compared to the existing building on site.
- Site outside of Settlement Boundary.

ASSESSMENT NOTES

1.0 Principle of development

1.1 The proposal seeks the demolition of an existing outbuilding on the site and the erection of a two storey, detached dwelling with integral annexe. Policy HOU04 relates to development outside of the Settlement Boundaries of Villages with Boundaries, one of which being Rocklands. This Policy requires that development will only be supported where the site is immediately adjacent to the Settlement Boundary, among other criteria. In this instance, the site is immediately adjacent to the Settlement Boundary.

1.2 In terms of the other criteria as set out in Policy HOU04, the development is considered to be of an appropriate scale and design, and whilst it would result in the 5% projected growth for Rocklands being exceeded, it is not considered in planning judgement terms that in this instance it would be significant. Additionally, it is considered that the development would serve to preserve and even potentially enhance the historic nature of the immediate locality and would not result in a coalescence of settlements.

1.3 On this basis, the proposal is considered to be satisfy the requirements of Policy HOU04 and is therefore considered to be acceptable in principle.

2.0 Impact on character and appearance

2.1 The site is situated to the rear of an existing residential plot which has other residential uses in the surrounding area. On this basis, it is not considered that the introduction of an additional residential unit would be out of keeping with the character of the area.

2.2 The land to the rear of the site currently comprises of a dilapidated outbuilding, which is to be demolished to accommodate the proposed dwelling. In addition to this, there are two existing storage barns which are to be retained, one large established tree and the rest is uncut grassland. The existing building to be demolished due to its poor condition, is of no landscape value and is to the detriment of the appearance of the site. It is considered that the removal of this building and general development of the site would result in a significantly positive aesthetic outcome for the site and to the wider context of the locality.

2.3 It has been calculated that the proposed dwelling is approximately 60% larger in footprint than the existing building on site. Whilst this means that the building would have a greater impact visually due to its larger size and scale, it is considered that the main bulk of the dwelling is largely comparable with the size and scale of the existing farmhouse on site and adjacent dwellings, all of which are relatively large structures. The additional floor space that really takes the dwelling above and beyond what is present in the locality is reserved for the integral annexe proposed as part of this development. It is not considered that a separate application for this annexe element would be likely to be resisted and it is therefore considered, on balance, that the size and scale of the dwelling is acceptable in planning terms.

2.4 In terms of the actual design and appearance of the dwelling, the proposed design is considered to be sympathetic and complimentary to the farmhouse aesthetic of the host dwelling at the front of the site and utilises a palette of materials that are considered to be in keeping with those in the wider locality.

2.5 Whilst it is noted that this is "backland" development, it is also noted that there are other examples throughout the village where development has taken place away from the road frontage and it is therefore considered on balance that this would not result in significant harm when considered in the context of the character of the area.

2.6 On the basis of the above points, the proposal is considered on balance to be acceptable in terms of the impact on the character and appearance of the area, having regard to Policies COM01 and GEN02 of the Breckland Local Plan (Adopted) and the NPPF (2019).

3.0 Impact on amenities

3.1 The impact on amenities were considered with regard to Policy COM03 of the Adopted Core Strategy 2019. This policy seeks to ensure that new development benefits from sufficient amenity provision without compromising the amenities of existing developments.

3.2 There have been several letters of objection that have referenced that the proposed dwelling would overlook the private amenity space of existing, adjoining neighbours and would also appear to be overbearing or dominating to these properties.

3.3 A site visit was conducted in which the application site was viewed from within the first floor rooms of 3 of the adjacent properties. Having viewed the site from the adjacent properties and from assessing the plans as submitted, it is not considered that the proposed dwelling would result in an overlooking impact on the adjoining properties, having particular regard to the first floor windows of the proposed. The first floor windows have been measured to be approximately 11m away from the nearest part of the eastern boundary and just under 17m away from the nearest point of the western boundary. In addition to this, there is well established trees/hedgerows on both the eastern and western boundaries of the site which would significantly screen the private amenity space of the adjoining properties from any windows at first floor level in any case. It is therefore not considered that the proposal would result in a detrimental overlooking impact so as to warrant refusal of the application.

3.4 In terms of whether the development would be overbearing on the adjoining properties, it is accepted that the proposal would be more visible when viewed from the first floor windows of the adjoining properties compared to the existing outbuilding. However, the proposal would offer a significant improvement in visual quality when compared to the existing building on site. This is, on balance, considered to be acceptable in terms of neighbour amenity impact.

3.5 In terms of the provision of private amenity space, the existing dwelling is considered to retain a sufficient level of private amenity space which is considered to be comparable with that of the adjoining properties, whilst the proposed dwelling would benefit from substantial levels of private amenity space and is therefore considered to be acceptable in this regard.

3.6 In light of the above factors, the proposal is considered on balance to satisfy the requirements of Policy COM03 of the Breckland Local Plan (Adopted).

4.0 Impact on non-designated heritage asset

4.1 For context, the site was subject to a previous application which proposed the demolition of the existing farmhouse and replacement with 2 dwellings. During this application, the demolition was opposed by the Historic Buildings Officer on the basis that the building, whilst not a designated heritage asset, was of historical value and therefore worthy of retention and refurbishment. Following on from these objections, this revised scheme was submitted to retain the existing dwelling and build a new dwelling on land to the rear.

4.2 In terms of the setting of the non-designated heritage asset, the proposal involves the removal of a dilapidated building and replacement with a new dwelling. This is considered to be an inherent improvement on the wider context and setting of the non-designated heritage asset. In addition to this, the proposed dwelling is considered to be situated a sufficient distance away from the existing building so as not to impact on its character and setting.

4.3 An additional point of note is that the land on which several of the adjoining properties was built historically belonged to the farm house and was used as orchard land. It could therefore be argued that the loss of this land for residential units has already significantly altered the setting of the building and therefore one additional dwelling would not substantially alter this.

4.4 The Historic Buildings Officer has raised no objections to the proposal in terms of the impact on the non-designated heritage asset and on this basis, and on the basis of the previously discussed points, it is considered that the proposal satisfies the requirements of Policy ENV08 of the Breckland Local Plan (Adopted) in terms of the impact on the non-designated heritage asset.

5.0 Impact on flooding

5.1 It has been acknowledged and highlighted in a report by the LLFA that there is an issue with surface water drainage in the parish of Rocklands. It is therefore important that any new development does not add to this problem nor exacerbate it. In light of this and having regard to Policy ENV09 of the Breckland Local Plan (Adopted) and paragraph 163 & 104 of the NPPF (2019), a surface water drainage strategy and infiltration testing was carried out to determine the drainage capabilities of the land and how this could impact on the development.

5.2 The drainage type proposed for this development was for a SuDS method through the mechanism of on-site soakaways. The surface water drainage strategy and infiltration testing carried out by Plandescil found that the land had drainage capabilities between 1.77E-05 and 1.98E-05 m/s (0.07143 & 0.06383 m/hr). According to the advice set out by the LLFA on page 23, section 12.3 of the Lead Local Flood Authority Statutory Consultee for Planning Guidance Document, it states that if testing demonstrates a minimum of 0.036 m/hr infiltration, the provision of soakaway's is sufficient for a development not to result in an increased surface water flooding impact. On this basis, it is considered that the site has suitable drainage capabilities to accommodate additional development on site.

5.3 A Flood Risk Assessment prepared by Plandescil was also submitted in support of the application. The findings of this assessment indicate that the site falls in Flood Zone 1 and is therefore at very low risk of flooding from groundwater or reservoirs. However, it indicates that a small portion of the south-western corner of the site falls within an area at risk of surface water flooding. This area falls outside of the development area and within the curtilage of the existing property. As this is the case, it is not considered that this poses a risk to the development in terms of surface water flooding and no Sequential Test is required. Notwithstanding this, the assessment provides mitigation measures in respect of infiltration features that will minimise any risk to residents both of the site and in the surrounding locality. It is accordingly considered that the proposal will not give rise to any additional surface water flood risk and may in fact result

in a betterment of the existing situation by virtue of the proposed drainage strategy for the site.

5.4 Regard is also had to the proposal utilising the footprint of an existing building. Whilst the proposed dwelling is approximately 60% larger in footprint than the existing building, the existing building provides no drainage provision and therefore water is discharged directly onto the ground. It is considered that the removal of this building and provision of a specified drainage strategy would result in a betterment of the drainage capability of the site.

5.5 Whilst the above information is considered to be acceptable in terms of the flood risk and surface water risk of the development, confirmation has been sought from the agent that there is a 1.2m clearance between the base of the infiltration features and the seasonally high groundwater level.

5.6 On the basis of the results of the infiltration testing, supporting surface water drainage strategy and flood risk assessment provided by Plandescil, it is not considered that the proposal would worsen the surface water drainage capabilities of the site and surrounding area and would provide a suitable means of surface water drainage for the site which is considered to satisfy the requirements of Policy ENV09 of the Breckland Local Plan (Adopted) and paragraphs 163 & 164 of the NPPF (2019) subject to the confirmation of a 1.2m clearance between the base of the infiltration features and the seasonally high groundwater level.

6.0 Impact on parking provision and highway safety

6.1 The Highway Authority were consulted on the scheme and raised no objection to the proposal, subject to conditions to ensure the provision of the access, parking and turning, and visibility splays as shown on the submitted plans.

6.2 The proposal is considered to provide suitable parking and turning provision on site so as not to result in any off-site parking and therefore no highway safety impact in this regard. In addition to this, the proposal involves the provision of a parallel visibility splay which would benefit, not only the application site and proposed dwelling, but also dwellings further afield and it is therefore considered on balance that there would be a positive highway safety impact from the development.

6.3 On this basis, the proposal is considered to satisfy the requirements of Policy COM01 and HOU06 of the Breckland Local Plan (Adopted) 2019 and paragraphs 108 and 109 of the NPPF (2019).

7.0 Planning balance

7.1 In terms of the overall planning balance of the scheme, the proposal is considered to be acceptable in terms of local and national planning policy and is accordingly recommended for approval, subject to conditions.

RECOMMENDATION

That Planning Permission be GRANTED subject to the following conditions:

CONDITIONS

- 1 Full Permission Time Limit (3 years)**
The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.

Reason for Condition:

As required by section 91 of the Town and Country Planning Act 1990.

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 COM3, GEN2 and COM1 of the Adopted Local Plan (2019).

4 New access (over verge/ditch/watercourse/footway)

Prior to the first occupation of the development hereby permitted the vehicular access crossing over the verge shall be constructed in accordance with a detailed scheme to be first agreed in writing with the Local Planning Authority in accordance with the highways specification TRAD 4 and thereafter retained at the position shown on the approved plan. Arrangements shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

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 in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted).

This condition will require to be discharged

5 Access gates - restriction

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.

Reason for condition:-

In the interests of highway safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted).

6 Provision of visibility splays - condition/approved plan

Prior to the first occupation/use of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage (and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details). 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 and in

accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted).

This condition will require to be discharged

7

Provision of parking and servicing areas

Prior to the first occupation of the development hereby permitted the proposed access parking and turning areas 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 having regard to Policies TR02 and COM01(m) of the Breckland Local Plan (Adopted).

This condition will require to be discharged

8

Compliance with Ecological Survey Condition

The proposed development must proceed in-line with the mitigation measures outlined in section 8 of the Preliminary Ecological Appraisal (Greenlight Environmental Consultancy Limited; August 2019) and section 7 of the bat survey report (Greenlight Environmental Consultancy Limited; September 2019).

Reason for condition:-

To ensure that the development has appropriate regard to its ecological impact as required by Policies ENV02 & ENV03 of the Breckland Local Plan (Adopted).

9

Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with the NPPF (2019) and having regard to Policy COM03 of the Breckland Local Plan (Adopted).

This condition will require to be discharged

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Tree Protection Condition

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by Greenlight dated 19th August 2019. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. Works shall not commence until written confirmation has been obtained from the appointed arboriculturalist to confirm that tree protection 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:-

To ensure that the proposal has appropriate regard to the tree implications as required by Policy ENV06 of the Breckland Local Plan (Adopted).

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Non-standard condition

Prior to the first occupation of the development hereby permitted, a minimum storage volume of 12.2m³ (30.5 sqm x 0.4m deep crates) will be provided in line with drawing number 687-20 Rev B, March 2019 and the submitted MicroDrainage Design Calculations, Plandescil Ltd, dated 15/11/19 and thereafter retained.

Reason for condition:-

To ensure that the development satisfactorily deals with surface water drainage in accordance with Policy ENV09 of the Breckland Local Plan (Adopted) and the NPPF (2019).

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Use as ancillary accommodation only

The integral annex element of the accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the principal dwelling. At no time shall the annex element be used, sold, leased or occupied independently from the principal dwelling nor shall the common ownership or occupation of the development and principal dwelling be severed.

Reason for condition:-

To enable the Local Planning Authority to retain control over the development which has been permitted, to meet a specific personal need and where the occupation of the annexe as a separate dwelling would be in conflict with the settlement policy and/or result in a sub-standard layout of land, contrary to policies HOU06 and COM01 of the Breckland Local Plan (Adopted)

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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.

