

AGENDA ITEM 9

SCHEDULE OF PLANNING APPLICATIONS

Item: 9b: Lyng

Location: Yew Tree Bungalow, Primrose Green, Lyng

Proposal: 4 self-build dwelling bungalows

REFERENCE: 3PL/2019/1168/F

Applicant: Mr. Stuart Woodcock

Author: Mr. Jonathan Stimpson

Assessment Notes

The agent on the application has drawn the LPA's attention to the commenced permission for a replacement dwelling to the south east of the application site, where permission was awarded subject to a condition requiring works to the hedgerow across this site's frontage. The exact nature and extent of these works is unclear as a result of the absence of a topographical survey submitted with that proposal.

This application is of a different nature, without an established principle of residential development that is of significant weight in the assessment for an application for a replacement dwelling.

Furthermore, this application is submitted with a topographical survey, clearly detailing extensive works to the hedgerow south east of the proposed new access, with mostly complete removal of all hedgerows to the North West.

Considering the above, the LPA acknowledges that some works are already permitted, but the extent of hedgerow proposed to be removed remains too substantial, and harmful, contrary to Policy ENV06 of the Breckland Local Plan.

The reason for refusal relating to hedgerow loss is therefore maintained.