

ITEM:		RECOMMENDATION:	REFUSAL
REF NO:	3PL/2021/0319/F	CASE OFFICER	Lisa ODonovan
LOCATION:	HOCKERING Land adjacent to Heath Cottage 24 Heath Road Hockering	APPNTYPE:	Full
APPLICANT:	Mr David King 24 Tavistock Close Northampton	POLICY:	Out Settlemnt Bndry
AGENT:	Scandia-Hus Limited 12 Scandia Hus Business Park Felcourt Road	CONS AREA:	N
		LB GRADE:	N
		TPO:	N
PROPOSAL:	Erection of a dwellinghouse and detached garage		

REASON FOR COMMITTEE CONSIDERATION

The application is brought to Planning Committee at the request of the Chairman's Panel

KEY ISSUES

Principle
Impact on the character and appearance of the area
Amenity impact
Highway safety
Ecology
Trees

DESCRIPTION OF DEVELOPMENT

The application seeks approval for a smaller dwelling with a revised design to that previously approved. The revised proposal also seeks a detached double garage as opposed to an attached.

SITE AND LOCATION

The site is located to the north of 24 Heath Road, a white render 2 storey dwelling with thatch roof. The site was formerly part of 24 Heath Road's garden and currently retains that appearance.

The site is within the countryside, 0.5 miles to the north of Hockering, and within a satellite of residential development.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3DC/2018/0256/DOC - Discharge of Conditions No 3,15 on 3PL/2018/0383/F - DOC Complete

3PL/2018/0383/F - Erection of a detached dwelling with attached garage together with 15m wind turbine - Permission dated 2nd November 2018

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
ENV02	Biodiversity protection and enhancement
ENV06	Trees, Hedgerows and Development
GEN02	Promoting High Quality Design
GEN03	Settlement Hierarchy
HOU02	Level and Location of Growth
HOU03	Development Outside of the Boundaries of Local Service Centres
HOU06	Principle of New Housing
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

HOCKERING P C

Hockering Parish Council has no objections to this application.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection subject to condition.

TREE AND COUNTRYSIDE CONSULTANT

No objection.

CONTAMINATED LAND OFFICER

There are no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

REPRESENTATIONS

Site notice erected: 22-04-2021

Consultations issued: 20th and 21st April 2021

No representations received

ASSESSMENT NOTES

1.0 Principle

1.1 The application site previously received planning permission for a dwelling, garage and turbine on 2nd November 2018. This permission was given two years to start and the extended time limits granted by Government in light of the pandemic extended this to 1st May. However, work did not commence in this time frame and therefore this permission has lapsed.

1.2 Since the previous approval, we have a new adopted Local Plan.

1.3 Policy GEN03 of the Breckland Local Plan (adopted) seeks for most new development to be met through the sustainable settlement hierarchy which comprises of: Key Settlements; Market Towns; Local Service Centre and Villages with Boundaries.

1.4 Hockering is defined in the Local Plan as a Local Service Centre village and the site lies outside of the defined settlement boundary. Policy HOU03 relates specifically to development outside of service centre villages and it states:

Development outside of the boundaries of the Local Service Centres will normally be resisted where the Local Plan housing target (as set in Policy HOU 02) is provided for unless supported by other policies within the Local Plan. Where the Local Plan does not identify sufficient sites to achieve the housing target, then further development will be allowed subject to being supported by relevant policies within the Development Plan and meeting all of the following criteria:

1. It is immediately adjacent to the settlement boundary;
2. It would not lead to the number of dwellings in the settlement significantly exceeding the identified housing target;
3. the design contributes to conserving, and where possible enhancing, the historic nature and connectivity of communities; and
4. the development avoids coalescence of settlements.

1.5 The latest figures for Hockering (October 2020) indicate that the total number of dwellings allocated for the villages, made up of completions, commitments and allocations within the neighbourhood plan, equates to 93 new dwellings, where the target to be met over the plan period is 98. We are currently in the process of

updating these figures. Notwithstanding this, and even if the housing targets had not been met, the settlement boundary does not immediately adjoin the site. Whilst it is appreciated that the dwelling would make a contribution to the 5 year housing land supply, given the proposal relates to a single dwelling only, this contribution would be small and not enough to outweigh the planning balance in this instance. In light of this, the principle of new development here is not accepted.

2.0 Impact on the character and appearance of the area

2.1 Policies GEN 02 and COM01 of the Local Plan require all new development to achieve the highest standard of design. As part of this, all design proposals must preserve or enhance the existing character of an area. Consideration will also be given to the density of buildings in a particular area and the landscape/townscape effect of any increased density.

2.2 The dwelling proposed is modest at one and half storeys and will be sited relatively centrally within the plot allowing for a spacious development. The site is well contained by existing hedgerows and planting due to its former garden status and therefore the dwelling will not be over dominant in the street scene. The design of the dwelling is considered appropriate. It is noted that Heath Road comprises of a mix of dwelling types ranging from more modern development to traditional. The proposed dwelling is considered to be an appropriate mix of both. In light of the above, the proposal is considered to have due regard to policies COM01 and GEN02 of the Breckland Local Plan (adopted 2019).

3.0 Amenity impact

3.1 Policy COM03 of the Local Plan 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 modest scale, layout, separation distance between the shared boundary and Heath Cottage are all factors which result in a development which has limited amenity impact issues, particularly in terms of overlooking, loss of privacy and overshadowing. The proposal also leaves a generous amount of private amenity space for use by future occupiers. In light of these factors, the proposal has due regard to Policy COM03 of the Breckland Local Plan (adopted 2019).

4.0 Highway safety

4.1 Policies COM01, TR02 of the Local Plan seeks to ensure that all access and safety concerns are resolved in new developments. Policy HOU 06 requires sufficient parking for all new development. Paragraphs 108 and 109 of the NPPF are also relevant.

4.2 The proposal involves a single point of access off Heath Road. Parking and turning space is shown to be available. The Highway Team raised no objection subject to conditions in respect of the crossing over the verge; means of obstruction; visibility splays and the access, parking and turning areas being provided as shown. The proposal is therefore considered to have due regard to policies TR01, TR02 and HOU06 of the Breckland Local Plan (adopted 2019).

5.0 Ecology

5.1 Policy ENV02 of the Breckland Local Plan (adopted) seeks the enhancement of biodiversity and geodiversity in the district. Proposals need to ensure that the ecological network and protected species are not harmed or detrimentally impacted and mitigation measures are put in place where appropriate.

5.2 The application is supported by an Ecological Assessment Report. The ecology team advised that this is fit for purpose and recommended conditions in respect of mitigation and enhancements. In light of this, the application has due regard to Policy ENV02 of the Breckland Local Plan (adopted 2019).

6.0 Trees

6.1 Policy ENV06 of the Breckland Local Plan (adopted 2019) seeks to preserve the District's trees, hedgerows and other natural features and secure appropriate landscaping schemes to mitigate the impact of, and complement, new development.

6.2 The proposal is not considered to have a significant detrimental impact on any trees or hedgerow. The Tree Officer raised no objection to the scheme. The proposal is therefore considered to accord with Policy ENV06 of the Breckland Local Plan (adopted 2019).

7.0 Conclusion

7.1 In light of the above assessment, as the previous permission has since lapsed, the proposal now has to be assessed against the new adopted Local Plan. As a result, the principle of the development is not considered acceptable in line with these policies, and the site is not considered to be sustainable. As such, the application is recommended for refusal.

RECOMMENDATION

The proposal is therefore recommended for refusal.

REASON(S) FOR REFUSAL

1

Non compliant with HOU02 and HOU03

The site is outside the Hockering Settlement Boundary and does not comply with the criteria of Policies HOU02 and HOU03 of the adopted Local Plan, as such, the development would not accord with the Development Plans and there are no material considerations that would outweigh this harm. As a result the proposed development is not considered sustainable development.