

# Public Document Pack



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To The Chairman and Members of the  
Development Control Committee

All other Members of the Council – for information

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Date 03 June 2008

## AGENDA SUPPLEMENT

Dear Sir/Madam

### DEVELOPMENT CONTROL COMMITTEE - MONDAY 9 JUNE 2008

I refer to the agenda for the above-mentioned meeting and enclose the following deferred item:

Item No	Harling: Retrospective Application for New Siting of Dwelling (New Dwelling Approved Ref. No. 3PL/2005/1914/F)	Page Nos
10	Reference: 3PL/2007/0672/F Applicant: Dr R Kobylecki	81-84

Yours faithfully

*Helen McAleer*

Member Services Officer

**BRECKLAND COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 9<sup>th</sup> JUNE 2008**

**REPORT OF THE DEVELOPMENT SERVICES MANAGER  
AUTHOR: C Raine – Senior Development Control Officer**

**HARLING: RETROSPECTIVE APPLICATION FOR NEW SITING OF DWELLING  
(NEW DWELLING APPROVED REF. NO. 3PL/2005/1914/F)  
REFERENCE: 3PL/2007/0672/F APPLICANT: DR R KOBYLECKI**

**DEFERRED ITEM REPORT**

Members will recall that this application was presented to the Development Control Committee and a subsequent site visit undertaken to assess the merits of the scheme. As a consequence of the discussions it was considered that the requested amendments ie re-siting of the dwelling and changes to fenestration were acceptable. A landscaping scheme has been submitted to the Council and is currently the subject of negotiations in order to seek improvements. However, concern remained as to the number, design and size of the dormer windows in the front elevation. The officers were subsequently requested to discuss the possibility of securing an alternative arrangement of dormers. Having undertaken discussions with the applicant and agent they have confirmed that they do not wish to amend the scheme for the following reasons:

"The construction of the roof involves attic roof trusses in order to provide an open and attractive living space in the roof void, and it is not feasible or viable to replace the dormers without replacing the entire roof. Similarly to remove the gables from the dormers and replace with a curved roof will be both very costly and would retain the same size dormers and therefore would achieve very little.

Other alterations such as replacing the casement windows with sash windows would again achieve little, other than change for changes sake. In our opinion this would provide horizontal proportions and would be totally inappropriate.

Furthermore, having toured the area it is apparent that there are wide variety of dormer windows, which interestingly showed no examples of the "eyebrow" variety or any with sash windows."

**Conclusion**

In conclusion, the applicant has confirmed that he wishes for the application to be determined as submitted and on balance it is considered that the revisions which are the subject of this application are acceptable and as such the application is recommended for approval.

**Recommendation**

Planning permission be granted for the amended scheme subject to conditions relating to landscaping, and the removal of Permitted Development Rights for walling ancillary buildings.

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 07-04-2008**

<b>ITEM</b>	<b>1</b>	<b>RECOMMENDATION : APPROVAL</b>
<b>REF NO:</b>	3PL/2007/0672/F	
<b>LOCATION:</b>	HARLING Keepers Cottage West Harling	<b>APPN TYPE:</b> Full <b>POLICY:</b> Out Settlemnt Bndry <b>ALLOCATION:</b> No Allocation <b>CONS AREA:</b> N <b>TPO:</b> N <b>LB GRADE:</b> N
<b>APPLICANT:</b>	Dr R Kobylecki 8 Cross Green Wicken	
<b>AGENT:</b>	Martin Hall Associates Ltd 7A Oak Street Fakenham	
<b>PROPOSAL:</b>	Retrospective application for new siting of dwelling (new dwelling approved ref.no. 3PL/2005/1914/F)	

**KEY ISSUES**

1. Archaeological implications
2. Impact upon the character and appearance of the locality

**DESCRIPTION OF DEVELOPMENT**

The application seeks retrospective full planning permission for revised siting of a detached replacement dwelling originally approved under 3PL/2005/1914/F.

**SITE AND LOCATION**

The application site consists of a large residential plot in a rural location and contains a replacement dwelling. The dwelling is a large detached two storey property. There is one adjacent neighbouring dwelling to the north of the site.

**RELEVANT SITE HISTORY**

3PL/2005/1914/F - Replacement dwelling. Approved.  
3PL/2003/1085/F – Two stables and tack room. Approved.

## **BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 07-04-2008**

### **POLICY CONSIDERATIONS**

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development  
PPS7: Sustainable Development in Rural Areas

### **CONSULTATIONS**

HARLING P C

NO REPLY AS AT 20TH MARCH, 2008

NORFOLK LANDSCAPE ARCHAEOLOGY – No objection, the applicant has provided the requisite final report on archaeological fieldwork.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER – No objection subject to condition.

HIGHWAY AUTHORITY – No objection subject to condition.

### **REPRESENTATIONS**

None received.

### **ASSESSMENT NOTES**

- \* This application is reported to the Development Control Committee at the request of a Ward Member.
- \* Planning permission was granted under 3PL/2005/1914/F for the construction of a replacement dwelling and the current application was submitted as the applicant wished to revise the siting of the dwelling and change detailing and fenestration within the dwelling. The revised siting allowed for the retention of the existing dwelling whilst the replacement was being constructed.
- \* In terms of the impact of the revisions upon the character and appearance of the locality, they result in no significant harm beyond the approved scheme.
- \* There are no close-by neighbouring properties which will be harmed by the revised siting and design.
- \* Concern has been expressed at the failure of the applicant to provide the requisite information in relation to archaeology within the site. Norfolk Landscape Archaeology have now been forwarded the requisite reports which are satisfactory for their purposes.
- \* Conditions which remain applicable from the original planning approval will be re-imposed. These include the laying out of the turning and parking area and provision of a sewage treatment plant.
- \* In conclusion, it is considered that the scheme is acceptable in policy terms and as such is recommended for approval.

**BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 07-04-2008**

**RECOMMENDATION** Planning Permission

**CONDITIONS**

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3750** On site parking, etc to be provided
- 3408** Landscaping - details and implementation
- 3514** Replacement dwelling - existing to be demolished
- 3350** PD rights removed for outbuildings
- 3870** Sewage treatment plant to EA standard
- 3370** Game lodge to be retained
- 3800** Services to be placed underground
- 3998** NOTE: Reasons for Approval