

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 19-05-2008

ITEM	16	RECOMMENDATION : REFUSAL
REF NO:	3PL/2008/0185/F	
LOCATION:	SWAFFHAM 108 London Street & 110 Brandon Road	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	McCarthy & Stone Developments Mutton Lane Sterling House	
AGENT:	The Planning Bureau 26-32 Oxford Road Bournemouth	
PROPOSAL:	Redevelopment to form 26 sheltered apartments, communal facilities, car parking & landscaping	

KEY ISSUES

1. Impact upon character and appearance of the area
2. Neighbour amenity
3. Highway safety
4. Affordable housing contributions

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the construction of 26 apartments and associated facilities to be occupied by over 55's only. The accommodation is provided within a single detached two storey building. The building will be facilitated through the demolition of two existing detached bungalows. The site is accessed via a single point which adjoins London Street/Brandon Road.

SITE AND LOCATION

The site is a large rectangular shaped plot which is currently two residential plots each of which contains a detached single storey dwelling. To the east of the site is the London Street/Brandon Road carriageway which provides access to No 110, with access to No 108 being via Mill Lane to the west. To the north, south and west are existing residential dwellings. The site is enclosed by a mix of both fencing and mature vegetation.

RELEVANT SITE HISTORY

3PL/1981/2397/F Extension at 110 Brandon Road. Approved.

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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

PPS3: Housing

HOU.2 Housing development within the Settlement Boundaries of the five towns will be permitted subject to criteria.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

CONSULTATIONS

SWAFFHAM TOWN COUNCIL

The town council object to this application on grounds of poor access onto Brandon Road and the access is almost opposite a very busy junction onto Watton Road. Lack of parking for the facility, additional pressure on the sewage system relating to the size of the development. The buildings are very close in proximity to neighbouring properties.

HIGHWAY AUTHORITY - No objection subject to conditions.

COUNCIL'S HOUSING ENABLING & PROJECTS OFFICER - No objection subject to the applicant entering into a Section 106 to secure an affordable housing provision.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection subject to a condition.

COUNCIL'S TREE AND COUNTRYSIDE OFFICER - Overdevelopment of 2 large gardens which will be a haven for wildlife. Should the development go ahead, I would like to see a landscaping scheme using native species, conditions would be required.

REPRESENTATIONS

The following is a summary of those received:

On-site parking provision is inadequate, Mill Lane should not be used during the development or once it is in use, the development will result in unacceptable noise and disturbance during the building phase and access onto London Street/Brandon Road will not be easy especially at school times.

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ASSESSMENT NOTES

- * The application is referred to Development Control Committee as it is a Major application.
- * The site is located within the settlement limit for Swaffham and as such the principle of residential development is acceptable in planning terms.
- * In terms of the design and appearance of the proposal, the agent was requested to amend the scheme in order to address concerns relating to the impact of the proposal upon the immediate locality, however, following unsuccessful negotiations with the agent the decision is to be made on the basis of the original scheme. It is considered that this fails to respect the locality by virtue of its overall scale, mass and failure to retain the sense of space which at present represents a key characteristic of the site at present and the wider locality.
- * Given the number of units proposed (26) an affordable housing contribution is required. The Council are seeking to enter into a Section 106 agreement which will secure units at discounted rates. Despite ongoing discussions, the requisite legal agreement has not been secured.
- * The proposal has first floor windows in both side elevations which overlook the adjacent neighbours to the either side of the development nos 106 and 112 and no 4 Courtfield to the rear and as such would be detrimental to the amenities of the occupiers of these dwellings.
- * In terms of highway safety, the Highway Authority have confirmed that they have no objection to the proposal subject to conditions.
- * It is considered that the proposal fails to respect the character and appearance of the immediate locality and neighbour amenities, furthermore, the applicant has to date failed to enter into the requisite legal agreement and as such is recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9900** Reason for refusal:PPS3 Housing
9900 Reason for refusal: HOU.2 scale & mass etc