

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

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2007/0672/F	
LOCATION:	HARLING Keepers Cottage West Harling	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Dr R Kobylecki 8 Cross Green Wicken	
AGENT:	Martin Hall Associates Ltd 7A Oak Street Fakenham	
PROPOSAL:	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.

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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
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.

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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