

APPEALS SUMMARY- AUGUST

3PL/2018/0006/O

Land adjacent to 1 Rookery Cottages Silver Street, Beset Thorpe, Attleborough N17 2LD
(Subdivision of the property and erection of 1 dwelling)

ALLOWED

The Inspector concluded that the proposal would make a small but nonetheless important contribution to the housing stock in the area and would make good use of a site which can be classified as “previously developed land” as it falls within the definition of this category in the glossary of the Framework. This states that the definition includes land, such as the appeal site, which is within the curtilage of a permanent structure, provided that is not a residential garden in a built up area. The new house would help to support local services and the Framework accepts, in paragraph, that sustainable transport solutions will vary between rural and urban areas. He considered that any harm arising from the distance of the site from the development boundary and public transport facilities is minimal and not great enough to demonstrably outweigh the benefits noted above. Whilst noting a conflict with policies CP14 and DC2 of the DPD, the Inspector concluded that this is outweighed by the benefits set out above and the requirements of the Framework and these material considerations indicate that planning permission should be granted for the proposal.

3PL/2018/0055/F

Land adjacent to Stone House Farm, The street, Ovington, Watton IP25 6RT (Erection of three detached single storey dwellings with garages together with new access from The Street)

DISMISSED

The Inspector concluded that the appeal scheme would give rise to harm to the character and appearance of the countryside and he does not find it to be situated in an accessible location. This is in conflict with the Framework policies for conserving and enhancing the natural environment and rural housing. Consequently the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of the scheme when assessed against the policies of the Framework as a whole. Consequently the proposal does not represent sustainable development as defined in the Framework. The Inspector dismissed the Appeal.

Enforcement Appeal

Land at Lynford Road, Munford, Thetford, Norfolk (Enforcement notice regarding the material change of use of the land from land used for agriculture to a mixed use of land for agriculture and stationing of caravans for residential use.)

APPEAL DISMISSED AND THE ENFORCEMENT NOTICE UPHOLD

The Inspector concluded there was a significant adverse effect on the character and appearance of the area contrary to CS Policies DC1, DC16 and CP11 which all seek

amongst other things to preserve or enhance the existing character of an area. It also fails to comply with the similar aims within Paragraphs 17 and 58 of the Framework. The Inspector dismissed the appeal.