

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2018/0406/F	CASE OFFICER Lisa ODonovan
LOCATION:	BRIDGHAM 60 The Street BRIDGHAM	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr Matthew Nightingale 13 Elm Grove Garboldisham	
AGENT:	Keith Day Architects Bellrope View Rectory Road	
PROPOSAL:	1 New Dwelling	

REASON FOR COMMITTEE CONSIDERATION

The application is brought to Committee as the recommendation is contrary to Policy.

KEY ISSUES

Principle of development
Impact on character and appearance
Impact on amenity
Highways Impact

DESCRIPTION OF DEVELOPMENT

The application seeks Full permission for the erection of one, detached, 3 bed dwelling on garden land adjacent to No.60 The Street. The dwelling is proposed to be constructed using a mix of rendered walls on top of a brick plinth, with a traditional red/orange clay pantile roof. The dwelling will be sited gable end fronting The Street, set further back than the adjacent dwelling at No.60.

SITE AND LOCATION

The land is situated to the south-east of No.60 and is currently garden area. Other residential uses surround the site on all boundaries with a sewage works to the rear. The site has an open frontage and current side boundary screening is provided by way of post and rail fencing and hedging.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2017/0168/O - Proposed infill dwelling - Refused at Committee.

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, 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

CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.16	Design
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

BRIDGHAM P C

Bridgham Parish Council have concerns regarding the application 3PL/2018/0406F, although the Planning Officer has suggested that by reducing the car parking from four to three this should resolve the issue. The council cannot agree as Policy DC19 requires dwellings to have two parking spaces, and the updated application has only one for 60 The Street Bridgham and this space in front of the dwelling we do not feel is adequate and would ask where a second vehicle would be parked as on the highway outside the property could prove dangerous, as the property sits on a natural curve in the road, also there is no turning space on either 60 The Street or the new build, which could prove hazardous as vehicles will have to be driven in and reversed out onto the road or vice versa. We would also draw your attention to the fact that The Street through Bridgham is used by farm vehicles constantly and also as a rat run from East Harling to Thetford, together with general traffic, this could potentially be a danger for all residents of the village. The council would also state that the site falls outside of any defined settlement boundary and does not accord with Policies SS1 CP14 and DC2 of the Breckland Council Core Strategy and Development Control Policies DPD (as determined by the decision on the previous application Reference: 3PL/2017/0168/O).

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

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: 24-04-2018

Consultations issued: 23-04-2018

Re-consultations issued: 11-06-2018

Two representations received raising no objection other than to ensure a suitable gap is retained between the new dwelling and No.58 and also concern in respect of the loss of view and fumes resulting from the parking space.

The dwelling will not encroach over the land within the applicant's control and the land between the proposed dwelling and No.58 will remain as is.

ASSESSMENT NOTES

1.0 Principle

1.1 The application site lies outside of any defined Settlement Boundary. For this reason the proposal conflicts in principle with Policies DC02 and CP14 of the Core Strategy and Development Control Policies Development Plan Document, (2009), which seek to focus new housing within defined Settlement Boundaries. However, paragraph 49 of the National Planning Policy Framework (NPPF) states that where an authority does not have an up to date five year housing land supply, the relevant local policies for the supply of housing as referred to above should not be considered up-to-date and that housing applications should be considered in the context of the presumption in favour of sustainable development.

1.2 The NPPF identifies three dimensions of sustainable development:

- Economic, in terms of building a strong economy and in particular by ensuring that sufficient land is of the right type and is available in the right places.
- Social, by supporting, strong and healthy communities by providing the supply of housing required to meet future need in a high quality environment with accessible local services and
- Environmental, through the protection and enhancement of the natural, built and historic environment.

1.3 Paragraph 8 of the NPPF also stresses that these roles should not be undertaken in isolation because they are mutually dependent; therefore a balanced assessment against these three roles is required.

1.4 In terms of the economic and social criteria, the proposal would provide one new dwelling and would therefore make a minimal contribution to the housing supply shortfall. The proposal would also provide some limited short-term economic benefits through labour and supply chain demand required during construction, and longer-term economic benefits through the additional household spend within the surrounding area that would be generated by the provision of a single dwelling. .

1.5 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a

high quality built environment with accessible local services. Bridgham is classed as a 'Rural Settlement' in Policy SS1. These villages contain limited services and facilities. The spatial strategy states that these villages are not capable of supporting consequential growth as they rely on higher order settlements for the majority of these services and facilities. The occupiers of any new dwellings here would therefore be highly reliant on car use to get to higher order settlements.

1.6 The nearest Service Centre village is East Harling which is approximately 2-3 miles to the east and the nearest Market Town, which would provide many of the day-to-day facilities and services is approximately 7 miles to the south-west along predominantly unlit roads with no pavement. The likelihood is therefore high for car use to reach these services. In addition, there is no regular bus service in Bridgham village which would enable the steady use of public transport to reach these higher order settlements.

2.0 Impact on character and appearance

2.1 The environmental role of sustainable development seeks to, in part contribute to protecting and enhancing the natural, built and historic environment. Consideration of a development's impact on the character and appearance of the area within which it is situated is, therefore, integral to the environmental dimension of sustainable design, as is its design.

2.2 Policy DC16 requires 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.

2.3 Environmentally, although outside of a Settlement Boundary, the site is in a built up location. There are other residential uses surrounding the site. Whilst a new dwelling here will result in some loss of character, the harm would be limited given the following factors:

- the visual containment of the site by existing development and established boundary hedging;
- the site will maintain a spacious character;
- the proposal would not intrude into the open countryside and would not be isolated; and,
- the proposal would not cause material harm to the character and appearance of the area due to its scale, modest form and overall design which is in keeping with other, nearby dwelling types.

2.4 The combination of all of these environmental factors together and not in isolation result in the proposal satisfying the environmental role of sustainable development.

3.0 Impact on amenity

3.1 Policy DC1 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 application was further amended which moved the dwelling slightly further to the western boundary in order to provide a better arrangement with the neighbouring dwelling at No.60 in terms of loss of light. The 45 degree angle will clear the rear ground floor window of No.60 and whilst the first floor bedroom window will be affected, it is considered on balance, when taking into account the roof slope away from the side boundary and the positioning of this first floor window, i.e. set to the eastern side, away from the proposed dwelling, that refusal on this basis could not be warranted. Given the layout and proposed window positioning overlooking will not be an adverse issue and the scale of development at one unit, will ensure that

noise and disturbance is also minimal. In addition, the proposal provides the future occupiers with a good degree of private amenity space. In light of the above, the application is considered to have due regard to Policy DC01.

3.3 The comments raised in respect of the parking space to the front of No.60 likely to cause loss of view from the neighbours window and exhaust fumes to enter their property. This has been considered however, these issues are not considered to cause significant issue to warrant refusal of the scheme. The car will only be visible at an oblique angle and there are several cars that already park along the roadside at present. In terms of the fumes, it is considered unlikely that the engine will be left running for a length of time that this is likely to occur.

4.0 Highway impact

4.1 Policy CP4 of the Core strategy seeks to ensure that all access and safety concerns are resolved in new developments. Policy DC19 requires sufficient parking for all new development.

4.2 The application as originally submitted proposed three parking spaces to the front of the new dwelling, one of the spaces would serve No.60. This was to satisfy the parking requirements. Notwithstanding these requirements, it was considered that a proposal including a space for a separate dwelling directly in front of the proposed dwelling is not a good solution and would present amenity issues, therefore, on balance, it was considered that the proposal to seek only 3 spaces would not result in significant harm to highway safety given the low traffic speeds along this section The Street and the presence of existing on-street parking. The Highway Authority was consulted and raised no objections overall subject to conditions.

5.0 Planning Balance

5.1 The application does not accord with the adopted development plan as the site falls out any settlement boundary. However, the Council does not currently have a 5 year land supply as required by the NPPF and this development would provide a small contribution towards Breckland's Housing supply. On this basis, the other key principle considerations for this proposal must be assessed and are whether the site is a sustainable location for housing and the visual impact on the countryside.

5.2 The site is within a built up area of Bridgham. Due to the street frontage and neighbours on either side, the development is considered infill development. The proposal is considered to satisfactorily demonstrate that a dwelling could be built here in accordance with the existing development, i.e. road facing and a simple pitched roof design. On this basis, the development of the site would not negatively impact the character and appearance of the countryside and therefore complies with Policy CP 11.

5.3 The site is not in a sustainable location with good access to services and facilities.. This is a negative aspect of the proposal, and does not accord with policies SS01 and CP 14.

5.4 When applying the tilted balance required by paragraph 14 of the NPPF, the small negative harm created by the site's location away from services and facilities for a single dwelling, is considered to be outweighed by the positive contribution towards housing in the district and the infill nature of the development preventing any harm to the street scene or character and appearance of the countryside.

5.5 In accordance with paragraph 14 of the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits, and therefore, based on the infill nature of the development, approval of planning permission is recommended subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 1 Full Permission Time Limit (2 years)**

The development must be begun not later than the expiration of TWO YEARS beginning with the date of this permission.

Reason for condition:-
As required by section 91 of the Town & Country Planning Act 1990 (as amended) and to ensure the deliverability of the scheme to contribute to the five year housing land supply.
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-
To ensure the satisfactory development of the site.
- 3 External wall and roof materials to be agreed**

No development beyond slab level shall take place until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:-
To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged
- 4 New access - construction over verge**

Prior to the first occupation of the development hereby permitted the vehicular access shall be extended and thereafter retained at the position shown on the approved plan drawing number 631-02 in accordance with the highway specification Dwg. No. TRAD 1 attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason for condition:-
To ensure satisfactory access into the site and avoid carriage of extraneous material of surface water from or onto the highway.
- 5 Provision of parking and servicing - when shown on plan**

Prior to the first occupation of the development hereby permitted the proposed access and parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-
To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

6 Boundary treatment/screening to be agreed

Prior to the occupation of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment/screening to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment/screening shall be completed before the building is first occupied. Development shall be carried out in its entirety in accordance with the approved details.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policy DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

8 Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.