

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0667/O	CASE OFFICER	Lisa ODonovan
LOCATION:	HOLME HALE Bilmar, Station Road Holme Hale	APPNTYPE:	Outline
APPLICANT:	Mrs Johnson Bilmar, Station Road Holme Hale	POLICY:	Out Settlemnt Bndry
AGENT:	Beeston Architectural Services 2 Back Lane Beeston	ALLOCATION:	N
PROPOSAL:	Proposed construction of new 3 bedroom bungalow on garden land west of Bilmare.		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

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

KEY ISSUES

Principle of development
Impact upon the character and appearance of the area
Residential amenity
Highways safety
Archaeological implications

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission, including access, layout and scale, to construct a bungalow. It is proposed to construct it of red multi stock brick and red Norfolk pantiles. Access is proposed from Station Road.

SITE AND LOCATION

The site comprises land that it is currently forms part of the residential garden of an existing bungalow, Bilmar. It is proposed to site the development to the west of this dwelling and it would front Station Road. To the west and east of the site are further dwellings, whilst Sleepers Cottage is located to the north. Opposite is an area of wide verge that formed part of the former railway and associated buildings. The site lies outside of a defined Settlement Boundary, in a group of properties set along Station Road.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2018/0188/O - Proposed construction of new 3 bedroom bungalow on land West of property named Bilmar - Refused

3PL/2016/0142/O - 3 bedroom bungalow - Refused

3PL/2015/0864/O - Erection of bungalow - Refused

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.01	Housing
CP.04	Infrastructure
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

HOLME HALE P C

Holme Hale Parish Council supports this application as being reasonable infill in a well developed part of the village. The applicant has included elements of renewable energy in the plans submitted, and the splays onto the highway should not give cause for concern.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection subject to conditions.

HISTORIC ENVIRONMENT SERVICE

Based on currently available information the proposed development will not have any significant impact on the historic environment and we do not wish to make any recommendations for archaeological work.

CONTAMINATED LAND OFFICER

No objection subject to conditions.

ENVIRONMENT AGENCY

We have reviewed the information provided and have no formal comment to make on this application .

REPRESENTATIONS

Site notice erected: 11-07-2018

Consultations issued: 05-07-2018

No representations received.

ASSESSMENT NOTES

1.0 The application seeks outline consent, with approval being sought for the access, layout and scale for the erection of new three bedroom bungalow on land outside of a 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. The application is therefore assessed against the benefits provided in relation to the sustainable development tests as set out in the NPPF.

1.1 Paragraph 10 of the NPPF states that at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 further states that proposed development that accords with an up-to-date Local Plan should be approved without delay, and where there are no relevant development plan policies, or the policies which are most important for determining applications are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.2 The Council cannot demonstrate a current 5 year housing land supply and therefore the Core Strategy and Development Control Policies Document are not considered up-to-date and therefore the material considerations are assessed in line with the sustainable development roles within paragraph 8 of the NPPF:

- economic, to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- social, to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- environmental, to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.4 Economic - The proposal would provide one new dwelling and would therefore make a positive, albeit small, contribution to the housing supply. The proposal would provide limited short-term economic benefits through labour and supply chain demand required during construction.

1.5 Social - The village of Holme Hale is classified in Policy SS1 as a rural settlement. It has no facilities or services, other than a bus service and stop which provides a service linking the village to Watton and Swaffham, the bus stop for the regular service is located adj St Andrews Close which is approximately 1 mile from the site.:

1.6 The next nearest service centre village is Necton, which is approximately 1.8 miles to the north and Swaffham, the nearest Market Town is approximately 4 miles to the north-west.

1.7 On the aforementioned basis, the proposal is not sustainably located near to services and facilities and residents would be reliant on the use of private car for their daily needs due to the distance of the bus stop with the regular service to the site. More specifically, the nearest villages with services and facilities are beyond comfortable walking distance.

2.0 Impact on the character and appearance of the area

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 The plot lies within an established built up area of linear development along Station Road. The site lies between residential properties and benefits from existing planting. Given the position of the site in relation to the established development pattern, the plot presents as an infill development site. In light of this site-specific context, it is considered that the development would not appear visually intrusive or result in isolated development.

2.4 The proposed siting of the dwelling would generally mirror the neighbouring property Bilmar and reflects the existing linear form to the east. The development would generally follow the linear form of the streetscene and sit between existing dwellings. Landscaping has been reserved for future consideration, which could further assist in integrating the property into its surroundings. It is acknowledged that the site stands slightly higher than the public highway, however the single storey dwelling would not be intrusive in the streetscene. The proposed style and materials are consistent with those already prevalent in the area. It is therefore considered that the proposal would accord with Policy DC 16 of the Core Strategy.

3.0 Amenity impact

3.1 Policy DC 1 of the Core Strategy requires that all new development 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 relates to a single storey dwelling sited within the plot so as to ensure adequate

separation between the properties either side. The modest nature of development, separation distances and orientation of the site will ensure that over-dominance; loss of light and overlooking will not be significant. In addition, the addition of one dwelling is unlikely to cause undue noise and disturbance. The proposal also provides a sufficient level of private rear amenity space for any future occupants. In light of these factors, the proposal is considered to accord with Policy DC1.

4.0 Highway safety

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 proposal seeks to utilise the existing access and provide a parallel visibility splay. The Highway Authority considers that the 2.4m parallel splay will enhance highway safety for all road users. On this basis, no objections are raised subject to conditions.

5.0 Archaeological implications

5.1 Policy DC17 seeks to protect sites of archaeological interest. The site has been identified as having potential for heritage assets of archaeological interest.

5.2 An archaeological evaluation has been submitted for consideration as part of the application that included field work being carried out. No archaeological remains were found on site and the County Archaeologist has confirmed that the proposed development would not have significant impact on the historic environment. As such no objections were raised and it is considered that the proposal would comply with the requirements of the NPPF (paragraph 189).

6.0 Planning Balance

6.1 The application does not accord with the adopted development plan as the site falls outside of 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.

6.1 The site is in close proximity to a range of other dwellings. The applicant has submitted indicative development plans which show how the site could be developed, and due to the residential character of the area and the site's current use as garden to the host dwelling, character impact as a result of allowing development will be limited. 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.

6.2 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 CP14.

6.3 When applying the tilted balance required by paragraph 11 of the NPPF, the unsustainable location, is considered to be outweighed by the positive contribution towards housing in the district and due to the aforementioned reasons the development will not cause significant harm to the street scene or character and appearance of the countryside.

6.4 In accordance with paragraph 11 of the NPPF, no harm has been identified which would significantly and demonstrably outweigh the benefits, and therefore the grant of Outline planning permission subject to

conditions, is recommended.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

- 1 Outline Time Limit (2 years) Early Delivery**

Application for Approval of Reserved Matters must be made not later than the expiration of TWO YEARS beginning with the date of this permission, and the development must be begun within TWO YEARS of the FINAL APPROVAL OF THE RESERVED MATTERS or, in the case of approval at different dates, the FINAL APPROVAL OF THE LAST SUCH MATTER to be approved.

Reason for condition:-
As required by section 92 of the Town & Country Planning Act 1990 and in order to ensure the early delivery of housing.
- 2 Standard Outline Condition**

No development whatsoever shall take place until the plans and descriptions giving details of the reserved matters referred to above shall have been submitted to and approved by the Local Planning Authority and these plans and descriptions shall provide details of the appearance and landscaping of the development.

Reason for condition:-
The details are not included in the current submission.
- 3 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.
- 4 External materials as approved**

The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.

Reason for condition:-
To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- 5 Single storey dwelling only**

The details to be submitted for Approval of Reserved Matters shall be for a single storey dwelling only with no habitable floor space or windows in the roof.

Reason for condition:-
For the avoidance of doubt and to ensure a form of development compatible with adjacent property and in the interests of the residential and visual amenities of the locality, as required by policies DC1 & DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- 6 New access - construction over verge**

Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing

number BAS/Johnson/100 Rev B) in accordance with the highway specification Dwg. No. TRAD 4 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.

7 Access gates - configuration

Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

Reason for the condition:-

To enable vehicles to draw safely off the highway before the gate(s) or obstruction is opened.

This condition will require to be discharged

8 Provision of parallel visibility splay

Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage (and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details). The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason for condition:-

In the interests of highway safety.

This condition will require to be discharged

9 Provision of parking and servicing - when shown on plan

Prior to the first occupation of the development hereby permitted the proposed access, parking and turning 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.

10 Contaminated Land condition 1

Prior to the commencement of work on site, the development shall include ground gas protection measures, and details submitted to and approved by the Local Planning Authority, or a site investigation may be undertaken to provide site specific assessment which would need to be acted on accordingly. The scheme shall be constructed and completed in accordance with the approved specification at such times as may be specified in the approved scheme.

Reason for condition:-

The details are required prior to commencement in order to ensure a safe development.

11 Contaminated Land condition 2

Prior to the first occupation, a scheme shall be submitted to and approved in writing by the

Local Planning Authority, verifying that any imported or reused topsoil, has been certified as suitable for residential use.

Reason for condition:

In order to ensure a safe development.

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Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

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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.