

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2018/0562/F	CASE OFFICER	Naomi Minto
LOCATION:	SAHAM TONEY Plot 3, Brambling Lodge, The Sanctuary, Cley Lane, Saham Toney	APPNTYPE:	Full
APPLICANT:	Mrs Georgina Fowler 56 Washington Drive Carbrooke	POLICY:	Out Settlement Bndry
AGENT:	Mrs Georgina Fowler 56 Washington Drive Carbrooke	ALLOCATION:	N
PROPOSAL:	3 bed Bungalow with attached garage - amendment to the house design given under planning permission 3PL/2017/0415/F		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is referred to planning committee as the proposed development is outside the settlement boundary.

KEY ISSUES

Principle of development
Impact on character and appearance of area
Design
Flood risk and drainage
Amenity
Access, highway safety and parking

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission for the erection of a detached three bedroom bungalow with attached garage. Access to the proposed site is off Cley Lane. The site already benefits from planning permission for the erection of a four bedroom bungalow with attached garage and cartlodge under planning ref: 3PL/2017/0415/F. The main changes to the latest scheme are:

- Three bedrooms instead of four. Two now with en-suite facilities.
- Single garage instead of single garage and cartlodge.
- Addition of porch
- Adjustment in siting of dwelling

SITE AND LOCATION

The site is located outside but adjacent to the defined Settlement Boundary of Saham Toney on land off Cley Lane. Residential development has been permitted to the north and west of the site under planning ref: 3PL/2017/0415/F. To the east of the site is open countryside and to the south is the Bird Sanctuary.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3DC/2018/0013/DOC DOC - COMPLETE 06-03-18

Discharge of conditions 4,7,16,17 on pp 3PL/2017/0415/F

3PL/2015/0450/O Permission 29-06-16

Residential development 6 dwellings

3PL/2017/0415/F Permission 26-10-17

Residential Development 4 dwellings.

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.10	Natural Environment
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.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

SAHAM TONEY P C

No objection.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

No objection, subject to conditions.

CONTAMINATED LAND OFFICER

No objection, subject to conditions.

ENVIRONMENTAL HEALTH OFFICERS

No objection, subject to conditions.

FLOOD & WATER MANAGEMENT TEAM

No objection.

NATIONAL GRID

No objection.

TREE AND COUNTRYSIDE CONSULTANT

No Comments Received

REPRESENTATIONS

Site notice erected on 6 June 2018 and ten neighbours were consulted. One response received in support of the application, subject to conditions relating to surface water drainage and foul sewage.

ASSESSMENT NOTES

1. Principle of development

1.1 The site sits adjacent to the settlement boundary of Saham Toney and has the benefit of an extant planning permission for the erection of a four bedroom detached bungalow with associated garage and cartlodge under planning ref: 3PL/2017/0415/F. Therefore, the principle of development on this site has been established.

2. Impact on character and appearance of area

2.1 The current application proposes an amended bungalow design from that previously permitted under planning ref: 3PL/2017/0415/F. It is considered that the layout and scale of the amended design for the detached three bedroom bungalow with attached single garage is in keeping with the character and appearance of the area and will not lead to any adverse impact on visual amenity or the character and appearance of the area having regard to the previous approval.

3. Design

3.1 Policy DC16 seeks to ensure the highest standards of design are achieved in all new development. The proposed changes to the scheme are considered to be an acceptable design outcome for the following reasons:

- the siting of the bungalow is well considered having regard to the immediate built area and additional new

dwellings permitted under planning ref: 3PL/2017/0415/F (located to the north and west of the site);

- the scale, form and profile of the bungalow is respectful of the character of the broader locality;
- finishing materials, fenestration pattern and design detailing is not out of keeping with the character of the broader locality;
- the bungalow will not appear overly prominent in views from public or private vantage points and in so doing will not result in an adverse character outcome.

3.2 In light of the above observations it is concluded that the proposal responds favourably to Policy DC16.

4. Flood risk and drainage

4.1 The site is in Flood Zone 1 and therefore not at risk of flooding. It is however, located in close proximity to Flood Zones 2 and 3 to the south and east. No objections have been raised by the Lead Local Flood Authority or the Environmental Health Officer. However, a representation was received following consultation with the neighbours, supporting the development, providing that a condition is included in respect of surface water drainage. Taking into account the location of the site, a suitable condition could be included to address surface water drainage concerns. As a result, the proposal is considered to accord with Policy DC14 of the Adopted Core Strategy.

5. Amenity

5.1 Policy DC1 seeks to protect residential amenity. The proposed siting, size, scale, configuration, orientation and detailed design and appearance of the proposed bungalow is considered such that it will not lead to visual dominance, loss of light, overlooking or overshadowing. It is therefore concluded that the proposal will maintain an acceptable level of residential amenity for neighbouring occupants, consistent with Policy DC1 of the adopted Core Strategy.

6. Access, highway safety and parking

6.1 Access is to the west of the site, via Cley Lane. A single garage and parking, including a turning area are provided on site. Norfolk County Council Highways has been consulted on the application and has no objection to the proposal subject to conditions.

7. Conclusion

In terms of the overall planning balance of the scheme, the site already benefits from an extant planning permission under planning ref: 3PL/2017/0415/F. Therefore, the principle of residential development on this site has already been established. No harm has been identified that would significantly or demonstrably outweigh the benefits of approving this application, which is considered to represent an acceptable form of sustainable development. Therefore, in terms of the planning judgement of the scheme and in the absence of a 5 year housing land supply, it is considered that the proposed size, scale and design of the dwelling is acceptable and would not adversely impact the character and appearance of the area or the amenities of adjoining neighbours. Accordingly, the proposal is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

2

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.

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 to be approved

Prior to the commencement of any works above slab level precise details of the colour of the external materials shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-

To ensure the satisfactory appearance of the development, in accordance with 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

6 Precise details of surface water disposal

Prior to the commencement of any works above slab level precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Only such agreed system or works shall be used in connection with this approval.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

This condition will require to be discharged

7 Precise details of foul water disposal

Prior to the commencement of any works above slab level precise details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

This condition will require to be discharged

8 Non-standard drainage condition

The development shall be implemented strictly in accordance with the approved Flood Risk Assessment and Drainage Strategy Report by Bingham Hall Associates, dated September 2017 (under planning reference: 3PL/2017/0415/F), unless otherwise agreed in writing by the Local Planning Authority.

9 non standard condition

The development shall proceed in line with the Ecological Method Statement for Great Crested Newts and the Bio-diversity Enhancement Plan (Riverdale Ecology Ltd, 2017) approved under planning permission 3DC/2018/0013/DOC and all approved enhancement measures must be incorporated into the site's design.

10 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

13 Application Approved Following Revision

The Local Planning Authority has acted positively and proactively in determining this application, (having engaged with the Applicant at the pre-application stage), and by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal within the statutory timeframe/in as timely a manner as possible , in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at <http://www.breckland.gov.uk/content/planning-search-0>