

Item 9 (m): pages 201-208

Location: HOLME HALE: Bilmar, Station Road

Proposal: Proposed construction of new 3 bedroom bungalow on garden land west of Bilmare

REFERENCE: 3PL/2018/0667/O

Applicant: Mrs Johnson

Author: Tom Donnelly

ASSESSMENT

This Supplementary Report provides further clarification as to why this application is deemed to be acceptable and is recommended for approval when previous applications on the site for similar proposals been refused.

At the time of the previous applications, the Council was reporting a 5 year land housing supply as required by the NPPF (2012, now 2018). On this basis, any proposed development outside of the settlement boundary was not deemed to be acceptable as it did not accord with the adopted development plan. The council is now in a position where it accepts that there is not a 5 year land housing supply. On this basis, housing development should be approved unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF (2018) taken as a whole (paragraph 11 (d) of the NPPF, 2018).

In addition to this, at the time of the previous applications, there were highway safety issues raised that were not satisfactorily addressed. These have now been overcome and are no longer a reason for refusal.

RECOMMENDATION

The application continues to be recommended for approval subject to conditions listed in the committee report.