

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2017/1561/O	<b>CASE OFFICER</b>	Laura Craddock
<b>LOCATION:</b>	GRESSENHALL White House,Bushy Common Gressenhall	<b>APPNTYPE:</b>	Outline
<b>APPLICANT:</b>	Mr Geoff Brown White House, Bushy Common Gressenhall	<b>POLICY:</b>	Out Settlemnt Bndry
<b>AGENT:</b>	Mr Paul Brown Lake View Lodge The Street	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Demolition and removal of existing dwelling, and replace with two, three bedroom, one and half storey cottage style detached dwellings, with attached single garages. Wider vehicular access to be created, 10m North East of existing		
		<b>CONS AREA:</b>	N
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

#### REASON FOR COMMITTEE CONSIDERATION

The application is referred to Planning Committee as it contrary to policy.

#### KEY ISSUES

Principle of development  
Impact upon character and appearance of area  
Neighbour amenity impact  
Impact upon highway safety  
Impact upon trees  
Contaminated land  
Flood and drainage issues

#### DESCRIPTION OF DEVELOPMENT

This application seeks outline consent for 2no. three bedroom detached dwellings with new access. Approval is sought for the principle of the development, access, layout and scale, with appearance and landscaping being reserved matters. A plan has been provided to show an indicative layout of 2no. dwellings and the proposed access.

#### SITE AND LOCATION

The application site is located outside of any defined Settlement Boundary. The site is currently occupied by a large cottage, the White House, that likely dates from the 18th century. The White House sits within a spacious plot with gardens to the front, side and rear. The application site is surrounded by open fields. There are a number of farm premises and a small number of dwellings within the vicinity.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

No relevant site history.

**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.09	Pollution and Waste
CP.10	Natural Environment
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.12	Trees and Landscape
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision

**OBLIGATIONS/CIL**

Not applicable

**CONSULTATIONS**

**GRESSENHALL P C**

No objections. Note the inability to comment on appearance of the properties at this stage. Note the amendments to access and assume highway team approval.

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No objections (subject to conditions) on the basis the site is already in residential use, and the proposals are to relocate access and improve visibility.

**CONTAMINATED LAND OFFICER**

Recommend approval subject to a condition relating to unexpected contamination. Informative notes recommended.

## **TREE AND COUNTRYSIDE CONSULTANT**

No objections subject to operations on site taking place in accordance with the approved Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.

## **HISTORIC BUILDINGS CONSULTANT**

Whilst in my opinion the property is worthy of retention and capable of benefitting from an appropriate scheme of restoration, on the basis of the submitted application documentation, it does not satisfy the set criteria for inclusion on the statutory list of buildings of either architectural or historic importance, or the set criteria for local listing, and it is not located within a conservation area. Consequently, within the constraints of the legislative framework, I am unable to argue for the retention of the building.

## **HISTORIC ENVIRONMENT SERVICE**

We are of the opinion that The White House may be a building of historic significance. There is strong evidence that it may be timber-framed and date from the 15th to 17th centuries. The Historic Building Report by Wilson Compton Associates is totally inadequate and is totally insufficient. It does not comply with the contractors Written Scheme of Investigation. It also does not comply with Standards for Development-Led Archaeological Projects in Norfolk, 2018, Robertson et al, which all development-led archaeological projects must comply with.

## **REPRESENTATIONS**

The application was advertised in the local press and by site notice. Neighbours were directly informed. Two letters of objection was received, summarised as follows:

- Losing a historic cottage would be damaging to the character of the area. It should be renovated.
- There would be no advantage to the local community.

## **ASSESSMENT NOTES**

1.0 The application is referred to Planning Committee as it proposes residential development outside of a Settlement Boundary, and is thus contrary to policy.

2.0 This application seeks outline consent for the erection of 2no. three bedroom dwellings and new access on the site of existing dwelling the White House. The White House is proposed to be demolished as part of these proposals. A plan has been provided to show the proposed layout and access to the proposed dwellings.

### **3.0 Principle of development**

3.1 The application site lies outside of any defined Settlement Boundary and 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, the National Planning Policy Framework (NPPF), states that where an authority does not have an up-to-date five year housing land supply (the authority cannot currently demonstrate this, as set out in a July 2018 Statement), 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.

3.2 The NPPF identifies three objectives of sustainable development:

- Economic, in terms of building a strong economy and in particular by ensuring that sufficient land of the right type is available in the right places
- Social, by supporting, strong vibrant 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.

3.3 Paragraph 8 of the NPPF also stresses that these objectives are interdependent and need to be pursued in mutually supportive ways; therefore, a balanced assessment against these three roles is required.

3.4 The NPPF indicates that rural housing should be located where it will enhance or maintain the vitality of rural communities and that isolated houses in the countryside should be avoided. Additionally, the Government's Planning Practice Guidance (NPPG), notes that all settlements can play a role in delivering sustainable development and that blanket policies restricting housing in some rural settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

3.5 In terms of economic and social criteria, the White House as existing is one dwelling; the proposal would provide two residential dwellings for market sale, which would make a positive, albeit very modest contribution to the housing supply shortfall and would provide some short term benefits to the local economy through its construction. With regards to availability and deliverability, the applicant has indicated that they would complete the dwellings within a 12-18 months of the consent being granted.

3.6 The social role of sustainable development seeks to ensure, amongst other matters, the creation of a high quality built environment with accessible local services. Bushy Common is not within a Settlement Boundary. The nearest settlements that would provide day-to-day facilities and services are Gressenhall and Dereham, which both lie approximately 2.5 miles away from the application site. Bushy Common is not served by public transport and routes are unlit and without footpaths. In this respect the proposed scheme would not represent an accessible form of development and would result in a reliance upon the private vehicle. Therefore the proposal is inconsistent with the social and environmental dimensions of sustainable development. This consideration weighs against the proposal. Further environmental considerations are discussed under section 4.0 of this report.

#### 4.0 Impact upon character and appearance of area

4.1 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 development, as is design.

4.2 The White House would be demolished as part of these proposals. The Historic Environment Service have considered the proposals. They advised that the White House may be a building of historic significance. In view of this, they requested that a heritage statement, including the results of a programme of Historic Building Recording, was submitted with the planning application.

4.3 A Historic Building Report was submitted following the Historic Environment Service's request. It suggests the property was originally built in the 18th century but has been extensively remodelled and added to since, which has compromised its architectural and historic interest. The Historic Environment Service has

noted that the Report is inadequate and would not meet their specifications.

4.4 The Historic Building Consultant has advised that the building is worthy of retention and could be restored. However, they accept that the property does not benefit from statutory protection and would be unlikely to qualify for such protection. As such, they feel unable to argue for its retention.

4.5 To sum up, the property, in part, is likely to be over 200 years old and has an attractive vernacular appearance. It is not, however, a designated heritage asset. Any heritage significance the property may have would be low and, whilst regrettable, its loss would not be outweighed by the public benefits of providing new residential dwellings. The Historic Environment service requested that a programme of Historic Building Recording was submitted with the planning application. This has not been provided and it is considered appropriate that a condition to secure this would be attached to any grant of planning permission. The Building Recording must be carried out in accordance with the specifications of the Norfolk County Council Historic Environment Service.

4.6 As the proposed new dwellings would replace the existing property, there would be no impact in terms of general appearance or loss of openness. The proposed layout of the dwellings show them addressing the adjacent road and their footprint would not represent an over-development of the site. The proposed dwellings would be one and half storey, and this is considered an acceptable scale.

4.7 The architectural style and materials used would be determined at reserved matters stage. The applicant has indicated the dwellings would be in red brick and flint, with a pantile roof.

4.8 The proposal is considered to be in accordance with policy DC16 on design and in this respect would fulfil the environmental role of sustainable development.

#### 5.0 Neighbour amenity impact

5.1 In terms of neighbour amenity, the detailed implications would be considered at the reserved matters planning stage should outline permission be granted. However, it is considered that there would be no impacts on existing residents, as the development would not be in sufficient proximity to any existing dwellings.

5.2 The 2no. proposed dwellings would be detached and would each be afforded with generous private outdoor amenity space.

5.3 The proposal is in accordance with policy DC01 of the Core Strategy.

#### 6.0 Impact upon highway safety

6.1 The Highways Authority notes the site is located remotely from services and amenities and any residents would be reliant on travelling by private car. They advise that the site is served by a network of single track rural highways, with sparse passing provision. Whilst they would not wish to encourage further development in such a location, on the basis of the existing dwelling on the site and the proposal to relocate access and improve visibility, they would not raise an objection. They have recommended conditions relating to the provision of access, visibility splays, provision of parking and turning areas, and arrangements for construction vehicles.

6.2 Subject to these conditions, the proposal is acceptable having regard to policies CP4 on Infrastructure and DC19 on Parking Provision.

#### 7.0 Impact upon trees

7.1 The Tree and Countryside consultant noted the presence of trees within the application site that may be implicated by the proposed development. A further information was requested and an Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) was provided by the applicant.

7.2 The document notes that two low quality trees would need to be felled to accommodate the development. No other trees, landscape features or root protections areas would be affected by the development.

7.3 The Tree and Countryside consultant has no objections, subject to conditions that would ensure the development was carried in accordance with the AIA, TPP and AMS.

7.4 The proposal is in accordance with policy DC12 on Trees and Landscape.

#### 8.0 Contaminated land

8.1 The Contaminated Land Officer raised no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details and subject to a condition relating to unexpected contamination.

#### 9.0 Flood and drainage issues

9.1 The application site is located within Flood Zone 1 and as such is identified as having a low risk of flooding from rivers or the sea. However, parts of the site are at risk of surface flooding, ranging from a low risk (around 0.1%-1% chance of flooding) in the centre of the site to a high risk (greater than 3.3% chance of flooding) along some parts of the boundaries. The flood risk is not so significant to mean the principle of development would not be acceptable in this location, but a Flood Risk Assessment would be required with a reserved matters application to allow for a full understanding of the flooding and drainage implications at the site.

#### 10.0 Conclusion

10.1 In circumstances where, as here, policies for the supply of housing are to be considered out of date for the purposes of the Framework, it states that permission should normally be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or specific Framework policies indicate that development should be restricted.

10.2 In terms of the overall planning balance, whilst it is noted that the proposed development would not be within a wholly sustainable location and the loss of the historic property would be regrettable, these factors do not represent significant and demonstrable harm that would outweigh the benefits of the proposal. The proposal is considered acceptable in terms of amenity, impact on highways, trees and contaminated land. The development would also provide some benefits in terms of providing a limited contribution towards the

five year housing land supply shortage and the local economy through its construction. As such approval of the application is recommended.

**RECOMMENDATION**

**Outline Planning Permission**

**CONDITIONS**

- 1**                    **Outline Time Limit (3 years)**

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**                    **Non standard archaeological condition**

Prior to the commencement of the development, including demolition, Historic Building Recording will be carried out in accordance with a Norfolk County Council Historic Environment Service brief. The Historic Building Recording shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:  
To mitigate the loss of a heritage asset having regard to the NPPF.
- 5**                    **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 3011/179/17/02 in accordance with the highway specification Dwg. No. TRAD 5 attached. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the

Reason for condition:  
To ensure satisfactory access into the site and avoid carriage of extraneous material of surface water from or onto the highway.
- 6**                    **Provision of visibility splays - conditioned**

Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 X 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.

Reason for condition:

In the interest of highway safety.

**This condition will require to be discharged**

**7 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.

**8 Construction traffic (parking)**

Development shall not commence until a scheme detailing provision for on site parking for construction workers and for the delivery and storage of construction materials for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason for condition:

To ensure adequate off-street parking during construction in the interests of highway safety.

**This condition will require to be discharged**

**9 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**

**10 Non-standard condition**

Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) provided Haydens, dated 14th May 2018. No other operations shall commence on site in connection with the development until the tree protection works and any pre-emptive tree

works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the TPP. Works shall not commence until written confirmation has been obtained to confirm that fencing is in place as specified. The protective fencing shall be retained in a good and effective condition for the duration of the construction of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior written approval of the local planning authority has been sought and obtained.

**12 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.

**15 Inf 2**

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Kay Gordon 01362 656211.

If required, street furniture will need to be repositioned at the Applicants own expense. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at [highway.boundaries@norfolk.gov.uk](mailto:highway.boundaries@norfolk.gov.uk) for further details.