

APPEALS SUMMARY- NOVEMBER

3PL/2017/0838/O- Ivy Farm, Cook Road, Home Hale, IP25 7DJ (Residential development for 4 dwellings)

ALLOWED

The Inspector considered the main issues were the effect of the development on the rural character and appearance of the area. Home Hale has no defined settlement boundary and therefore for the purposes of Policy SS1 the Breckland Core Strategy and Development Control Policies is not a village that is the focus for further development. However, the appeal site, although located adjacent to areas of open countryside, does sit adjacent to a number of residential properties. The site would be screened from School Road and Cook Road by the existing properties along the road frontages and opposite the site area are a large number of dwellings on St Andrew's close. The Inspector found that the appeal site relates comfortably to the village. Whilst he acknowledged there is likely to be some dependence on the private car given the limited facilities available in Home Hale, the Inspector gave substantial weight to the bus stop located to the frontage which provides regular bus services to the nearby settlements including Swaffham, Dereham and Watton., amongst other places. As such the appeal site would not be physically or functionally isolated and accordingly there would be no harm arising from the location of the appeal site in terms of suitable access to facilities and services.

The Inspector concluded that the proposal would not result in an unacceptable level of encroachment into the countryside and forms a logical extension to this part of the village. Although the character of the area is likely to change this would not be harmful to the degree and the properties could be successfully assimilated into the rural landscape. The proposal therefore complies with Policies CP11 and DC16 of the Core strategy the appeal was accordingly allowed.