

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2018/1244/F	CASE OFFICER Tom Donnelly
LOCATION:	CARBROOKE The Crown House Meadow Lane Carbrooke	APPNTYPE: Full POLICY: Part In Set Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr T Coppen The Crown House, Meadow Lane Carbrooke	
AGENT:	David A Cutting Building Survey Breckland Business Centre St Withburga Lane	
PROPOSAL:	Proposed 2 new bungalows	

REASON FOR COMMITTEE CONSIDERATION

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

KEY ISSUES

Principle of development
Impact on the character and appearance of the area
Amenity impact
Highway safety
Ecological implications

DESCRIPTION OF DEVELOPMENT

The application seeks permission for the erection of two bungalow and a detached garage on land to the rear/north of Crown House, Meadow Lane. The bungalows are designed to accommodate 3 beds and materials are shown as a mix of brick and flint on top of a brick plinth.

SITE AND LOCATION

Meadow Lane is an un-adopted road leading off Shipdham Road/Church Street and ceases at Crown House. The land is currently used as garden land and is screened by a mix of established hedging and fencing. There is an existing access point. Other residential uses exist to the east and south and permission has been granted for two dwellings on paddock land to the west. There is also an existing permission for one bungalow on this site.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2018/0190/F Permission 03-07-18

Erection of one bungalow

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.04	Infrastructure
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.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

CARBROOKE P C

No Comments Received

REPRESENTATIONS

4 neighbours were consulted with the 21 days expiring on 07-11-18.

Additionally, a site notice and press notice were posted which expired on 27-11-18 and 19-11-18 respectively.

No responses were received.

ASSESSMENT NOTES

1.0 Principle of development

1.1 The application seeks permission for the erection of 2 bungalows (one with integral garage) on land outside of the Carbrooke 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. However, as the Council cannot currently demonstrate a 5 year supply of housing land, these policies cannot be considered to be up-to-date insofar as it relates to the supply of housing land and can be given little weight. The application is therefore assessed against the benefits provided in relation to the sustainable development tests as set out in the NPPF.

1.2 The NPPF identifies three dimensions of sustainable development:

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

1.3 Paragraph 8 of the NPPF also stresses that these roles should not be undertaken in isolation because they are mutually dependent; therefore a balanced assessment against these three roles is required.

1.4 In terms of the economic and social criteria, the proposal would provide two new dwellings and would provide some short-term economic benefits through construction, and longer-term economic benefits through additional household spend within the surrounding area that would be generated by the provision of the dwellings.

1.5 Social - It is noted that there is a good range of local facilities and amenities in Carbrooke and that Watton, a Market Town, is nearby (approximately 2.5 miles to the south-west) and that cycling this distance would be possible. Overall, there are some services in the village and connection to public transport linking the site to Watton and Norwich (bus stop at Broadmoor Road, approximately 0.2 mile to the south-east of the application site) but it is likely that to undertake day to day activities and meet day to day needs, such as shopping and employment, the occupants of the new dwelling would rely on the private car for some trips. However, there would be the option to use other modes such as walking, cycling or public transport. The site is as accessible to services as other dwellings in the settlement boundary. In the context of the district as a whole the site is in a relatively sustainable location. The scheme would not be wholly isolated, and as such the site's location does not count against it.

1.6 The NPPF confirms that the site should be in a sustainable location, available now and have a realistic prospect of being developed within five years.

1.7 With regard to availability and delivery, this is a full application and the site is within the applicant's

ownership and available now, making the development deliverable within a reduced period of two years to meet the housing shortfall. It is recommended that the time limit is reduced to two years for commencement in accordance with other applications in Breckland, approved under the five year supply.

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 Environmentally, although outside the Settlement Boundary, the site is in a semi-rural location within a loose knit group of existing development. There are other residential uses immediately to the south and east of the site. The Council's Landscape Character Assessment indicates that the site falls within the B5 River Wissey Tributary Farmland character area. Development considerations here include: conserving existing small scale rural road pattern; ensuring that new development reflects the use of local materials, preserving the identities of settlements, monitoring the boundary treatments, discouraging materials or species which could have a suburbanising influence of the landscape; ensuring that important views to landmark features are conserved and seeking to enhance settlement edges and integration within the landscape setting. The proposal would consolidate the existing pattern of development. Whilst this will result in some loss of character given the existing garden use, the harm would be limited given the following factors:

- generous proportions of the site will maintain a spacious character;
- the proposal will not appear isolated given the close proximity and relationship to existing residential development;
- the proposal would not cause material harm to the character and appearance of the area given its location, away from main streetscene views and the modest scale of development;
- the proposal will create some biodiversity enhancements.

2.4 An additional material consideration is the previous permission granted under reference number 3PL/2018/0190/F for one dwelling. By virtue of this permission, it is considered that the principle of residential development has been established and the site is considered to be sustainable.

3.0 Amenity impact

3.1 Policy DC1 seeks to protect residential amenity and that all new development must 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 seeks permission for two, single storey dwellings set to the north of the site. Due to its siting, the dwellings will retain good separation distance between the nearest neighbouring dwellings. The modest single storey scale and orientation will ensure that the impact on the level of amenity currently enjoyed by nearby properties will not be significantly affected, particularly in terms of loss of light, overshadowing, over dominance and increased noise and disturbance. In addition, the proposal provides the dwellings with a good degree of private amenity space. In light of these factors, the proposal is considered to

have due regard to 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. The proposal offers sufficient space for parking and turning. The Highway Authority considers that the site lies in a village with limited amenities and facilities required on a daily basis and it is therefore considered that residents would have a high reliance on the use of the private car to access these.

4.2 Meadow Lane is private and, in the main, single track although it allows a two-way flow of traffic immediately adjacent to its junction with the County highway and is also hard surfaced at this point.

4.3 Meadow Lane currently has no turning facilities. However it is noted that the existing gravelled turning area to the south of Crown House would accommodate the turning movements of most visiting vehicles and these would consequently be unlikely to reverse down the lane into the public highway. As such, a condition is required to be imposed on any forthcoming approval requiring 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. This will be attached to any forthcoming approval.

5.0 Ecological implications

5.1 Policy CP10 seeks the enhancement of biodiversity and geodiversity in the district. Proposals need to ensure that the ecological network and protected species are not harmed or detrimentally impacted and mitigation measures are put in place where appropriate.

5.2 In terms of ecology, no objection to the proposal were raised subject to a condition requiring that the mitigation measures outlined within the Preliminary Ecology Assessment are implemented.

5.3 Due to the scale of the proposed development and the distances involved, the proposed development works are unlikely to impact on designated sites.

5.5 In light of the above, the application is considered to have due regard to Policy CP10 subject to conditions.

6.0 Conclusion

6.1 In terms of the overall planning balance of the scheme, it is concluded that the proposal would not result in an isolated development in the countryside. The scheme would provide two additional dwelling, generate some economic activity and be developed without causing significant harm to the character and appearance of the area, the amenity of nearby residents, highway safety or the ecological value of the site.

6.2 The recommendation is for delegated authority be granted to approve the application following the expiry of the site notice, subject to no further material considerations being raised.

CONDITIONS

1 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.

2 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.

3 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.

4 Boundary treatment/screening to be agreed

Prior to the occupation of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment/screening to be erected shall be submitted to and approved in writing by the Local Planning Authority. This shall include the retention of existing hedging where possible. The boundary treatment/screening shall be completed before the building is first occupied. Development shall be carried out in its entirety in accordance with the approved details.

Reason for condition:-

In the interests of the satisfactory appearance of the development in accordance with policy DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged

5 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.

6 Ecology - mitigation measures

The mitigation measures outlined in Section 6 of the Preliminary Ecological Appraisal report (Gray Ecology; May 2018) shall be adhered to throughout the development of the site.

Reason for condition:-

To ensure the development is not detrimental to Protected Species and in order to protect the wildlife value of the site in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and the National Planning Policy Framework.

7 Ecology - enhancement

Prior to the first occupation of development hereby approved, the enhancement measures as outlined in Section 7 of the Preliminary Ecological Appraisal report (Gray Ecology; May 2018) shall be incorporated into the site's design and details/evidence submitted to and approved by the Local Planning Authority.

Reason for condition:-

To ensure the development is not detrimental to Protected Species and in order to protect the wildlife value of the site in accordance with Policy CP10 of the Adopted Core Strategy and Development Control Polices Development Plan Document 2009 and the National Planning Policy Framework.

8

Any drainage conditions

Prior to commencement of work on site, a flood Risk Assessment and Drainage Strategy shall be submitted to and approved by the Local Planning Authority and thereafter implemented.

Reason for condition:-

The details are required prior to commencement in order to ensure that the development does not increase surface water run-off/exacerbate surface water flooding in the locality.

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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.