

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2018/1122/F	CASE OFFICER Mark Simmonds
LOCATION:	GARBOLDISHAM Alderwood Lodges Hopton Road Garboldisham	APPNTYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr & Mrs Barnes Alderwood Lodges 2 Hall Farm Cottages	
AGENT:	Rod Atkins Architectural Designs Blackwater Cottage Southburgh Road	
PROPOSAL:	Erection of single storey managers dwelling to Alderwood lodges site	

REASON FOR COMMITTEE CONSIDERATION

This application is referred to Committee as it is outside of any settlement boundary and recommended for approval, contrary to adopted policy.

KEY ISSUES

- Principle of the development
- Site history and justification
- Impact on the character and appearance of the area
- Impact on Highway safety
- Amenity Impact
- Impact on trees and landscape
- Flood risk and drainage
- Other matters

DESCRIPTION OF DEVELOPMENT

The proposal is for the erection of a single-storey managers dwelling in direct connection with the lodge business. The proposed plot of land is on site to the west of Hopton Road.

SITE AND LOCATION

The site is a piece of land within the existing Alderwood Lodge site, to the west of Hopton Road, Garboldisham. Alderwood Lodges is a tourist site set within approximately 9 acres of land. The location is approximately one mile south of the settlement of Garboldisham.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/1995/0564/F	Permission	04-07-95
Erection of single storey annexe to dwelling		
3PL/1998/0046/F	Temporary Permission	03-03-98
Two mobile holiday homes (renewal)		
3PL/2003/0042/F	Permission	08-07-03
Two mobile holiday homes (renewal)		
3PL/2003/0277/F	Permission	08-07-03
Erection of three single storey mobile timber lodges for holiday let only		
3PL/2007/0436/F	Refusal	03-05-07
Proposed managers dwelling		
3PL/2007/1947/F	Withdrawn	04-02-08
Proposed managers dwelling		
3PL/2018/1086/HOU	Permission	08-11-18
Single storey extension and provision of cart lodge. Alts to roof (increase in height), including new dormers. Alts to porch area, including new porch.		

Previous application 3PL/2007/0436/F seeking to build a similar proposal was refused. The reason for refusal was that it had not been demonstrated that the dwelling was essential in the interests of the management of the site and there was already appropriate alternative accommodation on the site. (this was the owners own residence, Alderwood , which was sold in 2016 following the owners retiring from the business, this property was sold to fund their new retirement home away from the site)

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.10	Natural Environment
CP.11	Protection and Enhancement of the Landscape
CP.14	Sustainable Rural Communities
DC.01	Protection of Amenity
DC.08	Tourism Related Development
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
NPPF	National Planning Policy Framework

NPPG

National Planning Practice Guidance

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

GARBOLDISHAM P C

Because this is for a local business the parish council support this application

NORFOLK COUNTY COUNCIL HIGHWAYS

My records indicate that this Authority recommended permission be refused in respect of the 2003 application for the holiday lodges (3PL/2003/0277) on the grounds of the inadequate visibility available from the access onto Hopton Road. At that time the means of access was that shown to be shared with Inglenook Lodge Guest House and the dwelling known as Alderwood.

I do not have any record of when the access was changed to that currently being considered, or even if this was the subject of planning permission, but would advise that the level of visibility from the access currently under consideration is better than that which was originally approved to serve the development. However the access is un surfaced and would need to be widened to 4.8m for its first 10 metres to consider it acceptable. If permission is granted then conditions have been specified.

TREE AND COUNTRYSIDE CONSULTANT

No Objections, subject to conditions.

CONTAMINATED LAND OFFICER

Based on the information provided to me at this time; there are no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

REPRESENTATIONS

The site notice has been erected and displayed from 25-10-2018 to 15-11-2018

Seven neighbours were directly notified.

No representations have been received.

ASSESSMENT NOTES

1.0 Principle of Development:

1.1 This application seeks planning permission for the erection of one detached, one-storey managers dwelling on land outside of any defined Settlement Boundary, Garboldisham is approximately 1 mile to the north of the site. For this reason, the proposal conflicts in principle with Policies DC2 and CP14 of the Core Strategy and Development Control Policies Development Plan Document (2009), which seek to focus new housing within defined Settlement Boundaries.

1.2 Policy DC8:

Tourism is an important contributor to the Breckland economy and there is scope for the further growth of this sector of the economy. Breckland's environmental and heritage assets, including the heaths and woodlands of the Brecks, the traditional market towns and the general tranquillity and remoteness of the Breckland countryside are the particular factors which attract tourists to the area. Whilst it is recognised that some tourist development will seek to locate in the countryside, it is important that tourist related development takes place in a sustainable manner and does not adversely affect the Breckland environment which attracts tourist activity.

1.3 Tourist Accommodation Proposals, located in the countryside will be encouraged where a need can be demonstrated for the proposal. The development forms part of a rural diversification scheme or is for the expansion of an existing attraction and it is well related to an existing settlement and facilities.

1.4 Where a tourist related proposal involves new buildings in the countryside additional evidence will be required of the sustainability advantages of requiring new buildings, the particular countryside attraction that the new buildings will support; and the absence of suitable existing buildings in the vicinity.

1.5 The NPPF (2019) says that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

1.6 Paragraph 83 of the NPPF (2019) says that planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and

1.7 Paragraph 79 of the NPPF (2019) states that "Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply":

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential dwelling; or
- e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

2.0 Site History:

2.1 The site received planning permission for 2 lodges in the 1990's by the former owners as an expansion of

the 'Ingleneuk Guest House' business they were formally running. The first timber lodge (Burnside) was erected in 1995. Due to the success an additional lodge was erected in 2004,(Hawthorns) then in 2003, planning permission was granted for a further 3 lodges (3PL/2003/0277/F). In 2012, a further lodge was purchased (Brambles), with permission still remaining for an additional 2 lodges.

2.2 In 2016, the owners retired from the business, leaving it to be run by the current managers, via a lease agreement. The residence of Alderwood and some land was sold off to fund their new retirement home away from the site.

2.3 Alderwood Lodges has been successful with the letting of each of the lodge ranging from 42 to 46 weeks per annum.

3.0 Justification put forward by the applicants:

- The current managers reside in a property over 2 miles away from the site.
- There have been issues with security.
- Recent break in to a storage shed.
- Previous trailer theft.
- Prowlers have been witnessed by the managers and guests, when approached they sped off, indicating their intentions.
- A managers house on site will provide a permanent physical presence.
- Offer a point of call for any questions or issues arising with the lodges.
- Occasional power cuts, medical issues, other emergencies will be dealt with quickly and more efficiently with a permanent managers house on site.
- The proposal includes a reception room with a storm porch to the corner of the dwelling, there will be visibility to the access track from here, also from the utility room and kitchen and dining rooms providing the managers with notice of arriving guests and any other vehicular movements.
- Due to the success of the business, further expansion and additional lodges are planned for the future, however, the applicants feel that before that is possible, they need to address the issues and through this application, hope to provide an on site presence with a managers dwelling.

3.1 Taking into consideration all the above, the proposed managers dwelling is considered to be acceptable tourist related development which should be supported. The applicant has demonstrated justifiable reasons for the requirement of the managers dwelling in this instance and the proposals respect the character and the surroundings. Therefore the proposals comply with policies DC8 of the Breckland Core Strategy and paragraphs 79 and 83 of the NPPF (2019). A condition is proposed tying the dwelling to the business to ensure it remains supportive of the business, as justified and as required by Policy DC08 of the Breckland Core Strategy.

4.0 Impact on the character and appearance of the area:

4.1 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.

4.2 Paragraph 127 of the NPPF (2019) says that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)

4.3 The proposal is for a single-storey, 2 bedroom dwelling to include a guest reception room to welcome, check in and out guests, display leaflets, information for local attractions, events and nearby food establishments. A separate toilet for guests upon arrival. A large laundry storage room for all lodge linen and towels etc.

4.4 The appearance has been carefully considered to sit within its surroundings with a hip ended roof to mimic the neighbouring bungalow. Natural timber horizontal cladding to the walls for a timber cabin appearance, helping to give new guests that holiday cabin feeling upon arrival.

4.5 Glazing areas to the rear will be kept semi private due to the 'u' shaped plan form. Large visibility to access track from the kitchen, utility and reception rooms by using a glazed corner and slender corner post, providing the managers with good notice of any arrivals and incoming vehicles.

4.6 The southern wall has been kept blank to avoid any over looking and loss of privacy to the neighbouring bungalow. Roof lights above head height have been proposed to gain natural light and ventilation to bathrooms. Bedrooms have been kept to the rear of the property for the managers own privacy.

4.7 Consideration has been given to energy conservation, heated by air sourced heat pump (no fossil fuels) along with high levels of insulation to be incorporated to all exposed elements.

4.8 Widened doors proposed throughout the property for wheelchair access.

4.9 In conclusion, the proposals are considered to preserve the existing character of the area, are not obtrusive and the design of the lodge sits well within its surroundings. Careful consideration has been given to the design elements which is acceptable in terms of scale and height. Therefore, the proposals comply with policies DC16 of the Breckland Core Strategy and paragraph 127 of the NPPF (2019).

5.0 Highway safety:

5.1 The NPPF (2019) requires new developments to provide safe and suitable access to the site for all people. Policy CP4 of the adopted 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.

5.2 Access is proposed from the existing access from Hopton Road. Parking and turning area to be provided at the front of the dwelling. A hard-stand area is proposed for a guest pull-in spot for wheelchair users with access ramp to the entrance door. Five car parking spaces are proposed along with an additional disability space. New surfaces are to be free draining to avoid any surface water run-off, using road planings over a compacted surface.

5.3 The Highways Officer has been consulted and advised that their records indicate that this Authority recommended permission be refused in respect of the 2003 application for the holiday lodges (3PL/2003/0277) on the grounds of the inadequate visibility available from the access onto Hopton Road. At

that time the means of access was that shown to be shared with Inglenook Lodge Guest House and the dwelling known as Alderwood. They advise that the level of visibility from the access currently under consideration is better than that which was originally approved to serve the development. However the access is un surfaced and would need to be widened to 4.8m for its first 10 metres to consider it acceptable. Conditions have been specified if permission is to be granted.

Therefore, the application is considered to have the ability to accord with Policy CP4 of the adopted Core Strategy and the NPPF (2019) in respect of highway safety, subject to conditions.

6.0 Amenity Impact:

6.1 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.

6.2 The proposed development, its siting, visibility, scale and set away distances as such, is not considered to harm outlook, daylight or privacy to the adjoining neighbours due to the significant separation distances.

6.3 Overall the proposed development is considered acceptable in terms of amenity and therefore compliant with policy DC1 and paragraph 127 of the NPPF (2019).

7.0 Trees and Landscaping:

7.1 Policy DC12 seeks to preserve the District's trees, hedgerows and other natural features and secure appropriate landscaping schemes to mitigate the impact of, and complement, new development.

7.2 An Arboricultural Assessment and preliminary method statement and a Tree protection plan were submitted alongside this application.

7.3 The Tree and Countryside Consultant has been consulted and they have confirmed that they have no objections subject to operations on site taking place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) prepared by Oakfield dated February 2019 and subject to conditions.

7.4 The Arboricultural report states that two trees will need to be removed to construct the new dwelling, these are two pine trees of low level quality.

7.5 Therefore, the proposals comply with policy DC12.

8.0 Flood Risk and drainage:

8.1 Policy DC13 of the Breckland Core Strategy states that new development should be located in areas at least risk of flooding. New development will be expected to minimise flood risk to people, property and places. Proposals which increase the risk of flooding to people, property or places, either directly or indirectly, will not be permitted in accordance with a risk-based approach. Suitable measures to deal with surface water arising from development proposals will be required to minimise the impact to and from new development. The preference is to manage surface water through the incorporation of SUDS unless this is not technically feasible, or where it can be demonstrated that ground conditions are unsuitable for such measures.

8.2 The proposed site is within Flood risk zone 1 for rivers, seas, reservoirs and surface water, which is the

lowest risk area.

8.3 The Design and access statement confirms that the subsoil to the site is very sandy with extremely good porosity all year round, it is proposed to discharge all roof water into the surrounding ground via below ground soak-aways. Soak-aways are to comprise of proprietary plastic crates wrapped in geotextile material, to create large void areas.

8.4 Foul drainage:

It is proposed that new foul drainage will discharge into either the existing (subject to falls) or proposed new proprietary sewage treatment plant. The existing treatment plant is suitably sized for both this and all future lodges yet to be built.

8.5 Therefore, the proposals are considered to comply with Policy DC13.

9.0 Other matters:

9.1 Contaminated land:

The Contaminated land Officer has been consulted and advised that based on the information provided at this time; there are no objections or comments on the grounds of Environmental Protection, providing the development proceeds in line with the application details.

10.0 Conclusion:

10.1 Taking into consideration all the above in weighing up the overall planning balance of the scheme it is concluded that the proposed managers dwelling is considered to be acceptable tourist related development which should be supported. The applicant has demonstrated justifiable reasons for the requirement of the managers dwelling in this instance. The proposals respect and preserve the character and the surroundings of the area. The design has been carefully considered and has no impact on amenity, has the ability to comply with Highway safety and is in an area with low flood risk and surface water flooding.

10.2 Therefore the proposals comply with policies CP4, DC1, DC8, DC12, DC13 and DC16, of the adopted Core Strategy and the NPPF (2019).

RECOMMENDATION

Grant Planning Permission subject to conditions:

CONDITIONS

- 1 Full Permission Time Limit (3 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 and Country Planning Act 1990.
- 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 Existing access - widened or improved

Prior to the commencement of the use hereby permitted the vehicular access indicated shall be surfaced and widened to a minimum width of 4.8 metres for the first 10 metres as measured back from the near channel edge of the adjacent carriageway in accordance with details to be first agreed in writing with the local planning Authority. Where the access lies within the highway boundary the access shall be surfaced in accordance Norfolk County Council access specification Trad 4 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 highway carriageway.

Reason for condition:-

To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.

4 Provision of visibility splays - condition/approved plan

Prior to the first occupation/use of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay(s) 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 interests of highway safety in accordance with the principles of the NPPF.

This condition will require to be discharged

5 Trees and Landscaping

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) prepared by Oakfield dated February 2019. 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.

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 first been sought and obtained.

Reason: To protect trees and hedgerows in accordance with Policy DC12 of the Breckland Core Strategy.

6 One dwelling only

This permission shall relate to the construction of one dwelling only.

Reason for condition:-

To ensure that the development of the site is compatible with the character of the surrounding area having regard to Policy DC 16 of the adopted Core Strategy.

7 Use as staff accommodation only

The occupation of the dwelling hereby approved shall be limited only to a person solely or mainly employed or last employed in the business known as Alderwood Lodges, or a widow or widower of such a person, or any resident dependants.

Reason for condition:-

To define the permission this permission for the avoidance and doubt and make the approval acceptable in terms of Policies CP14 and DC08 of the Breckland Core Strategy.