

AGENDA ITEM 9: SCHEDULE OF PLANNING APPLICATIONS

Item. 9b: pages 51-60

Location: HARLING: Toms Meadow, Fen Lane

Proposal: Erection of 1 no. dwelling with detached carport and storage above.

REFERENCE: 3PL/2020/1201/F

Applicant: Mr A Lynn

Author: Naomi Minto

REPRESENTATIONS

Since completion of the Officer Report, the Local Planning Authority has received further correspondence from a neighbouring dwelling, details of which are noted below;

"I understand that the above application will be determined at the Planning Committee on the 15 February 2021 and as the public cannot be present due to the coronavirus pandemic interested parties may make comments by Email. On the assumption that this information is correct I would like to submit the following:

My wife and I strongly object to this planning application primarily because the application is inconsistent with the 2016 application ref 3PL/2016/0872/F which was for the whole of the site to be used for a single detached dwelling to be positioned well away from our cottage and with the entrance from Fen Lane to be at the South end of the site in order to have minimum impact upon our circa 200 year old cottage. Because of these safeguards we did not object, but the current application totally contradicts and ignores these conditions and will result in our cottage being overshadowed. Having regard to these facts we feel that all fair minded persons would object to this proposal as it seems unethical. We also feel that it is significant that the applicant did not employ the same agent in this case. We fully concur with Harling Parish Councils and Norfolk Highways Departments comments and decisions to refuse this application and are of the opinion that there should be no further development in Fen Lane as its unique character and charm will be lost, to the detriment of the village.

I hope the above will be read at the meeting."

ASSESSMENT

The impact of the proposal on the character and appearance of the immediate vicinity, including on the adjacent historic cottage has been taken into account, as part of the assessment of the application.

RECOMMENDATION

The application continues to be recommended for refusal, for a number of reasons, including design grounds, having regard to the existing historic cottage.