

<b>ITEM:</b>		<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b>	3PL/2021/1094/HOU	<b>CASE OFFICER</b> Lisa ODonovan
<b>LOCATION:</b>	GRESSENHALL Carm-Chil Dereham Road	<b>APPNTYPE:</b> Householder <b>POLICY:</b> Out Settlemnt Bndry
<b>APPLICANT:</b>	Mr and Mrs R Duffield Carm-Chil, Dereham Road Gressenhall	<b>CONS AREA:</b> N <b>LB GRADE:</b> N
<b>AGENT:</b>	Jonathan W Burton Architectural Design 12 Park Road Dereham	<b>TPO:</b> N
<b>PROPOSAL:</b>	Detached Building to Create Annexe.	

#### REASON FOR COMMITTEE CONSIDERATION

The application is brought to committee as the applicant is a Councillor.

#### KEY ISSUES

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

#### DESCRIPTION OF DEVELOPMENT

The application seeks permission for the erection of a detached building to provide annexe accommodation, comprising of three bedrooms.

#### SITE AND LOCATION

Carm-Chill is a detached one and half storey dwelling set within a spacious plot within the Gressenhall Parish. The plot is surrounded by agricultural land with dwellings on the opposite of Dereham Road to the east.

#### EIA REQUIRED

No

#### RELEVANT SITE HISTORY

No relevant site history

**POLICY CONSIDERATIONS**

The following policies of the Breckland Local Plan, 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

COM01	Design
COM03	Protection of Amenity
GEN02	Promoting High Quality Design
HOU11	Residential Replacement, Extension and Alteration
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TR01	Sustainable Transport Network
TR02	Transport Requirements

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**NORFOLK COUNTY COUNCIL HIGHWAYS**

Visibility from the existing access onto the public highway is currently restricted by a boundary hedge and I would not wish to see any further intensification in the use of the access without improvements being made in this respect. However, I note that two households currently reside in the host dwelling and this would not change if the applicant was to occupy the annexe. On that basis I consider it would be difficult to insist that visibility be improved but would request a suitably worded condition be imposed tying the annexe to the host dwelling and preventing it from being let or sold separately.

**REPRESENTATIONS**

Site notice erected: 05-08-2021

Consultations issued: 29-07-2021

STILL OUT TO CONSULTATION UNTIL 27/08/2021 (Members will be updated of any additional comments at the Planning Committee).

**ASSESSMENT NOTES**

**1.0 Principle**

1.1 By virtue of the proposed use of the annexe as ancillary accommodation to the main dwelling and its location in close proximity to the dwelling, it is considered to be an extension of the accommodation of the main dwelling, and therefore is assessed under HOU11 of the Adopted Local Plan (2019).

1.2 Policy HOU11 of the Breckland Local Plan (adopted 2019) states:

Extensions and alterations to an existing residential property will be permitted where all the following criteria are met:

- A. The extension or alteration is not disproportionate in size in relation to the original dwelling/plot and does not alter substantially the character of the dwelling;
- B. The extended or altered dwelling respects the character of the existing dwelling;
- C. The design remains in keeping with the existing dwelling and building materials;
- D. The extension or alteration will not adversely affect the amenity of neighbouring property.

1.3 The proposed annexe consists of an open plan lounge/kitchen, a bathroom and three bedrooms. The supporting information advises that three bedrooms are required as it is envisaged that due to the deteriorating health of the applicant's wife, that a bedroom will be needed for her, a carer and the applicant. The existing house will be occupied by the applicant's son and his four children.

1.4 On this basis, taking into consideration the scale of the dwelling proposed and its location in the plot/proximity to the existing dwelling, this level of accommodation is considered to be an acceptable level to be deemed as ancillary, in accordance with Policy HOU11 of the Breckland Local Plan (adopted 2019).

## **2.0 Impact on the character and appearance of the area**

2.1 Policies GEN02 and COM01 of the Breckland Local Plan (adopted 2019) 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.

2.2 In terms of the proposed design and appearance, the annexe has been sensitively sited in close proximity to the rear of the existing dwelling. It is single storey and therefore will not be visible from any public vantage points and although large in footprint, is considered to be subservient to the host dwelling. Materials are shown to match those of the existing dwelling with the addition of fibre cladding in places which is considered acceptable and in keeping. The siting of the proposed annexe will also ensure that sufficient space remains around the dwelling so that sufficient garden area and space around the development is retained. In light of these factors, the proposal is considered to have due regard to policies GEN02 and COM01 and the remaining requirements of HOU11 of the Breckland Local Plan (adopted 2019).

## **3.0 Amenity impact**

3.1 Policy COM03 of the Breckland Local Plan (adopted 2019) 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 As stated above, the dwelling is fairly stand alone with the only nearby neighbouring dwellings sited to the opposite (eastern) side of Dereham Road. As such, the annexe will not cause any adverse amenity impact to these neighbours given its siting and the proposal will leave a generous amount of private amenity space for use of future occupants. The proposal is sited in close proximity to the existing dwelling, however, given the units are to be jointly occupied then this is considered acceptable in this instance. As a result, the

proposal complies with Policy COM03 of the Breckland Local Plan (adopted 2019).

#### **4.0 Highway safety**

4.1 Policies COM01, TR02 of the Breckland Local Plan (adopted 2019) seek to ensure that all access and safety concerns are resolved in new developments. Policy HOU06 of the Breckland Local Plan (adopted 2019) requires sufficient parking for all new development. Paragraphs 110 and 111 of the NPPF are also relevant.

4.2 The proposal seeks to utilise the existing access and parking arrangements. Norfolk County Council Highways have advised that visibility from the existing access onto the public highway is currently restricted by a boundary hedge and the Highways Authority would not wish to see any further intensification in the use of the access without improvements being made in this respect. However, it is noted that two households currently reside in the host dwelling and this would not change if the applicant was to occupy the annexe. On that basis it is considered it would be difficult to insist that visibility be improved but would request a suitably worded condition be imposed tying the annexe to the host dwelling and preventing it from being let or sold separately.

4.3 In light of the above, and subject to condition, the proposal is considered to have due regard to highway safety in accordance with Policies COM01, TR02 and HOU06 of the Breckland Local Plan (adopted 2019).

#### **5.0 Conclusion**

5.1 In light of the above assessment, the proposal is considered to accord with the Development Plan and relevant other material considerations. The proposal is therefore considered acceptable and is recommended for approval, subject to conditions and subject to no new material planning considerations being raised in the remainder of the consultation period.

#### **RECOMMENDATION**

That the application is APPROVED subject to conditions and subject to no new material planning considerations being raised in the remainder of the consultation period.

#### **CONDITIONS**

- 1 Full permission 3 year time limit**  
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.  
Reason for condition:-  
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 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, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 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 COM3, GEN2 and COM1 of the Breckland Local Plan (adopted 2019).

**4 Ancillary accommodation only**

The annexe accommodation hereby approved shall be used for purposes incidental to the use of the main dwelling and shall not be occupied at any time as a separate and un-associated unit of accommodation. At no time shall the annexe be used, sold, leased or occupied independently, including as a holiday let, from the principal dwelling, or shall the common ownership or occupation of the development and principal dwelling be severed.

Reason for condition:-

In the interests of highway safety and in order for the Local Planning Authority to retain control over the use of the development, which is of a type which could become detrimental to the amenities of the locality, contrary to Policy COM3 of the Breckland Local Plan (adopted 2019).

**5 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.