

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 15-12-2008

ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2008/1467/O	
LOCATION:	ROCKLANDS 68 The Street	APPN TYPE: Outline POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mrs Firman (plots 2,3 & 4) & Mr & Mrs Firman (plot 1) C/o Agent	
AGENT:	Paul Took Planning 60 Neatherd Road Dereham	
PROPOSAL:	Demolition of bungalow and erection of four dwellings	

KEY ISSUES

1. Drainage/flooding
2. Form and character of the village
3. Residential amenity

DESCRIPTION OF DEVELOPMENT

The proposal seeks outline planning permission (including access and layout) for four dwellings. Two of the dwellings would be detached whilst the other two dwellings would be semi-detached. It should also be noted that dwelling No.1 would replace an existing dwelling.

SITE AND LOCATION

The site lies within the settlement boundary of Rocklands and is situated in a location that suffers from poor drainage. The site is currently a grassy area of land to the rear of properties along the north-western side of The Street.

RELEVANT SITE HISTORY

3PL/2005/0359/O - Residential development (refused)

3PL/1992/0219/F - Erection of cottage style dwelling and garage (Permission)

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan have been taken into consideration in the determination of this application:

PPS1 - Sustainable development

PPS3 - Housing

PPS7 - Rural Areas

HOU.4 Within the Settlement Boundaries of villages identified for Individual dwellings or small groups of housing, development will be permitted where it will enhance the form, character and setting of the village.

TRA.5 Where development would endanger transport safety, generate traffic that would be detrimental to the transport network, require highway improvements that would conflict with conservation considerations or attract traffic that would have an adverse effect on residential amenity, it will not be permitted.

CONSULTATIONS

ROCKLANDS P C

Welcome the demolition and replacement of the bungalow but object to the erection of the other 3 dwellings based on flooding/drainage, close proximity to the primary school, backfilling, narrowing of the street to provide visibility splays and increased traffic.

Parish: Welcome the demolition and replacement of the bungalow but object to the erection of the other 3 dwellings based on flooding/drainage, close proximity to the primary school, backfilling, narrowing of the street to provide visibility splays and increased traffic.

Tree and countryside officer: Feels the relationship with the trees is satisfactory

NCC Highways: Awaiting comments which will be reported verbally

EHO: Awaiting comments which will be reported verbally

REPRESENTATIONS

Numerous letters of objection received from neighbours relating to:

- Drainage
- Traffic congestion and on street parking issues
- Danger to pedestrians/cyclists
- Impact on trees
- Rules out the school purchasing the land for a playing field
- Setting of a precedent
- Out of character for the area
- Encroachment onto green space
- Piecemeal development
- Impact on adjacent classroom and school
- Impact on residential amenity
- Density of development is out of keeping with the locality
- Health hazard
- Sewage problems

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ASSESSMENT NOTES

This application is being reported to the Development Control committee because of local sensitivity.

The site lies within the settlement boundary of Rocklands and so the principle of residential development is acceptable. The proposal represents backland development which would not be out of character for the area because of previous backland development behind 46 The Street. The area is characterised by dwellings with generous gardens and this scheme has been amended to ensure that all of the proposed dwellings have adequate gardens. Additionally, planning permission was granted in 1992 for the erection of a cottage style dwelling and garage on land to the rear of 68 The Street. It should be noted that design issues do not form part of this application and would be assessed at the reserved matters stage.

The layout of the dwellings indicates that they would be located at a suitable distance from neighbouring dwellings to avoid any issues like loss of privacy or overlooking. It should also be noted that there would be no detrimental impact on the school classroom to the south of Plot 4 because the classroom has no windows along its northern-western elevation.

The site is of a large enough size to ensure that all of the proposed properties have sufficient on-site parking. The NCC highways officer has not objected to the proposal and stated that improved visibility splays are proposed, which are acceptable in light of the document 'Manual for Streets'. Additionally, the NCC Highways officer claims that the revised application includes the creation of a footway along the site's frontage and the widening of an existing footway to the south of the site, as far as Rocklands County Primary School, which is a welcome enhancement to the existing provision and a considerable improvement on what was originally proposed under application 3PL/2007/0972/O.

Comments regarding drainage issues will be reported verbally to the committee once they have been received from the Council's environmental health officer.

The proposal is recommended for approval subject to conditions.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

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- 3005 Outline Time Limit (3 years)
- 3058 Standard Outline Condition
- 3060 Standard outline landscaping condition
- 3048 In accordance with submitted AMENDMENTS
- 3104 External materials to be approved
- 3300 No P.D. for fences, walls etc
- 3302 No P.D. for extensions, roof alterations, porches
- 3304 No P.D. rights for extensions, sheds, etc
- 3306 No P.D. rights for garages
- 3308 No alterations to lose integral garage
- 3402 Boundary screening to be agreed
- 3740 Highway condition - vehicular access
- 3740 Highway condition - visibility splay
- 3740 Highway condition - access/parking/servicing/turning
- 3740 Highway condition - off-site highway improvement works
- 3740 Highway condition - off-site highway improvement works
- 3740 Highway condition - on-site surface water disposal
- 3920 Any conditions suggested by EHO
- 3994 Highway note
- 3994 Highway note
- 3998 NOTE: Reasons for Approval
- 4000 Variation of approved plans