

Item No.	Applicant	Parish	Reference No.
1	Dereham Town Council	DEREHAM	3PL/2009/0112/F
2	Fleur Developments Limited	COLKIRK	3PL/2009/0576/O
3	Co-Dunk-all	CASTON	3PL/2009/0654/F
4	Flagship Housing Group Ltd	THOMPSON	3PL/2009/0705/F
5	Mr A Worby	GARVESTONE	3PL/2009/0727/F
6	Mr N Hubbard	HOE	3PL/2009/0772/F
7	Mr S Wood	GRESSENHALL	3PL/2009/0776/F
8	Mr P Claussen	HOCKERING	3PL/2009/0779/F

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0112/F	
LOCATION:	DEREHAM Toftwood Recreation Ground Recreation Road Toftwood	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	Dereham Town Council Assembly Rooms Quebec Street	
AGENT:	Dereham Town Council Assembly Rooms Quebec Street	
PROPOSAL:	Use of portacabin for changing rooms and storage (temp permission lapsed)	

KEY ISSUES

1. Provision of facilities for outdoor recreation and sport
2. Impact on amenity

DESCRIPTION OF DEVELOPMENT

The application relates to the standing of a portacabin for use as changing rooms and storage in connection with the Recreation Ground. Temporary permission was granted in 1986 for the standing of a small portacabin on the Recreation Ground but on a different site. That permission expired in 1996 and was not renewed. The current application relates to a different building in an alternative location which appears to have been established for some time. Supporting information suggests a building has been on this site for twenty years and has electricity, water and sewerage connections. The internal layout of the portacabin is to be altered to provide changing facilities, a kitchen and additional storage facilities to replace those previously provided by a container on site which has recently been removed.

SITE AND LOCATION

The wider site has been established as a Recreation Ground for many years and is regularly used by Toftwood United Football Club in connection with junior football in the area. Pitches and training areas are marked out on the playing field. The Recreation Ground and associated car parking is accessed off and to the rear of dwellings on Recreation Road to the north, Andrew Goodall Close to the east and Charles Close to the west. The portacabin is sited close to the gated access to the car park in the north western corner of the playing field, backing onto residential dwellings on Charles Close and adjacent a bungalow on Recreation Road.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

RELEVANT SITE HISTORY

3/1986/1063 - Portacabin for use as changing rooms - Temporary permission expiring 1996. No subsequent renewal of permission.

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and Core Strategy and Development Control Policies Proposed Submission Document have been taken into consideration in the determination of this application:

PPG17: Planning for open space, sport and recreation

DC1: Amenity

CONSULTATIONS

DEREHAM T C

Commend this application

COUNCIL'S LAND MANAGEMENT OFFICER - States that the location of the portacabin could be improved and sited further away from the surrounding housing.

REPRESENTATIONS

None at time of report

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ASSESSMENT NOTES

- * The application is referred to Development Control Committee as it relates to Breckland owned land.
- * Dereham Town Council has made the application on behalf of the Football Club in order to regularise the current situation prior to the open space being taken over by the Town Council.
- * The use of the wider area as a recreation ground and for football has been established for many years. Similarly, a building has been on site since 1986, albeit, for some of that time, without a valid planning permission.
- * The building provides essential facilities for changing, refreshments and storage of equipment. A storage container which had previously been used on a different part of the site for storage of equipment has been removed and the rearrangement of the internal layout of the existing portacabin will give alternative provision.
- * Central Government policy supports the provision of adequate open space and recreational facilities. It requires development on playing fields to be ancillary to the use of that area and not result in the loss of playing pitches. The portacabin will remain ancillary to the use of the football pitches and, in its current position, does not encroach on areas marked out for pitches or training.
- * Policy DC1 relates to amenity and refers to consideration being given to the impact of the development in terms of the wider area and residential amenity. The siting of the portacabin, in the corner of the recreation ground and seen against a backdrop of trees and close to other established trees, does not intrude into the wider open area.
- * In terms of residential amenity, it is acknowledged that the building is close to dwellings, however, there is some natural screening. Whilst there would be a general increase in activity and noise around the building at the start and end of football matches and training sessions, this would be for a relatively limited period. General activity, noise and movement would be on the car park area or the pitches themselves which are away from residential boundaries. The building itself may be a meeting point for local children and youths but they would be likely to gather in the general area or on the playground.
- * Comments from Breckland Council's Asset Management team relate to the siting of the portacabin and suggest an alternative could be considered, further from residential dwellings. With dwellings on three sides of the recreation ground, there is limited potential for re-siting to an area away from residential properties where it remains well related to the car park and access and would not result in the loss of football pitches. Services are already available to the building on its present site. A building sited away from the access could be visually intrusive.
- * No representations have been received at the date of this report in response to consultations with occupiers of adjacent dwellings. Any comments will be reported verbally at the meeting.
- * The site has long been established for sport and recreation. The portacabin provides important facilities to support an established organisation which gives opportunities to participate in sport to a large number of local children. Whilst acknowledging there may be some disturbance to adjacent residential properties from the general activity in the area of the building, this is unlikely to be beyond what would normally be expected close to such a recreational area and is limited to those organised sessions and matches where children are supervised. As the building is of a temporary nature and likely to deteriorate over time, it is considered appropriate to limit the permission to a five year period and for its use to remain ancillary to the use of the Recreation Ground, retaining control over the condition of the building and any alternative uses by groups not directly related to the Recreation Ground itself.
- * The application is recommended for approval for a temporary five year period, subject to its use remaining ancillary to the Recreation Ground.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

RECOMMENDATION Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3026** Temporary Building - 5 year
- 3920** Ancillary use only
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ITEM	2	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0576/O	
LOCATION:	COLKIRK Meadow View Meadow View Drive	APPN TYPE: Outline POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Fleur Developments Limited Georges Barn Old Hall Farm	
AGENT:	Sketcher Partnership Ltd First House Quebec Street	
PROPOSAL:	Residential development of 4no houses with garages	

KEY ISSUES

1. Impact upon the character and appearance of the area
2. Impact upon neighbour amenity
3. Highway related issues including road adoption
4. Foul and surface water drainage

DESCRIPTION OF DEVELOPMENT

The application seeks outline planning permission for the construction of four detached houses with accompanying garages in the rear garden of an existing dwelling. The application seeks to deal with only "access" and "scale", although an indicative scheme has been submitted.

SITE AND LOCATION

The site, which lies within the Settlement Boundary of the village, consists of a large part of the rear garden to an existing detached house known as "Meadow View, Meadow View Drive." To the north of the site are open fields, to the west are existing houses on Conference Way, to the east is the rear garden of an existing dwelling and to the south is "Meadow View" a large detached house under the applicant's control.

RELEVANT SITE HISTORY

No relevant recent planning history

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and Core Strategy and Development Control Policies Proposed Submission Document have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

HOU.4: Development of individual dwellings or small groups of housing within the villages

TRA.5: Highway safety

DC1: Amenity

CONSULTATIONS

COLKIRK P C

Objection:-

See letter dated 29th July 2009.

Further objection

See letter dated 9th September 2009.

COUNCIL'S COUNTRYSIDE & TREE OFFICER - No objection in principle subject to appropriate conditions being attached to any subsequent planning permission.

HIGHWAY AUTHORITY - No objection subject to a condition.

ANGLIAN WATER - Comments awaited.

REPRESENTATIONS

A number of objections have been received. A summary of the objections is as follows:
Problems exist with foul and surface water drainage; the access road is unadopted; the development does not enhance the locality; there is no need for four large dwellings; additional noise and pollution from increased traffic; devaluation of properties; lack of detail with regard to drainage details; detrimental to quality of life; out of keeping with the locality; cramped development and loss of privacy.

ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the Ward Representative.
- * The application site lies within the Settlement Boundary for Colkirk and, as such, the principle of new residential development is acceptable. In terms of the specifics of the proposal, an assessment is as follows; it should be noted that the application seeks to deal only with "access" and "scale" with all other matters reserved for consideration.
- * In terms of "access", the Highway Authority has confirmed that they have no objection to the proposal.
- * In terms of "scale", it is evident that the site is of a size and shape capable of accommodating four detached houses without compromising the character and appearance of the area. The exact design and style of the properties is to be considered at reserved matters stage.
- * In terms of neighbour amenity, whilst the final design and position of the dwellings do not form part of this application, it is evident that sufficient separation to the neighbouring properties exists so as to have the ability to safeguard neighbour amenity ie light, outlook and privacy as part of any subsequent reserved matters application.
- * Significant concern has been expressed at the suitability of Conference Way and Bramley Drive to serve further vehicle movements and the fact that it remains a private drive. The applicant has served the requisite notice on the owner of the carriageway and as such any ownership matters are civil issues. In terms of further vehicle movements on the carriageway, the Highway Authority has confirmed that they have no objections to the intensification of this carriageway on safety grounds. The internal parking and turning arrangements within the site would be controlled through a suitably worded planning condition.
- * There has also been significant concern expressed at drainage problems in the locality. The site is not within a recognised poor drainage area or a flood area as defined in the Environment Agency's flood zones. It is proposed by the applicant to connect onto the mains foul sewer which, given that the sewer runs through the application site, would appear acceptable in principle. In terms of surface water drainage, there is no technical reason why the development could not deal with surface water adequately through the use of soakaways as suggested within the application forms. A planning condition will require the submission and agreement of a detailed scheme so as to allow full assessment of this issue.
- * In conclusion, it is considered that the scheme is acceptable in planning policy terms and, as such, is recommended for approval.

RECOMMENDATION

Outline Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

- 3005** Outline Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3802** Precise details of surface water disposal
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3414** Fencing protection for existing trees
- 3418** Tree Protection Plan - Ground Protection Mats
- 3419** "No-dig" construction through Root Protection Area
- 3750** Full details required of parking, turning & servicing areas
- 3995** NOTE - Unilateral undertakings
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

01328864745

4 pages.

CR

Colkirk Parish Council

Mrs Teresa Rand
Clerk to the Council

Telephone: 01328 855960

The Dibblers
Gormans Lane
Colkirk
Norfolk NR21 7NP

9th September 2009

Breckland District Council
Elizabeth House
Walpole Loke
Dereham
Norfolk NR19 1EE

For the attention of Planning Department

Dear Sirs

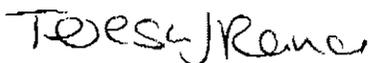
3PL/2009/0576
4 no HOUSES – MEADOW VIEW DRIVE – COLKIRK

Further to the submission of an amended drawing for the above application, we are writing again to state that all our original objections set out in our letter dated 29th July 2009 still stand and I would refer you to this and it's attachment when considering the above applications.

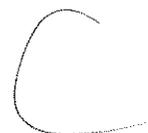
Furthermore, we would ask why the trees on the original street scene drawing no. 9311/2 do not appear on the amended drawing of the same number.

We cannot state strongly enough that this development will create too many houses on a narrow un-adopted road and that soakaways in this area have proved not to be effective and the current sewage facilities in Colkirk are woefully inadequate.

Yours faithfully



Teresa Rand
Clerk



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Colkirk Parish Council

**Mrs Teresa Rand
Clerk to the Council**

Telephone: 01328 855960

**The Dibblers
Gormans Lane
Colkirk
Norfolk NR21 7NP**

29th July 2009

Breckland District Council
Elizabeth House
Walpole Loke
Dereham
Norfolk NR19 1EE

For the attention of Planning Department

Dear Sirs

3PL/2009/0576
4 no HOUSES – MEADOW VIEW DRIVE - COLKIRK

The land which is subject to application 3PL/2009/0576 was originally part of the area which was the subject of application 3/96/446.

Colkirk Parish Council is opposed to this development for the following reasons:

- There remains a surface water problem on this particular area. Outline permission dated 4th June 1996 number 3/96/446 states that drainage details should be agreed in writing prior to commencement of work on the site.
- The five properties which currently comprise Meadow View Drive each have a borehole system for the disposal of surface water. Some indication of the underlying drainage problem with this land is demonstrated by the fact that following heavy rain, there is a noticeable tendency for the area to flood. The problem of surface water obviously remains.
- The roads, footpaths, surface water and foul water disposal pipelines for Bramley Drive and Conference Way are Unadopted. The surface water is disposed via a borehole. The reasons given by Anglian Water not to adopt the drainage system are confirmed in the attached copy of a search conducted for a resident of Bramley Drive.
- Therefore, the residents of these two roads are responsible for the upkeep of these services and would no doubt have to give their unanimous approval for connection to be made to the proposed development as neither the roads nor the drainage system are vested as public services.
- In effect, the whole drainage infrastructure of Colkirk village is over stretched and any further multi property development would only serve to exacerbate the problem.
- We also note that from the plans submitted, the proposed properties appear to be larger than those on either Conference Way or Bramley Drive and have been shoehorned into the available space. There is no detailed specification of the proposed properties on the plans submitted, which leads to the possibility of the layout being changed pre development, should approval be given.
- It is the opinion of Colkirk Parish Council that the size and indicated form of the proposed properties (as per the Street Scene – Location Plan) would not enhance the form and character of the village. (HOU4). Furthermore, an increase of some 12

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Colkirk Parish Council

Mrs Teresa Rand
Clerk to the Council

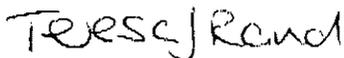
Telephone: 01328 855960

The Dibblers
Gormans Lane
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- vehicles will do nothing to enhance the current traffic density in this region of the village.
- In general, having read the concern about Arboricultural Implications we question whether the same degree of concern is shown for the residents of Bramley Drive and Conference Way. For what is now for the present residents a quiet cul de sac will become no longer a quiet residential area, especially since the proposed development cannot permit access or exit via Meadow View Drive.

The Village Appraisal of 2004 concluded that "Care should be exercised in consideration of further development of the village". Colkirk Parish Council believes that the current application would be contrary to the expressed wishes of the community as a whole.

Yours faithfully



Teresa Rand
Clerk

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3/B



Anglian Water
Services Limited

Walton Jeffrey & Armitage
9 Nelson Street
Kings Lynn
Norfolk
PE30 5DY

P.O. Box 70
Spalding
Lines PE11 1DR
// DX123740 Spalding 3

Telephone: (01480) 413889
Facsimile: (01480) 413890

Your ref LS/66187/CARLA

Your ref FAB/H/E484/D

30 August, 1996

Dear Sirs,

Re: LS/66187/96 - Bramley Drive, Colkirk, Fakenham



Thank you for your recent enquiries dated 23rd August in respect of the above site.

As outlined in your attached letter from Norfolk County Council, the problem with the adoption of the site lies with the failure of the developer to provide a surface water drainage system which is acceptable to Anglian Water.

The planning permission for the development called for surface water disposal to be to a positive system with an outfall to a watercourse. The developer chose not to discharge the surface water to the required positive system, but to an un-consented borehole. Until this surface water problem is resolved as set out in the attached letter from our Norwich site services to Norfolk County Council dated 13th May 1991, the foul sewers will not be vested as public sewers.

In terms of our drainage search replies, the above property does indeed ultimately drain to a public sewer, but via a system of private pipework i.e. the unadopted section. I have enclosed a further copy of the replies with specific reference to the above in response to 2.1.2 for your record.

I hope this is of some assistance and trust that if you have any further queries relating to this matter, you will not hesitate to contact me at the above address or direct on (01480) 846804.

Yours Faithfully,

Carla Jayne Dompsey
Asset Information Technician

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ITEM	3	RECOMMENDATION : REFUSAL
REF NO:	3PL/2009/0654/F	
LOCATION:	CASTON Bilhams Cottage The Street	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Co-Dunk-all Hogwood House Dukes Lane	
AGENT:	ADM Architectural Services Ltd Flint Cottage Shropham Road	
PROPOSAL:	2 new houses with garages	

KEY ISSUES

1. Drainage
2. Form and character
3. Backland development
4. Amenity of neighbours

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the erection of 2 houses with garages and the provision of a parking and turning area for the existing dwelling on the site.

The new properties are to be constructed using light orange/ soft red facing brick and clay pantiles. Plot 2 proposes flint work to the front gable.

The proposal utilises the existing access which currently serves the existing dwelling.

SITE AND LOCATION

The site form part of the former garden to Bilhams Cottage, a semi detached house to the south-west of The Street, the main road through the village. The site is within the Settlement Boundary. The site area includes the existing house to the front of the site and land to the side and rear.

RELEVANT SITE HISTORY

3PL/1997/0790/O - Outline permission for the erection of 2 dwellings - Refused 1/10/1997

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and Core Strategy and Development Control Policies Proposed Submission Document have been taken into consideration in the determination of this application:

DC1: Amenity

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS25: Development and Flood Risk

HOU.4: Development of small groups of houses in villages

TRA.5: Highway safety

CONSULTATIONS

CASTON P C

The Parish Council object 5 to 2 to this proposal.

Views relating to back filling, over development, detract from rural aspect of village.

Supporting views relating to sympathetic appearance, higher densities allowed elsewhere in the village.

ENVIRONMENT AGENCY - Objection. No flood risk assessment has been submitted as part of the application. The site lies partly within Flood Zones 2 & 3, defined by Planning Policy Statement 25 as having a medium and high probability of flooding. The flood risks resulting from the proposed development are unknown. The absence of a Flood Risk Assessment is therefore sufficient reasoning itself for a refusal of planning permission.

HIGHWAY AUTHORITY - No objection in principle subject to the submission of amended plans providing a type 3 turning area and the provision of a bin collection point.

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objection

COUNCIL'S CONTAMINATED LAND OFFICER - No objection

REPRESENTATIONS

Letters of objection have been received raising the following concerns:-

- need for additional housing and size of houses;
- identified as nonconforming site within LDF site Specific Policies and Proposals issues and Options Consultation Document;
- procedural matters re notification;
- disturbance to neighbours by increase in traffic;
- existing linear pattern of development; no backland development in the vicinity;
- inappropriate material;
- increase flood risk; existing ponds and watercourses recently filled in
- increase in traffic, inadequate parking for existing property
- overlooking, overshadowing of adjacent property
- proximity to working farm

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ASSESSMENT NOTES

- * The application is referred to the Development Control Committee at the request of the Ward Representative.
- * PPS25 - Development and Food Risk requires applicants to submit a Flood Risk Assessment (FRA) for sites which are located within Flood Zones 2 & 3 identified as having a medium and high probability of flooding. No FRA has been submitted. In the absence of the assessment the flood risks resulting from the development are unknown. The Environment Agency has objected on these grounds. The proposal is, therefore, contrary to PPS25.
- * The development of the site, in the manner proposed, would be out of keeping with the established pattern of development. Development along The Street is predominantly linear in character with no existing development to the rear. It is acknowledged that a recent approval at The Whitehouse proposed a group of dwellings however the layout was in the form of a cohesive group which relates well to each other and emulates a farmhouse within a range of traditional outbuildings. There are no direct comparisons with that development and the application site. Within the village as a whole there are only two other examples of development to the rear, one of which is a small cul-de-sac.
- * It is accepted that various forms of backland development have been implemented quite successfully within the District and can make a positive contribution to the form and character of the area. However, the development of this site has to be considered in its context and relationship to existing development in the vicinity. It is not accepted that a precedent for backland development has been set by other development. The current proposal does not enhance the form and character of the village.
- * Planning Policy PPS3 indicates that design which is inappropriate in its context should not be accepted.
- * The proposal will result in direct overlooking of the existing dwelling on the site. Both first floor windows to the front of plot 2 are within 20m of the rear windows to Bilhams Cottage. Furthermore, this property retains a severely restricted garden area with very limited private amenity space. The proposed dwellings may overlook the garden to the adjacent property but it is considered there is sufficient distance between the proposed plots and adjacent neighbouring property to safeguard light and privacy.
- * The proposal would result in an unacceptable increase in noise and disturbance by virtue of the introduction of a residential use and access in a location to the rear of existing residential properties. The traffic will pass close to existing residential properties and the proposal introduces a parking and turning area to the front of the existing dwelling. LDF Policy DC 1 indicates that development will not be permitted where there are unacceptable effects on the amenities of the area or the residential amenity of neighbouring occupants or future occupants of the development site. The development of the site would be contrary to Policy DC 1.
- * The proposal is considered acceptable in terms of external appearance, design and materials. No issues have been raised by the Highway Authority, Tree and Countryside Officer or the Contaminated Land Officer. The proposal is considered acceptable in these terms.
- * The proposal is, however, considered contrary to the policies outlined above and is recommended for refusal.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

- 9465** No Flood Risk Assessment submitted
- 9089** Failure to enhance form and character
- 9450** Undue noise and disturbance from traffic

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ITEM	4	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0705/F	
LOCATION:	THOMPSON School Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: Y LB GRADE: N
APPLICANT:	Flagship Housing Group Ltd First Floor The Chapel	
AGENT:	The Design Partnership (Ely) L 100 High Street Chatteris	
PROPOSAL:	One affordable bungalow Resubmission of pp 3PL/2008/1698/F	

KEY ISSUES

1. Impact upon the character and appearance of the area
2. Impact upon residential amenity
3. Highway safety
4. Impact upon mature trees
5. Assessment of need for affordable housing
6. Impact upon protected species

DESCRIPTION OF DEVELOPMENT

The application seeks full planning permission for the erection of a detached bungalow on a rectangular plot of land adjacent to the crossroads of School Road and Griston Road.

SITE AND LOCATION

The site, which lies outside the Settlement Boundary, is roughly triangular in shape and sits on the crossroads of the Griston Road and School Road in the village of Thompson. To the east of the site is a pair of semi-detached dwellings. To the front and rear of the site are two mature trees.

RELEVANT SITE HISTORY

3PL/2008/1698/F - One affordable bungalow - Withdrawn.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and Core Strategy and Development Control Policies Proposed Submission Document have been taken into consideration in the determination of this application:

PPS1: Sustainable development

PPS3: Housing

PPS9: Biodiversity & Geological Conservation

CONSULTATIONS

THOMPSON P C

The Council have voted to object to this application We recognise that this is a reversal of our original decision to the application on its first submission in January, 2009. The council wish also to raise the following comments:

- * Associated cost to provide a suitable solution to the current poor site drainage may prove too high for the applicant to consider, resulting in an enduring problem
- * The tree protection zone overlaps the corner of the bungalow
- * The current sewage facility for the adjacent houses is sited within the plot and it is unclear what exact provision will be made for a suitable re-location

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection subject to conditions

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objection in relation to the long term vitality of the trees on site, subject to tree protection conditions. The site is within the buffer zone of the SPA, however, on the basis that the site is within the built environment it would not be likely to have an adverse impact upon the stone curlew population.

HIGHWAY AUTHORITY - No objection subject to conditions

NATURAL ENGLAND - No objection.

COUNCIL'S CONTAMINATED LAND OFFICER - No objections subject to conditions.

REPRESENTATIONS

A number of objections have been received. A summary of the concerns are as follows: Outside of village Settlement Boundary; the application site is often waterlogged; insufficient drainage details; the site is too narrow; the development would appear cramped; detrimental to mature trees at the site; adjacent neighbour has rights to use drainage system on the site and the land was originally agreed to be sold to neighbour.

One letter of support has been received.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ASSESSMENT NOTES

* The application is referred to Development Control Committee as the application site is owned by Breckland Council.

* In terms of the principle of the development, PPS3: Housing para 30 sets out the ability for Local Planning Authorities, where there is an acknowledged need, to provide affordable housing on sites not normally suitable for housing in rural areas. There is an acknowledged need for an affordable unit of the type proposed (single storey) as confirmed by the Council's Housing Team.

* Having established that the principle of the development is acceptable, an assessment of the specifics of the scheme is as follows:

- The position of the unit within the plot coupled with the design, modest size and proposed materials, has adequate regard for the adjacent property and immediate locality.

- The siting of the dwelling is such that it has adequate regard for the TPO trees on site subject to the imposition of tree protection related conditions. Furthermore, the driveway and parking area will not compromise the vitality of the trees provided that a no-dig construction is used. This would be secured through an appropriately worded planning condition.

- The application has been considered by the Highway Authority which has confirmed that it has no objections to the proposal in terms of highway safety.

- The proposed dwelling is sufficiently distanced from the neighbouring properties, given its single storey composition, so as to retain adequate levels of light and outlook. The side elevation to the closest neighbour is blank so as to avoid any significant overlooking.

- The site is within 1500m of the Breckland Special Protection Area (SPA) and, as such, regard should be had for the habitats regulations and in particular the stone curlew population. It is evident that the site is within an existing built environment some 1165m from the SPA and on this basis it is considered that the development would not have an adverse impact upon the stone curlew population.

* Concern has been expressed at the impact of the proposal upon existing drainage arrangements, with the application site containing the sewage system of the neighbouring property. This issue should be resolved as a civil matter between interested parties, however it is evident that a method of dealing with foul and surface water could be designed to accommodate the development and this will be conditioned as part of any subsequent approval. The site is not in a flood zone. Furthermore, the Council's Environmental Health Officer has indicated that they have no objection on drainage grounds subject to planning conditions requiring agreement of the most appropriate means of drainage through a site assessment and the agreement of full details of responsibility, means of operation and maintenance of the agreed drainage method.

* In conclusion, it is considered that the proposal complies with the relevant planning policy requirements and, as such, is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3920** Full details of method of foul drainage
- 3106** External materials and samples to be approved
- 3402** Boundary screening to be agreed
- 3750** Residential access for first 5 metres
- 3750** Car parking/turning laid out, levelled in accord with plans
- 3414** Fencing protection for existing trees
- 3418** Tree Protection Plan - Ground Protection Mats
- 3949** Contaminated Land - Site Investigation/Remediation
- 3946** Contaminated Land - Unexpected Contamination
- 3994** Non-standard note - works within highway
- 3923** Contaminated Land - Informative (Extensions)
- 3992** Non-standard note re: S106
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ITEM	5	RECOMMENDATION : REFUSAL
REF NO:	3PL/2009/0727/F	
LOCATION:	GARVESTONE The Round House Hingham Road Reymerston	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr A Worby The Round House Hingham Road	
AGENT:	Sketcher Partnership Ltd First House Quebec Street	
PROPOSAL:	Proposed new bungalow	

KEY ISSUES

1. Principle of dwelling outside Settlement Boundary
2. Highway safety

DESCRIPTION OF DEVELOPMENT

This application seeks full planning permission to construct a detached bungalow on land at Roundcaces Cattery on Shipdham Road, Reymerston. The detached bungalow would comprise of three bedrooms with associated living accommodation and would be served by the existing site access. The applicant proposes to sell the existing dwelling on the site in order to finance that now proposed.

SITE AND LOCATION

The site lies outside the Settlement Boundary in an area designated as countryside. The site currently comprises the applicant's existing dwelling, known as The Round House, and Roundcaces Cattery.

RELEVANT SITE HISTORY

Planning permission has previously been refused for a bungalow on the site on 14th July 2009 (ref: 3PL/2009/0443/F) and 7th January 2009 (ref: 3PL/2008/1600/F).

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and Core Strategy and Development Control Policies Proposed Submission Document have been taken into consideration in the determination of this application:

PPS3: Housing

PPS7: Sustainable Development in Rural Areas

HOU6: New Development in the Countryside

TRA5: Highway Safety

CONSULTATIONS

GARVESTONE P C

No objection

Comments: It is felt that the medical evidence on mr Worby's condition is irrefutable and would enable this small rural business to continue to flourish.

The comments from the previous application remain, Mr and Mrs Worby are willing to contribute a piece of land to help the vision splay on the corner of North Green and Hingham Road.

HIGHWAYS AUTHORITY - No objection subject to the scheme being amended to incorporate access and visibility improvements and the imposition of suitable conditions.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection.

COUNCIL'S ENVIRONMENTAL HEALTH OFFICER - No objection.

REPRESENTATIONS

Letters of support have been received on the grounds that allowing the proposed dwelling would allow the cattery to remain trading and protect a well run and well established business.

ASSESSMENT NOTES

* This application is referred to Development Control Committee at the request of the Ward Representative.

* This application seeks full planning permission to construct a bungalow on the site of an existing cattery. The applicant currently lives in a dwelling on site to the south of the cattery buildings but, due to mobility problems, can no longer access the first floor accommodation.

* Members will recall that a similar application was considered by the Development Control Committee on 13th July 2009 and was subsequently refused.

* As with the previous application, whilst a medical letter outlining the health issues has been submitted in support of the scheme, it is not considered that the personal circumstances should outweigh the strong policy objection based on the creation of a new dwelling in the countryside.

* Furthermore, it is considered that a more acceptable solution could be achieved by the reorganisation and possible extension of the existing dwelling on site, which would negate the need for the construction of a new dwelling.

* The application is, therefore, recommended for refusal on the grounds of Policies HOU6, PPS3 and PPS7.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

RECOMMENDATION Refusal of Planning Permission

REASON(S) FOR REFUSAL

- 9900** Justification
- 9042** Adopted D.W.L.P.(September 1999) HOU.6 - Outside villages
- 9900** Development outside Settlement Boundary
- 9900** Insufficient evidence of need

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ITEM	6	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0772/F	
LOCATION:	HOE Hall Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr N Hubbard Elmham House Cottage North Elmham	
AGENT:	Mr N Hubbard Elmham House Cottage North Elmham	
PROPOSAL:	Erection of agricultural storage building and two polytunnels for horticultural purposes	

KEY ISSUES

Visual impact on the countryside

DESCRIPTION OF DEVELOPMENT

The proposal seeks full planning permission for the erection of two polytunnels 17.6m long by 8m wide and a storage building 12m long by 9m wide.

One polytunnel is to be covered in clear plastic and the other in green mesh for hardening off plants.

The storage building is to be finished in olive green cladding.

The site utilises the existing access.

The structures are required to establish a horticultural nursery, propagating trees and shrubs on a commercial, wholesale basis.

SITE AND LOCATION

The site is located to the south of Hall Road and abutting the railway to the east.

The site is in a prominent location in gently undulating countryside. The land generally rises up to the south from Hall Road and also rises up from west to east towards the railway.

There are no buildings on the site. A fenced enclosure has been erected to the south of the site to protect plants from vermin and a borehole sunk. Replanting of hedges has been undertaken particularly on the northern and eastern boundary.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

RELEVANT SITE HISTORY

3PL/2007/0692/F - Erection of agricultural storage building and associated roadway - Refused
3PL/2008/1645/F - Erection of agricultural storage building, 2 polytunnels and temporary agricultural dwelling -Withdrawn
3PL/2009/0494/F Erection of agricultural storage building, 2 polytunnels and temporary agricultural dwelling - Refused.

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and Core Strategy and Development Control Policies Proposed Submission Document have been taken into consideration in the determination of this application:

PPS7: Sustainable Development in Rural Areas

CONSULTATIONS

HOE & WORTHING P.C.

Objection - See letter.

COUNCIL'S CONTAMINATED LAND OFFICER - has raised no objection.

NORFOLK LANDSCAPE ARCHAEOLOGY - No comment

REPRESENTATIONS

A letter of objection has been received raising the following concerns:-

- size of buildings and visual impact
- increase in traffic
- precedent for future development

ASSESSMENT NOTES

- * The application is referred to Development Control Committee at the request of the Ward Representative.
- * The proposal provides for the establishment of a horticultural business in the countryside. The business is to specialise in the production of trees and shrubs. These would be propagated on site from cuttings or seeds and housed in one of the polytunnels under temperature controlled conditions. It will be heated in the winter to protect the young plants and also keep the stock plants in a vegetative state. An automated irrigation system is also to be installed. The second polytunnel will be used to harden off the plants before they are moved outside to the existing enclosure.
- * The storage building is required to provide secure storage for tractors, machinery, nursery supplies, soils and pots.
- * New horticultural development is not specified in planning policies designed to protect rural areas but it is embraced by general statements relating to agricultural development. There have also been appeal cases where Inspectors have reasoned that horticulture is agriculture and thus part of the rural economy.
- * There is, however, a distinction in case law between horticulture and rural nurseries/garden centres. The main issue is the scale of the proposal and the element of on-site sales, its nature and character, and what impact the proposal will have on the rural area.
- * From the information provided the nature of the proposal is clearly horticultural. The applicant is providing a wholesale horticultural business with no on-site sales to the general public. Conditions can be imposed to ensure the business does not transform into a retail nursery/garden centre.
- * The establishment of a new horticultural/agricultural business in the countryside complies with the policies contained within PPS7 which support sustainable economic growth and diversification in rural areas. Para 16 specifically indicates that the Local Planning Authority should support development that delivers diverse and sustainable farming enterprises and support other countryside- based enterprises and activities which contribute to rural economies
- * The initial application for a storage barn was only refused on the basis of an unwarranted intrusion into the countryside. There were no firm details submitted as part of the application to justify why a building was required in connection with the agricultural use of the land.
- * The subsequent application included the erection of a storage building and two polytunnels and included the provision of a temporary agricultural dwelling. The application was only refused on the grounds that there was no functional or financial need for residential accommodation on the site.
- * The current proposal has omitted the residential element and provided justification as to why the structures are required. The applicant has already committed £11,000 in to the proposed business through the provision of the vermin fence, borehole and hedging.
- * The buildings are sited at the lowest part of the site where they would have the least impact on the countryside. It is recognised that, whilst the structures will be a prominent feature, the visual impact will be limited to the immediate vicinity of the site. There are no long distance views of the site due to the undulating character of the landscape. It is considered that the proposal will have limited impact on the landscape and the provision of additional landscaping adjacent to the highway will further reduce the impact.
- * The applicant has given reasonable justification for the proposed buildings.
- * The proposal is in accordance with policies which support the rural economy.

RECOMMENDATION

Planning Permission

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3408** Landscaping - details and implementation
- 3540** No retail sales
- 3547** Lighting Pollution
- 3920** Agricultural/horticultural purposes only
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

Response from Hoe and Worthing Parish Meeting

With reference to planning application

3PL/2009/0772/F (Hall Road, Hoe)

Dear Sir or Madam

The initial planning application to build on this site (3PL/2007/0692/F) was submitted by the applicant who wished to erect a metal barn with two roller shutter doors. This application is to erect the same building, in the same position, together with two polytunnels, these buildings, as with the initial application are to be accessed by a long 'hardcore roadway'. Both applications offered the justification for building as being to support a horticultural business where trees would be grown. Subsequent planning applications (3PL 2008/1645/F and 3PL/2009/0494/F) offered the same justification; all previous applications were refused.

The original view of this parish was that there was no justification for the size of the proposed building, that given the poor quality soil and the size of the holding it was unlikely to be viable, the access and visibility onto the highway would create a danger, it was adjacent to a conservation area, it would create a visual intrusion into an area of unspoilt open countryside and be out of character with any other existing buildings in the parish.

The initial reaction of the Chief Planning Officer at Breckland District Council indicated that the building was too large for the size of holding, there was no justification for storage for an agricultural purpose, it would create a visual intrusion into the countryside and the 100m access road was also intrusive.

The Planning Case Officer concluded that the scale, mass and siting of the building and the long access track would result in an unwarranted intrusion to open countryside to the detriment of the character and visual amenities of the area. She also stated that there was insufficient justification for a building of this size given the size of the holding and existing agricultural operation.

It is difficult to see what difference there is between this application and the initial one apart from the addition of two polytunnels, or what else has changed

There is a letter to the applicant on the original file indicating that it may be appropriate to submit a proposal in the future when there is evidence of his business proposal coming to fruition and the business activity has commenced on the land. The proposal has not come to fruition and there is no business being conducted.

.....

Hoe parish is still of the view that the size and (industrial) design of the proposed metal building are inappropriate for the scale of business proposed and that it would be obtrusive and incongruous in this unspoilt area of open countryside.

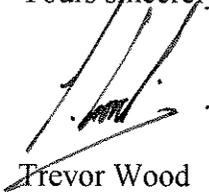
There is no other example of a building of this nature in the parish where the buildings of the only nearby farmsteads are constructed of local material and in a style that dates from before the Napoleonic Wars. The owners of the adjacent farms have been extremely careful to maintain the traditional appearance of the environment that surrounds their homes, that are situated in a conservation area.

This is a small acreage of poor land where the applicant proposes to attempt to make an income. The proposed business is for horticulture and is not part of a larger agricultural enterprise, nevertheless the scale and mass of the buildings that are proposed have considerable potential to have a detrimental impact on the countryside and local amenities. The size of the buildings are also inordinately large and not justified by the business proposed.

Finally we still hold to the view that the access road would also create a dominant visual intrusion. We maintain that access onto Hall Road cannot be safely achieved when the road is extremely narrow with blind bends at both ends of the site. There are no passing places.

I would be grateful if you would take our objections into account when considering this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Trevor Wood', written over a horizontal line.

Trevor Wood

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ITEM	7	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0776/F	
LOCATION:	GRESSENHALL Camden Cottage 2 The Green	APPN TYPE: Full POLICY: In Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr S Wood Drift Farm Dillington	
AGENT:	Mr J Spencer Magnum House Deopham Green	
PROPOSAL:	Alteration & extension to cottage	

KEY ISSUES

1. Scale and proportions of extension
2. Impact on local character

DESCRIPTION OF DEVELOPMENT

The application relates to the demolition of a single storey addition to the eastern end of a traditional flint and brick semi detached cottage and its replacement with an extension of 8.2m, following the same eaves and roof line of the principal unit, together with a further 5.3m two storey wing running at 90° into the rear garden. A small partly glazed addition to this element at single storey is also proposed as a further projection into the garden. The rear addition will sit 7m to the east of the boundary with the adjoining cottage. The applicant's aim is to add a further 2 bedrooms to the existing one bed cottage at first floor with kitchen/dining room, utility room and study at ground floor. Clay pantiles to match those of the existing pair of cottages are proposed for use, where the applicant proposes to use a render finish for the additions whilst also adding a render coat to the existing flint and brick face of the cottage.

SITE AND LOCATION

2 Camden Cottage sits in a prominent location to the east of The Green at Gressenhall, 100m south east of The Swan Public House. It forms the easternmost of a pair of traditional cottages which, by their fenestration and differing sizes, are asymmetrical in appearance. The cottages are both of flint and brick construction and have been finished in white colourwash. The application cottage sits within an open plot which averages 15m width x 25m depth. Whilst the submitted drawings do not indicate any adjacent trees, there are two mature trees just beyond the north eastern and south eastern corners of the plot.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

RELEVANT SITE HISTORY

None

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and Core Strategy and Development Control Policies Proposed Submission Document have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS3: Housing

CONSULTATIONS

GRESSENHALL P C

The Parish Council of Gressenhall has looked through the above planning application and has a number of concerns about the property and the extension. We do not have an objection in the property being extended but feel that it can be done more sympathetically. The cottage is one of, if not the oldest cottage in the village and is a very important part of our village. The proposed extension is far too intrusive at the front of the property. We feel that the front part of the extension is far too big and that more of the extension should be concentrated at the rear of the property so as not to spoil the front view. We will be asking that this is brought to committee for discussion and also would urge councillors to come and look at this property before making any decision as this is part of our village heritage.

COUNCIL'S CONTAMINATED LAND OFFICER - No objection

COUNCIL'S HISTORIC BUILDINGS OFFICER - No objection

COUNCIL'S TREE & COUNTRYSIDE OFFICER - No objection subject to tree protection and foundation conditions.

REPRESENTATIONS

None

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ASSESSMENT NOTES

- * This application is referred to the Development Control Committee at the request of the Ward Representative.
- * The size of the existing cottages varies significantly in terms of proportions with 1 Camden Cottage having a frontage of 8.4m and 2 Camden Cottage being only 4.8m in length following the same ridgeline.
- * This proposal seeks to take advantage of the width of the plot, extending the cottage 8.2m in the same form as the existing, giving an overall frontage of 12.8m.
- * A side facing window at first floor, proposed to serve the principal bedroom, is currently shown to overlook the immediate neighbours' principal amenity area. This issue is expected to be addressed through on-going negotiations. No other impact on neighbouring amenity will arise from this development.
- * Given that the building is not Listed or considered to be of Listable quality and it is not set within a Conservation Area, it is considered that the form and scale of the extensions are, on balance, acceptable.
- * The Council's Historic Buildings Officer, whilst raising concerns in respect of the form of the extension, does not object to the use of a rendered finish to the addition.
- * The Council's Tree & Countryside Officer has raised no objection subject to tree protection conditions and use of specialist foundations, details of which are to be submitted to and approved by the Local Planning Authority..
- * The application is recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3048** In accordance with submitted AMENDMENTS
- 3102** Roofing materials
- 3920** Tree Protection
- 3418** Tree Protection Plan - Ground Protection Mats
- 3920** Foundation condition
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

ITEM	8	RECOMMENDATION : APPROVAL
REF NO:	3PL/2009/0779/F	
LOCATION:	HOCKERING Heath Cottage 24 Heath Road	APPN TYPE: Full POLICY: Out Settlemnt Bndry ALLOCATION: No Allocation CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr P Claussen Heath Cottage 24 Heath Road	
AGENT:	Mr P Hartry 121 Fakenham Road Briston	
PROPOSAL:	Extensions to dwelling (Single & two storey)	

KEY ISSUES

Scale, design and materials appropriate to rural location

DESCRIPTION OF DEVELOPMENT

The application relates to the erection of single and two storey extensions to a traditional thatched dwelling in a rural location. The application is a re-submission of a scheme which was previously approved for single storey extensions only. The current scheme now includes a two storey element to the end gable of the existing cottage, replacing a former lean-to element, providing an en suite at first floor and kitchen at ground floor, linked through an entrance hall to a garden/breakfast room. The extensions will be finished in painted render with a black plinth to match the existing dwelling, with slate to the roof of the two storey element and clay pantiles to the hallway and garden room. The garden room and hall incorporate large areas of glazing with timber joinery.

SITE AND LOCATION

Heath Cottage is a traditional one and a half storey cottage with dormers to the thatched roof with a single storey extension off the east gable and a lean to addition to the western gable, closest to the road. A newly erected garage/cart shed stands to the north of the dwelling, running parallel with the highway. The site lies in a rural location, outside the built up area of Hockering and is well screened by established hedges and trees to the highway boundary. The nearest residential property lies to the south, set deeper in its site and some 15m from Heath Cottage.

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

RELEVANT SITE HISTORY

3/88/0500 - Change of use to additional garden to accommodate extensions and alterations to cottage - Approved. The change of use of the land was carried out however, the approved scheme for extensions was not implemented.

3PL/2008/1485 - Single storey extension to cottage - Approved

POLICY CONSIDERATIONS

The following National Planning Guidance and/or Saved Policies of the Breckland Local Plan and/or Core Strategy and Development Control Policies Proposed Submissions Document have been taken into consideration in the determination of this application:

PPS1: Delivering Sustainable Development

PPS7: Sustainable Development in Rural Areas

DC3: Replacement Dwellings and Extensions in the Countryside

CONSULTATIONS

HOCKERING P C

No objection

REPRESENTATIONS

None

ASSESSMENT NOTES

* The application is referred to Development Control Committee as the applicant is a Member of Breckland Council.

* The principle of extensions to the dwelling has been established through the earlier planning permission. The current scheme varies only in the raising of the height of the extension to the gable end of the property to provide first floor accommodation.

* In terms of policy, since the earlier application, certain policies of the Core Strategy Development Control Policies Proposed Submission Document now carry considerable weight in the determination of applications. Policy DC3 relates to extensions to dwellings in rural areas and states that:- "Extensions to existing dwellings in the countryside will be permitted where the extension does not result in a dwelling that is disproportionate to the scale of the original dwelling and the size and design of the extension are appropriate to the landscape character of the location".

* The proposed extensions remain subservient to the original dwelling and are considered appropriate in terms of their scale, design and materials to this traditional dwelling in a rural location. The proposal will not impact on the wider landscape character of the area as it falls within the residential curtilage and is well screened by established planting.

* The application is recommended for approval

BRECKLAND COUNCIL - DEVELOPMENT CONTROL COMMITTEE - 12-10-2009

RECOMMENDATION Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3046** In accordance with submitted plans
- 3998** NOTE: Reasons for Approval
- 4000** Variation of approved plans