

AGENDA ITEM NO: 8/2(g)

Parish:	Pentney	
Proposal:	Reserved Matters Application: Construction of dwelling	
Location:	Pentney Lane Pentney Norfolk	
Applicant:	Nor-Cam Homes and Development Ltd	
Case No:	16/02185/RM (Reserved Matters Application)	
Case Officer:	Mrs N Osler	Date for Determination: 2 March 2017 Extension of Time Expiry Date: 12 April 2017

Reasons for Referral to Planning Committee – The views of Pentney Parish Council are contrary to the Officer recommendation.

Case Summary

The application is made for reserved matters approval: layout, scale, appearance and landscaping, following the grant of outline planning permission granted under reference 16/00015/O, for the erection of a single dwelling on land at Pentney Lane, Pentney.

Key Issues

Principle of Development
Form and Character
Residential Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is made for reserved matters approval in relation to layout, design, appearance and landscaping (access fixed in the outline) for the erection of a single, 2 storey, five-bed dwelling on land at Pentney Lane.

Following discussion and negotiation with the case officer amended plans were received which reduced the scale of the proposal in terms of depth and height.

SUPPORTING CASE

As the application is for reserved matters approval there is no requirement for a design and access statement.

PLANNING HISTORY

In 2016 outline planning permission was granted for the erection of three dwellings on land adjacent to May Tree House, Pentney lane. Ref 16/00015/O, with all matter except access reserved.

RESPONSE TO CONSULTATION

Parish Council: OBJECTS to this application on two points:

- Size of the proposed dwelling in relation to the size of the plot and
- The appearance of the construction appears not to be in keeping with the surrounding properties.

Highways Authority: NO OBJECTION continues to recommend the previous conditions.

Arboricultural Officer: NO OBJECTION condition in strict accordance with the arboricultural report, method statement and plans submitted for 16/00015/O.

REPRESENTATIONS

TWO letters of **OBJECTION** have been received. The issues raised include:

- Property is far too big for the plot which will result in a cramped appearance,
- Overbearing,
- Vehicular activity associated with a five-bed dwelling,
- Doesn't take into account the agreed passing places, and
- No affordable housing.

TWO letters neither **OBJECTING** nor **SUPPORTING** have been received. The concerns raised include:

- The passing places are not mentioned and
- The new access should be used and not the existing access shared driveway adjacent to Maytree House.

ONE letter of **SUPPORT** has been received. The reasons for support include:

- The property is suited to the size of the plot and looks like a fabulous family home and
- It is better to have three excellent dwellings than to have a built-up site.

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main issues in the determination of this application are therefore:

- Principle of Development
- Form and Character and
- Neighbour Amenity

Principle of Development

Outline planning permission was granted for the erection of three dwellings on land at Pentney Lane in March 2016.

A subsequent application made to discharge tree survey and protection conditions (conditions 5 and 6) was approved in November 2016.

The principle of residential development on the site is therefore established through the grant of planning permission. This application is made for matters reserved from the planning permission (i.e. layout, scale, appearance and landscaping) for a single house.

It is quite acceptable for reserved matters to be submitted on part of a site provided that the proposal is consistent with the outline planning permission and does not preclude implementation of the wider permission.

Form and Character

The proposal is for a large family dwelling with an attached double garage within the most easterly of the three plots within the outline permission. It has Maytree House to its east and open countryside to the north and west. To the south, on the opposite side of Pentney Lane, is further residential development.

Layout: the dwelling is located within a relatively central position with its plot with its principal elevation fronting the road. In itself the layout of the dwelling is considered to be acceptable and follows a key characteristic of the locality which is that the principal elevation fronts the road.

Scale: The dwelling is a large five-bed property with a frontage of 20.5m and a depth of 9.5m; the ridge height of the main house is 8.4m and the ridge above the garage is 6.5m.

Objections to the application have focussed on the scale and appearance of the dwelling.

The dwelling is clearly large and will be imposing within its immediate vicinity. It will also be visible from Pentney Lane from the access and the oblique view from the south east where there is no hedge.

Appearance: The dwelling is proposed to be built of a rustic red brick with black timber cladding to the frontage full height window and garage, with a slate grey clay pantile on the main house and a plain tile on the garage.

These materials are considered appropriate for this location,

Landscaping: The submission includes details of fencing and shrub and hedgerow planting which are considered appropriate for this location.

Notwithstanding the scale, it is considered that the design and appearance are compliant with the provisions of DM15 and the NPPF in relation to design matters and that it does not cause unacceptable harm to local amenity. Further, there are other large scale family dwellings in the immediate locality.

Neighbour Amenity

There would be no material overbearing or overshadowing impacts, and whilst there would be some overshadowing to Maytree House this would be for limited periods of the day and would not be sufficient enough to warrant refusal.

Other Material Considerations

In relation to third party issues not covered above:

Passing places – the provision of parking places is covered under the outline application

No affordable housing – the provision of affordable housing was fully considered at the outline stage

Access – Access is as approved at outline stage and is not via the shared driveway adjacent to Maytree House

CONCLUSION

Whilst large, it is considered that the layout, scale and appearance of the dwelling and associated landscaping are acceptable for the site and the wider locality and in accordance with the aims of the NPPF, NPPG and Development Plan. The proposal is therefore considered acceptable.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plan drawing no: 5590-PL01d.

- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.