

AGENDA ITEM NO: 8/2(b)

Parish:	Feltwell	
Proposal:	New dwelling	
Location:	Land North of 46 Lodge Road Lodge Road Feltwell Norfolk	
Applicant:	Mr P Hills	
Case No:	17/00593/F (Full Application)	
Case Officer:	Mr Tim Slater	Date for Determination: 29 May 2017 Extension of Time Expiry Date: 9 June 2017

Reason for Referral to Planning Committee – Referred by Cllr. Lawrence

Case Summary

The application is made for full planning permission for the erection of a single 3 bed bungalow.

The bungalow proposed measures 11m by 16m with eaves at 2.5m and an overall ridge height of 5.4m.

It is proposed to be faced in brick with a pantile roof- details of which are requested to be conditioned.

The application site lies outside of the development boundary for Feltwell.

Key Issues

Principle of development
Access
Impact on residential amenity

Recommendation

REFUSE

THE APPLICATION

The application is made for full planning permission for the erection of a single 3 bed bungalow on land forming part of the garden of No 46 Lodge Road.

The site is located to the south of Lodge Road (B1112) which is a radial road projecting in a north easterly direct away from the village centre.

There is a linear form of housing along the south of Lodge Road with small residential cul-de-sacs punching through at Addison Close and Skye Gardens to the west of the site.

The application site forms part of the garden of No 46 which is set back from the linear form of development and shares an access with the Harley Stud which is situated to its south.

The site itself is flat and currently grassed and is rectangular in shape measuring approximately 32m by 35m.

There are no physical constraints to development on the site.

SUPPORTING CASE

The application does not include supporting documents.

PLANNING HISTORY

Planning application 16/01556/F was made for erection of a bungalow on the same site last year, the application was withdrawn prior to determination.

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority: NO OBJECTION subject to the additional visibility splay being available.

Environmental Health & Housing – Environmental Quality: No adverse comments.

Natural England: NO OBJECTION

REPRESENTATIONS

No third party comments or objections received.

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

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main issues to consider when determining this application are as follows:

- Principle of development
- Access
- Impact on residential amenity

Principle of Development:

Feltwell is defined in the development plan (along with Hockwold cum Wilton) as a key rural service centre in recognition of the wide range of local services and facilities within the wider settlement.

Policy CS02 states that 'limited growth of a scale appropriate to secure the sustainability of each settlement will be supported within the development limits of key rural service centres.'

It is noted that the application site is located adjacent to, but outside the development boundary for Feltwell as defined in the SADMP inset plan 35 for Feltwell.

This being the case the site policies of rural restraint for new housing are applicable under policies CS06, DM6 and NPPF para 55.

Countryside is defined as land outside of the defined development boundary of a settlement for the purposes of the development plan.

In countryside planning policy at both local and national levels seek to restrict new dwellings in the countryside to those essential for agricultural or rural workers. The current application does not include a justification to support the essential agricultural or rural workers need for the dwelling and as such no exemption is sought.

In the absence of a justification under DM6 or Para 55 of the NPPF the application seeks a new dwelling outside of the defined village boundary which is contrary to the provisions of CS02, CS06, DM1, DM2 and the NPPF.

Access:

Initially the highway authority sought to object to the proposal in terms of inadequate visibility within the applicant control or ownership.

In the interim the application has secured a legal right from the neighbour to enable the requisite visibility splay to be secured and as such this can now be subject to a condition.

NCC highways are now content that adequate access and visibility is available and have amended the recommendation to no objection.

Impact on residential amenity:

Given the design of the proposed bungalow it is not considered that the design would lead to any material adverse impact on the residential amenity of adjoining properties and as such is consistent with the requirements of DM15.

The site is not in an area at significant risk of flooding.

CONCLUSIONS

The site is located outside of the development boundary of Feltwell as defined in the recently adopted SADMP and as such policies of rural restraint for new housing are applicable under policies CS06, DM6 and NPPF para 55. There are no material considerations put forward to denote from this policy position, and therefore a recommendation of refusal is made.

RECOMMENDATION:

REFUSE for the following reason(s):

1. The site lies outside of the development boundary for Feltwell as shown within the Site Allocations and Development Management Policies Plan, September 2016 (SADMPP). The proposed development is therefore contrary to the provisions of the NPPF (paragraph 55), Core Strategy Policy CS06 (2011) and Policy DM2 of the SADMPP (2016) and no material considerations have been put forward to outweigh this policy objection.