

Parish:	Terrington St John	
Proposal:	Construction of dwelling and detached garage (revised design)	
Location:	Plot 1 The Woolpack Inn Main Road Terrington St John	
Applicant:	Mr & Mrs D Richardson	
Case No:	17/00555/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 19 June 2017

Reason for Referral to Planning Committee – Councillor Barry Ayres has requested that the application be determined at Planning Committee and the Parish Council are at variance with the Officer Recommendation.

Case Summary

Planning permission is sought for a detached two storey dwelling with a detached garage to the front. Planning permission has already been granted for a detached two storey dwelling on the site.

Key Issues

- Planning History
- Changes to previous planning permission
- Form and Character
- Highways Issues
- Neighbour Amenity
- Flood Risk
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is an existing building plot. On site the foundations for the dwelling which was previously approved has been started.

This application seeks to make some relatively minor changes to the dwelling already approved under planning reference 16/01786/RM and also seeks to include a detached garage to the front of the dwelling. Whilst this application originally sought to vary condition 1 of the original reserved matters application (the condition relating to approved plans) the application was changed into an application for full planning permission as a variation of condition can not be carried out on a reserved matters application. Additionally the original

description at outline was for an attached garage rather than a detached garage which is now sought.

SUPPORTING CASE

This site is located on the South side of Main Road. The old Bowling Green is located on the Western side of The Woolpack Inn site and is in an area of Terrington St John that has a mix of residential and commercial properties.

The overall site has a planning approval for three new dwellings. All are under construction. This application is for Plot 1.

The application seeks approval for minor amendments to the approved design of the main dwelling together with the addition of a double garage at the front of the site.

There is no current building line at precedent however there is precedent for buildings at the front of the site. This is characterised by The Woolpack Inn adjacent where the main bulk of the building is placed on the back of the public footpath. The garage is set back from the road some 6.5 meters and there are no highways issues with this location.

The proposed dwelling will include landscaping and driveway to the front with planting to soften the properties. The rear garden will be levelled and seeded with grass and along with patio areas. The dwelling is accessed from the approved site access off Main Road. There are parking spaces as required. The driveway affords ample space to allow a car to turn on site therefore always accessing Main Road in a forward motion.

This application has to be determined by the Planning Committee due to the objection received from the Parish Council. It is worth noting that the Parish Council have objected to every application on this site. Objections were received for the Outline Planning Application, each individual Reserved Matters Application and now this one. All have been approved.

PLANNING HISTORY

16/01786/RM: Application Permitted: 05/12/16 - Reserved Matters Application: Construction of 4 bed dwelling with attached garage for plot 1 - Land Adjacent The Woolpack Inn

15/01221/O: Application Permitted: 06/10/15 - OUTLINE APPLICATION ALL MATTERS RESERVED: Proposed 3 No 4 bed dwellings with attached garages - Land Adjacent the Woolpack Inn Main Road

15/00643/O: Application Refused: 17/06/15 - Outline application: Proposed 3 No. 4 bed dwellings with attached garages - The Woolpack Inn Main Road

2/02/1178/F: Application Permitted: 14/08/02 - Extension to public house - The Woolpack Main Road

RESPONSE TO CONSULTATION

Parish Council: OBJECT

- The Parish Council needs to challenge the visibility splay. The BCKLWN the measurements do not comply with the required 45m and it has been measured on the Planning website as 38m.
- The overall height of the dwelling is higher than the other 2 buildings next to this development.
- The other 2 dwellings had the same issue of turning access and these were previously refused. Three vehicles are prescribed for this site and they must be able to turn, which does not look possible.
- The Parish Council were not pre advised on this application under section 4 of the application.
- The members are concerned that there are major inconsistencies between previous applications and this application.

Highways Authority: NO OBJECTION

I am not against the revised design and recommend that previous conditions be applied in respect to access, parking with turning and footway provision.

REPRESENTATIONS

TWO letters of OBJECTION

- The houses that are being built enhance the village but the garage to the front will be an eyesore with half the house hidden.
- As you approach you will see a brick wall rather than a house.
- Surely the neighbours view will be affected.
- Does it affect the visibility of cars entering and exiting the site.
- Is there sufficient parking and turning within the site.
- Why does the house need two chimneys.
- The house is higher than the neighbours.

ONE letter of SUPPORT:-

- The three plots are all self-builds, individual with family living in mind.
- It has a traditional look sympathetic to its surroundings.
- The change to the family room is minor and having two chimneys is not cause for objection.
- Adding a garage to the front does change the look but it's not a unique one in the surrounding area, nor is it offensive to look at.
- All plots are required to maintain a visibility splay and this does not cause an obstruction.
- The whole development has been dogged by complaints from the beginning as certain people didn't agree with the original planning approval.

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

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

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:-

- Planning History
- Changes to previous planning permission
- Form and Character
- Highways Issues
- Neighbour Amenity
- Flood Risk
- Other material considerations
- Crime and Disorder

Planning History

Outline planning permission was granted in October 2015 for three detached dwellings with attached garages. The site is just outside the development boundary as defined by Inset G94 (Terrington St John / St John's Highway / Tilney St Lawrence) of the Site Allocations and Development Management Policies Plan 2016 however planning permission was granted when the Borough Council lacked a five year land supply.

In December 2016 reserved matters was approved (16/01786/RM) for a detached dwelling which is virtually the same as the dwelling submitted with this application although without a garage. It is a material planning consideration that there is currently extant planning permission on the application site.

Changes to previous planning permission

The proposed dwelling would remain the same as viewed from the front on Main Road.

There is a slight change to the ground floor fenestration on the eastern side (windows made smaller).

The proposed rear projection is now 6.3 metres which is larger than that approved under the reserved matters application (16/01786/RM) and it also incorporates a chimney.

These design changes are considered acceptable and issues with regard to amenity will be addressed in the relevant section below.

There are objections that the proposal is higher than the neighbouring two dwellings however the height of the dwelling has not changed, with the design of all three houses differing and not giving a uniform appearance (this was shown on the originally approved plans at reserved matters).

This application proposes a detached garage located to the front of the dwelling and behind a proposed 1.2m high post and rail fence with native hedge planting. It is proposed that the ridgeline which would be 5.65 metres high would be perpendicular to the main road.

Form and Character

The proposed detached garage will alter the appearance of the development as viewed from the front on Main Road however when taken in the context of the locality it is considered acceptable.

The proposal is to the western side of The Woolpack Inn which is a public house which has its gable end directly adjacent to the footpath. In addition the proposed garage will be screened to the western side by an existing hedgerow which is to be retained.

There have been objections to the fact that the garage is to the front of the dwelling and how this will affect the appearance of the development as you enter this side of the village however, overall it is considered that given the immediate locality that the proposed detached garage sited to the front of the dwelling is acceptable with regard to form and character.

Highways Issues

There are no objections from the highways officer provided conditions are placed on any decision notice which are similar to those on the previous outline and reserved matters applications.

There have been objections to the proposed garage from the Parish Council and third party representations with regard to the visibility splay and parking and turning area. However the proposal allows for the visibility splay to be achieved including the already approved footpath as well as adequate parking and turning within the site and there are no objections from the highways officer on these grounds.

Neighbour Amenity

There would be no material impact upon the neighbour to the east by the alteration of the proposed ground floor windows on the eastern elevation. The increase in the proposed single storey projection would not materially affect the neighbour to the east. The orientation to the south-west of the neighbour means that there may be some slight impact towards the end of the afternoon however given the single storey nature of the proposal it is not considered sufficient to warrant a refusal. The proposed chimney is considered acceptable.

There has been an objection relating to the fact the dwelling has two chimneys however this fact would not be reason to refuse an application.

There is an objection to how the proposed garage would affect the view from Plot 2, however there is no right to a private view and the proposed garage does not affect the vehicular visibility splay from this site and therefore would not be a reason to refuse the application.

Flood Risk

The proposal is within flood zone 2 and the proposed finished floor levels and flood resilience measures comply with the details previously approved under both outline planning permission (15/01221/O) and reserved matters (163/01786/RM).

Other material considerations

There are objections from the Parish Council, some of which have been addressed above. They have stated that there have been issues with regard to turning and access on the other plots which were refused, however a search of the planning history does not show refusals on the adjacent plots due to inadequate parking, turning or access. The Parish has stated that they were not pre-advised under section 4 (section 5 within the revised application form for full planning permission) of the application. There is no reason that the Parish Council would necessarily be advised prior to an application being submitted and this section did not state that they had been. The Parish Council have stated that they are concerned that there are major inconsistencies between previous applications and this application. Whilst the other applications approved a detached dwelling with no garage (plot 3) and a detached garage with integral garage (plot 2) there is no reason that full planning permission cannot be applied for to change the proposed development and this must be judged on its merits.

Crime and Disorder

There are no issues with regard to crime and disorder which arise from this application.

CONCLUSION

The proposal is effectively for some changes to the already approved dwelling on site and the addition of a detached garage to the front of the site. Members are therefore asked to consider the proposed changes and whether they are acceptable especially with regard to the form and character of the locality. Officers consider they are, and that this application should be approved.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans SE-654-02RevB 'Site and Location Plans', SE-654-

03RevB 'Floor Plans, Elevations and Section' and 1759-02RevC 'General Arrangement Plan'.

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 3 Reason In the interests of highway safety.
- 4 Condition Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 4 Reason In the interests of highway safety.
- 5 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 6 Condition Prior to the first occupation of the dwelling hereby approved the off-site highway improvement works as shown on drawing 1759-02RevC 'General Arrangement Plan' shall be completed to the written satisfaction of the Local Planning Authority.
- 6 Reason To ensure that the highway network is adequate to cater for the development proposed.
- 7 Condition The finished floor levels of the development hereby approved shall be set no lower than 2.50 metres above ordnance datum as shown on drawing number SE-654-02RevB and drawing number SE-654-03RevB.
- 7 Reason In order to prevent the increased risk of flooding in accordance with the principles of the NPPF.
- 8 Condition Flood resilient measures as shown on drawing number SE-654-02RevB and drawing number SE-654-03RevB shall be incorporated into the dwelling hereby approved.
- 8 Reason In order to prevent the increased risk of flooding in accordance with the principles of the NPPF.
- 9 Condition The existing hedge / tree planting along the southern and western boundary of the application site shall be retained at a height no lower than 3.0 metres unless otherwise agreed in writing by the Local Planning Authority.

- 9 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.