

AGENDA ITEM NO: 9/2(h)

Parish:	Northwold	
Proposal:	RESERVED MATTERS: Construction of 5 dwellings including a site access road and all associated site works	
Location:	Land South of Ashlee Methwold Road Whittington Norfolk	
Applicant:	Mr Anthony White	
Case No:	16/01159/RM (Reserved Matters Application)	
Case Officer:	Mrs N Osler	Date for Determination: 21 September 2016 Extension of Time Expiry Date: 7 October 2016

Reason for Referral to Planning Committee – Applicant is a Councillor

Case Summary

The site lies to the north of Methwold Road, Whittington and benefits from outline planning permission (including access) for the erection of 5No detached dwellings.

This application seeks approval of the remaining reserved matters: appearance, layout, scale and landscaping.

Key Issues

Form and Character
Neighbour Amenity
Highway Safety
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks the approval of layout, appearance, scale and landscaping for 5No dwellings; 3No detached, 4-bed units and 1No pair of 3-bed, semi-detached properties. Access is as approved under the outline application (16/00413/O) and is in a central position and comprises a Type 3 Road that provides access to the development as well as the field to the rear. Each dwelling would benefit from one garage with tandem parking in front. The existing hedge is to be retained, but cut back as necessary to provide for the required visibility splay.

SUPPORTING CASE

No supporting case was submitted with the application.

16/01559/RM

Planning Committee
4 October 2016

PLANNING HISTORY

16/0413/O - Outline Application Some Matters Reserved: Construction of 5 dwellings including a site access road and all associated site works – Committee Approval May 2016.

RESPONSE TO CONSULTATION

Parish Council: None received at time of writing report

Highways Authority: Whilst suggesting amendments, the LHA has **NO OBJECTION**, subject to condition, to the proposed layout.

REPRESENTATIONS

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

- The boundary hedge between the site and Hill Farm Barn belongs to the latter, and they do not give permission for any alterations to be made to this hedge,
- The layout (in terms of turning) is compressed and could be improved,
- Wishes that the eastern lounge windows on plot 5 are omitted as per the plans,
- The Party Wall Act should be complied with.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The principle of development and access into the site has been approved under planning reference 16/00413/O.

As such the main issues for consideration in the determination of this application are:

- Form and Character
- Neighbour Amenity
- Highway Safety
- Other Material Considerations

Form and Character

Whilst indicative only, it was concluded at the outline stage that linear development would be the most appropriate form of development for the site. The layout proposed under the current reserved matters application is similar to that indicatively shown at the outline stage and is considered to sensitively infill this gap with dwellings that are of a scale, mass and design that relate adequately to the site and the surrounding area. Information relating to materials was not submitted, but this can be suitably conditioned if permission is granted.

The hedge, which is to be retained (and can be conditioned thus), offers a green boundary to the site which is characteristic of this part of Methwold Road and offers a buffer between the development and the highway.

Neighbour Amenity

The dwellings most likely to be affected are those to the immediate east, adjacent to Plot 5 (Hill Farm Barns and Hill Farm House. However, the development, if carried out in accordance with the submitted plans (which would be conditioned if permitted), would result in a scheme that would not result in any overlooking, overbearing or overshadowing issues of an unacceptable degree.

Highway Safety

The LHA suggested in their representation that 'parking and turning arrangements appear to be rather compressed with turning movements being focused close to the private point of access with Methwold Road through a cross road arrangement. I would have a strong preference that the sideward drives of the development are moved back and staggered further into the site so that manoeuvring room within the site is further from the fast moving highway...'. However, the LHA did not object to the proposed layout and considered if permission were granted it would not be of detriment to highway safety.

However, your officers consider the existing hedge, which is to be retained, and the planting proposed (which would be conditioned) means that there would be no conflict between manoeuvring vehicles and the highway.

In summary, there is no objection to the current layout on highway safety grounds.

Other Material Considerations

The GIA of the proposed development is beneath the 1000m2 conditioned under the outline application as required in relation to the lack of affordable housing proposed.

There are no specific crime and disorder issues with the proposed development.

In relation to third party comments, the LPA responds as follows:

- The boundary hedge between the site and Hill Farm Barn belongs to the latter, and they do not give permission for any alterations to be made to this hedge. This is a civil matter, but it is important to note that this permission does not include alterations to this dividing hedge.
- The layout (in terms of turning) is compressed and could be improved – covered above.
- Wishes that the eastern lounge windows on plot 5 are omitted as per the plans. Any permission granted will be conditioned to be carried out in accordance with the approved plans.
- The Party Wall Act should be complied with – this again is a civil matter and not a material planning consideration.

CONCLUSION

The principle of development of the site with 5No dwellings was established under the outline application. The proposed application seeks permission for layout, appearance, scale and landscaping. The scheme as submitted is considered to relate adequately to the site and the wider locality and would not give rise to unacceptable neighbour amenity or highway safety issues.

It is therefore recommended that this application be approved subject to the following conditions.

RECOMMENDATION:

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

- 1 Condition No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 1 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 2 Condition No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority.

Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

- 2 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 3 Condition Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 3 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 4 Condition All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 4 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 5 Condition No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 6 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with the NPPF and Development Plan.
- 7 Condition The development hereby permitted shall be carried out in accordance with the following approved plans SL03 Rev.A, PL01 Rev.A, SE01, G01 and SS01.
- 7 Reason For the avoidance of doubt and in the interests of proper planning.