

AGENDA ITEM NO: 8/3(b)

Parish:	Downham Market	
Proposal:	Construction of dwelling following demolition of existing dwelling	
Location:	Saughtree Orchard Close Downham Market Norfolk	
Applicant:	Mr D Lawson	
Case No:	16/01777/F (Full Application)	
Case Officer:	Mr Tim Slater	Date for Determination: 2 December 2016 Extension of Time Expiry Date: 15 January 2017

Reason for Referral to Planning Committee – The views of Downham Market Town Council is contrary to the Officers recommendation.

Case Summary

The application is made for full planning permission for the erection of a single residential dwelling following demolition of an existing dwelling at Saughtree, Orchard Close, Downham Market, Norfolk

Key Issues

Principle of development

Design and impact of the proposal on the character of the area and residential amenities of adjacent properties

Recommendation

REFUSE

THE APPLICATION

The application is made in full for a replacement dwelling on the site of Saughtree, Orchard Close, Downham Market.

The site is within the defined development boundary of Downham Market which is defined as a 'Main Town' within the Borough and as such is in principle a sustainable and accessible location for new housing development.

Saughtree is a modest bungalow located to the northern end of Orchard Close adjacent to its junction with Rabbit Lane.

SUPPORTING CASE

The application is supported by an extensive statement setting out the;

- Principle of development as a replacement dwelling
- Relative scale of the existing and proposed dwellings
- Policy considerations

The submission concludes that 'the proposal seeks full permission for the construction of a replacement dwelling on land within the development boundary of Downham Market, and accords with the principles of new development in this location. The proposal is considered to be of an appropriate scale and design to reflect the character of the site and wider area, and would be in keeping with the street scene whilst not undermining local amenity.

It is not considered that the proposal would result in any demonstrable harm to the character and appearance of this area, nor would it significantly detract from the amenities of existing residents in the locality.'

PLANNING HISTORY

No material planning history

RESPONSE TO CONSULTATION

Downham Market Town Council: At the meeting of Downham Market Town Council's Planning & Environmental Committee held on Tuesday 1st November 2016 Members recommended **APPROVAL** commenting 'The application is for the removal of an existing bungalow to be replaced with a superior property'.

Highways Authority: I note that this application site is for a replacement dwelling and it is accessed from Orchard Close which is an unadopted private section of road. As a result the highway would be unaffected by the proposal and I would not seek to restrict the grant of permission.

Internal Drainage Board: No Comments received

Environmental Health & Housing – Environmental Quality: The proposed development will include the demolition of the existing building. Given the age of the building it is considered highly likely that there will be asbestos containing materials within the building. Therefore I would recommend the following conditions.

- Asbestos Survey
- Safe disposal of Identified Asbestos.

Norfolk Constabulary: No Comment

REPRESENTATIONS

No third party comments or objections received.

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

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS04 - Downham Market

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

OTHER GUIDANCE

Downham Market Town Design Statement

PLANNING CONSIDERATIONS

Principle of development

The application is made for a replacement dwelling within the defined development boundaries of Downham Market. Replacement dwellings within urban areas are not covered by DM5 (which relates only to rural areas) and as such given that the site lies within Downham Market the proposal is considered against Core Strategy policies (SADMP) CS01, CS02 and CS04 as well as Site Allocation and Development management policies DM1, DM2, in relation to the principle of development and DM15 and DM17 in respect to impacts and appearance.

Design and impact

Matters of consideration of the proposal therefore relate mainly to appearance of the replacement dwelling within the street scene and its impact on the residential amenity of neighbouring dwellings.

The site is not within the Downham Market conservation area and is not visible from it; in addition it is not within or affecting the setting of a listed building and as such heritage assets are not considered material to the consideration of this application.

Matters in relation to the design and appearance of new development are addressed within the provisions of SADMP policy DM15 and the NPPF section 7 (para 64) in respect to good design.

Policy DM15 Environment, Design and Amenity, is a protective policy seeking to prevent development that would have an adverse environmental impact on amenity, character of the area heritage assets or pollution.

Key issues in relation to this proposal are

- overlooking
- overbearing
- overshadowing
- visual impact
- scale, height, massing
- quality of design

Character of the area

The prevailing character of development along Orchard Close is of modest bungalows set back from the roadway with shallow pitched roofs. The proposal significantly increases the bulk of the building through the increase in the depth of the house to 13.3 m and increase in frontage width to 16.8m, this large footprint combined with a second storey and pitched roof leads to a very bulky 2 storey home out of character with the scale of the surrounding plots.

The total external floor area of the existing bungalow is approximately 120 sqm whereas new dwelling is 440Sqm (4736 sq ft) which is a very large dwelling and significantly larger than the surrounding bungalows and will appear as an overly dominant and out of scale dwelling within the street scene.

The frontage plot width is 20m and the proposal would fill 17m of this with 2 storey development and given the prevailing character and scale of development in the vicinity this is considered to be an overdevelopment of the plot frontages and harmful to the street scene and character and amenity of the area and consequently contrary to DM15.

Design

The NPPF advocates good design as a key element in sustainable development and this is also contained within DM15 of SADMP. It is considered that the dwelling proposed is poorly designed and does not respect or reflect the design, scale or appearance of the adjacent properties and would be harmful to the street scene of Orchard Close/ Rabbit Lane.

Impact on residential amenity

The increased height and bulk of the building and proximity to the boundaries with both Downor and Heathcote is such that this will have a significant impact on residential amenity of these plots by virtue of being over bearing to both plots and causing overshadowing to the garden on Downor, it is therefore considered to be contrary to CS08 and DM15 of SADMP.

Internal floor layout

It is noted that the internal layout of the dwelling includes duplicate stairwells, kitchens and living rooms which suggest that the proposal may have the ability to be used as more than one dwelling rather than for a single dwelling as a replacement as applied for.

However the applicant has confirmed that the application is for a single dwelling and it is to include an integral residential annex for an elderly family member and as such this falls within the definition of a single dwelling as applied for.

Any future application for sub division would need to be considered on its merits having regard to the development plan and any other material considerations prevailing at the time.

CONCLUSION

Whilst the principle of the development is acceptable the scale and design of the replacement dwelling is such that the proposal would cause material harm to the visual amenity of the area and to the residential amenities of adjacent properties and as such is contrary to the provisions of CS08 of the Core Strategy and DM15 of the SADMP and section 7 (particularly para 64) of the NPPF.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposed dwelling would have an adverse and unacceptable impact on the residential amenity of the adjoining property by virtue of its scale and height in relation to the boundary and consequent overbearing impact contrary to DM15 which seeks to prevent unacceptable impact on residential amenity.
- 2 The proposed replacement dwelling by virtue of its scale design and position is a discordant feature in the street scene, out of character with the adjacent bungalow development on Orchard Close and harmful to the visual amenity of the surrounding area, consequently is contrary to Core Strategy Policy SC08 and DM15 of SADMP.