

AGENDA ITEM NO: 8/2(e)

Parish:	Grimston	
Proposal:	Proposed dwelling and garage	
Location:	Land Immediately N of 105 And W of 101 Leziate Drove Pott Row Norfolk	
Applicant:	Mr B Sandle	
Case No:	17/00257/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 11 April 2017

Reason for Referral to Planning Committee – The views of Grimston Parish Council is contrary to the Officer recommendation

Case Summary

The application site relates to an area of land north of 105 and west of 101 Leziate Drove, Pott Row, Norfolk.

The proposal is to construct a two storey dwellinghouse and adjacent garage to the north. The site lies outside the settlement boundary for Pott Row in which new development is normally restricted as per policy DM2 of the Development Management Policies Plan 2016. There are however other material considerations in this case given the outline consent on this site for two new dwellings which were granted in June 2016.

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011 and the Site Allocations and Development Management Policies Plan 2016 are relevant to this application.

Key Issues

Principle of Development
Form and Character and amenity
Neighbour Amenity
Highways
Affordable Housing
Other considerations

Recommendation

APPROVE

THE APPLICATION

The proposal relates to an area of land in use as a paddock to the east of Leziate Drove and designated as countryside by virtue of being outside the development boundary for Pott Row.

An application for outline planning permission was approved in June 2016 for two dwellings. At this time the council did not have a 5 year housing land supply and as such the policies in the local plan were not up to date and the application was assessed in line with the presumption in favour of sustainable development outlined in the NPPF.

This application proposes one, two storey dwelling with detached triple garage. It would be set back from the highway and comprise a spacious parking and garden area.

SUPPORTING CASE

Pott Row along with Gayton and Grimston are designated a joint Key Rural Service Centre in the settlement hierarchy of the Core Strategy. The proposal is to construct a two storey, detached dwellinghouse with garage.

From a design and character perspective, the proposal would feature a mix of both traditional and contemporary elements but would incorporate traditional materials that reflect the surrounding area. It would occupy a large plot with the proposed dwelling set back from the highway to lessen the impact in terms of the streetscene.

In response to the Parish Council objections:

Development Boundary: A previous application for outline permission for two dwellings was approved by the planning committee last year. This would be a material consideration in any subsequent applications received for the site.

Form and Character: The proposed dwelling would occupy a spacious plot and set back from the main road leading to a view it would not be dominant and harmful to the surrounding area.

Conclusion: The proposed dwelling would not be harmful to the character of the surrounding area.

PLANNING HISTORY

16/00213/O Outline Application: Proposed new dwellings application permitted

15/02084/O Proposed new dwelling and garage application permitted

15/02085/O Proposed new dwelling and garage application permitted

RESPONSE TO CONSULTATION

Parish Council: OBJECTION:

- Outside the development boundary
- Dominant form of development

Highways Authority: NO OBJECTION subject to conditions

REPRESENTATIONS

There was **ONE** letter of **OBJECTION** from a neighbouring property concerning:

- Dominant form of development
- Impact to biodiversity/SSSI
- Lighting levels
- Out of character with surrounding area

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

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

- Principle of Development
- Form and Character and Amenity
- Highways
- Affordable Housing
- Other considerations

Principle of development

The site lies outside the defined settlement boundary for Pott Row in which new development is generally resisted unless there are special circumstances. The site has outline consent for two new dwellings which is a consideration that has been given significant weight with the principle of development therefore being accepted in this case.

The National Planning Policy Framework (NPPF) seeks a high standard of design which can contribute positively to making places better for people.

Some of the key objectives are for development which accords to the local context and creates or reinforces local distinctiveness that is visually attractive as a result of good architecture and landscaping.

In terms of the KLWNBC Core strategy 2011:

Policy CS08 advises that good design is a key element of sustainable development.

In terms of the Site Allocations and Development Management Policies Plan 2016:

Policy DM1 supports the NPPF and states that when considering development proposals the council will take a positive approach that reflects 'the presumption in favour of sustainable development' contained in the NPPF.

Policy DM2 states that development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.

Policy DM15 (environment, design, amenity) states that development must protect and enhance the amenity of the wider environment including its heritage and cultural value and that proposals will be assessed against their impact on neighbouring uses and their occupants. Furthermore, proposals will be assessed against a number of factors including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

Form and Character and Amenity

The site is an undeveloped portion of land situated on Leziate Drove in Pott Row. The surrounding area comprises a mix of dwelling types consisting of a number of 20th century bungalows surrounded by open fields adding to the rural character of the area.

The proposed dwelling blends traditional and modern form and features a distinctive glazed atrium style entrance as part of the North West elevation. The design incorporates a gable roof form with chimney on the south west elevation and comprises red facing brickwork with slate roof tiles. The application also proposes a triple garage with a pitched roof design situated to the north of the site.

The proposal is undoubtedly a very large house on a generous sized plot. While the overall design of the proposal may differ from that of the observed character in the context of neighbouring dwellings, the proposed dwelling is not thought to be harmful to the character of the surrounding area. The positioning in terms of the set back from the road would help to respect the surroundings and not result in an overly dominant frontage when viewed in the streetscene. With regards to the proposed materials, these would give a traditional emphasis and provide balance to the contemporary entrance proposed.

The Parish Council feel the proposal will be an overly dominant form of development. There is no doubt the house will be very visible in the rural locality, particularly the north-east elevation which extends back at two storey level some 10.6m approx. from the main section of the house. Members will need to consider this point, and on balance officers feel that the set back from the road and overall size of the plot, allow this form of development to come forward.

Policy DM15 states that proposals will be assessed against their impact on neighbouring uses and their occupants including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of poor design.

While the proposal would be greater in scale than neighbouring properties, the site characteristics in terms of the spacious plot and separation distance would lead to no concerns from the perspective of neighbour amenity.

Highway Issues

NCC Highways expressed no objections in principle subject to conditions. It was expressed that the rural site location would mean reliance on the private car as a means of transport to access amenities which would conflict with the aims of sustainable development outlined in local and national policy. However this site already benefits from a planning permission granted in 2016.

Affordable Housing

The proposed dwelling would have a Gross Internal Area (GIA) of less than 1000m² and a contribution for affordable housing has therefore not been sought. The application forms part of a larger site and the GIA overall must be below the 1000m² threshold. The applicant's agent has been advised of this.

Other Considerations

The proximity of the proposal to the Site of Special Scientific Interest (SSSI) has been noted but not considered to have an adverse effect in this regard.

CONCLUSION

The proposal is a large, two storey dwelling with detached garage located in Pott Row. The site lies outside the development boundary but the planning history with respect to the outline planning consent has established the principle of development in this case.

While concerns may arise in terms of the scale and proposed design approach, such matters have been taken into account in the assessment with the view being on balance that the proposal would not result in undue harm to the surrounding area so as to warrant a refusal of permission.

The proposal would accord with policies DM1 and DM15 of the Development Management Policies Plan 2016 and the provisions of the National Planning Policy Framework 2012 and is sustainable development. It is therefore recommended for approval.

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 92 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:

Proposed elevations drawing no 326-03, proposed floor plan drawing no 326-02 and existing and proposed site plan, location plan and garage drawing no 326-01

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg. No. TRAD5) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 3 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 4 Condition Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.
- 4 Reason To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.
- 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 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, D and E of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, the erection or construction of a porch outside any external door of a dwelling house, or the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 6 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.