

Parish:	Brancaster	
Proposal:	The proposed demolition of existing dwelling and construction of 5 residential dwellings	
Location:	Skippers Piece Main Road Brancaster King's Lynn	
Applicant:	GCC Developments Ltd	
Case No:	17/01932/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 14 December 2017

Reason for Referral to Planning Committee – The views of Brancaster Parish Council are contrary to Officer Recommendation

Neighbourhood Plan: Yes

Case Summary

The site is located on the northern side of the main A149 running through the village of Brancaster.

The site currently consists of a single, detached, two- storey dwellinghouse, detached garage and associated garden land. There are many garden trees across the site with established hedge boundaries along a high proportion of the east and west boundaries.

The site is surrounded by other residential properties; a mix of single and two storey properties on the Branodunum residential estate to the east, two storey properties to Hempland Close to the west, two storey properties on Cross Lane to the north and two storey properties on the southern side of the A149 at Saxon Close. Hempland Close and Saxon Close are small groups of dwellings set within cul-de-sacs whilst those on Cross Lane follow a linear layout. Dwellings on Branodunum have a more relaxed layout with cul-de-sacs leading off the main through road.

A Public Right of Way, known as Brancaster Footpath 8 runs along the western boundary of the site.

The site, and the whole village of Brancaster, is within the Area of Outstanding Natural Beauty.

The application is for full planning permission for the demolition of the dwelling known as Skippers Piece and the construction of five residential properties; two detached and three terraced dwellings.

During the course of the application amended plans have been received in response to third party comments received.

Key Issues

Principle of Development
Impact upon AONB and Visual Amenity
Form and character
Highway impacts

Impact upon Neighbour Amenity
Trees and Landscape
Affordable Housing
Other Material Considerations

Recommendation

APPROVE subject to conditions

THE APPLICATION

The proposal would see the demolition of the existing dwelling and the construction of 5 residential dwellings.

The proposed development comprises:

- 3 four-bedroom dwellings; and
- 2 three-bedroom dwellings.

The dwellings are a mix of detached and terraced properties where the heights are 1.5 or low 2 storey. The use of local materials, including brick, flint, clay pantiles, is proposed

The existing single access point is retained although the walling is remodelled to improve visibility.

A significant amount of the established trees upon the site will be retained and existing planting enhanced.

Amended plans have been submitted which remove all gable windows facing the east and west boundary of the site, re-site the position of Units 1 and 2, enhance the planting along the east and west site boundary and introduce bin stores and sheds for domestic storage for each property.

SUPPORTING CASE

The application has been supported by a Design and Access Statement (DAS), a Transport Statement, Arboricultural Survey and Topographical Survey. The DAS refers:

‘Skippers Pieces sits within a site of 3045m² (0.75acres or 0.3 hectares).
We are proposing the demolition of Skippers Piece, elevations attached.

The existing scheme has an allocation of a minimum of 3 parking spaces per dwelling. Three of the five dwellings have garages.

As part of the proposals include the demolition of the existing boundary wall to the South and the Construction and realignment of a new Brick & Flint Wall. The visibility splay is well in excess of the required 2.4m x 43m x 43m.

Highways & Transport report prepared by TPA attached.

The proposal would see the demolition of the existing dwelling and the construction of 5 residential dwellings.

The aim was to produce a modest development with a mixture of 3 & 4 bedroom dwellings. We have kept all dwellings below full 2 storey height, I was conscious that to the west

Hempland Close is a combination of 1 3/4 & 2 Storey dwellings and to the east Branodunum Estate is all bungalows.

With this scheme providing 5 smaller dwellings than Hempland Close, it transitioned well along the street scene to bungalows to the east.

There is no shadowing or overlooking created by this scheme, throughout the design I have attempted to be respectful to all surrounding properties.

The adjacent site Hempland Close was designed on the basis of a Farmyard environment with Units 1 & 2 being the Farm cottages, Unit 3 being the Farm House and units 4 & 5 taking the form of large barns.

Skippers Piece being the adjacent site and that we designed Hempland Close in our sister company Wood Stephen Ltd, we have attempted to carry on that theme minus the Farmhouse. Units 1 & 2 have a more 'farm cottage' appearance with their lower eaves level and windows cut into the roof. Units 3, 4 & 5 again with a lower eaves level are designed as a run of 'Barn Style' dwellings.

Local materials and vernacular details form an important part of our new proposal.

Proposed materials -Hand cut red clay pantiles, Multi-red facing bricks

Random Flint work, Purpose made painted timber joinery.

We will be looking to incorporate a number of green technologies within the construction to produce the most sustainable build possible. These include air source heat pumps & PV solar panels

Summary: We believe our proposals offer a sustainable scheme which will enhance the site. We hope that our principles of design, materials, construction methods and use local materials respect the Village and its surroundings.'

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: OBJECT – General context:

- The view is that Brancaster has received more than its share of additional housing development in recent years, c. 8 years with Powells Yard 10 dwellings; the Manor Farm barn development 6 dwellings; Manor Farm House 6 apartments; The Willows 3 dwellings; Common Lane development 10 dwellings; The Close 12 dwellings on agricultural land; The Police House 2 dwellings together with 2 dwellings to the East of it; Brecklands Close 5 dwellings; Salcombe house 2 dwellings; and Saw Mill Road 12 dwellings on agricultural land. This is a net increase of 66 dwellings when completed and this list is not complete. And now a further five dwellings are planned to replace one house, Skippers Piece. It is inevitable that the vast majority of these will be second homes given their scale. This is contrary to the views expressed in the Neighbourhood Plan. The villages already have a lively second home market which is acceptable but it does not need increasing until certain facilities are considered and improved.
- Specific points relating to Skippers Piece:

- No affordable housing
- Highways. While the new access will improve the entry and exit to the proposed dwellings, it appears that the location and impact of the Saxon Fields development has been ignored. With its parking allocation of only 1.5 parking spaces, cars and vans park on the southern roadside of A149 and on occasions there is double parking on the road. The bus stops are a further hazard for vehicles that will accompany this development. While the Transport Report recognises that there have been accidents in the last five years in Brancaster, the significant increase in housing is likely to add to this risk not just with this development but particularly with the Saw Mill Road development.
- Policy 1 of the Neighbourhood Plan supports the provision of smaller dwellings. Even the two 3-bedroom houses with ensuite facilities incorporate a study which is easily converted to a bedroom. The houses are too large. Policy 2 covers Design, Style and Materials. The elevations appear to show cladding on units 1 and 2 which is not a traditional material.
- East facing windows on the second floor of units 2 and 5 are felt to invade the privacy of the housing to the east on Branodunum.
- Policy 3. It appears that the housing and hard landscaping may be over 50% of the plot.

Highways Authority: NO OBJECTION – conditionally; suggested conditions relate to width and surfacing of access road, visibility splays, internal garage dimensions, layout of parking areas.

Historic England: The application area is just outside of the boundaries of the scheduled monument known as 'Roman fort (Branodunum), Brancaster, Norfolk (Asset UID 1003983)' and may have a high archaeological potential and we would therefore recommend that a condition be applied to the development under paragraph 141 of the National Planning Policy Framework, and that the County's Historic Environment Service is contacted for advice on conditions.

On the basis of the information available to date, Historic England do not wish to offer any comments of objection. However, we would suggest that you seek the views of your specialist conservation and archaeological advisers (see above), and other consultees, as relevant. It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals, however, if you would like detailed advice from us, please contact us to explain your request.

Historic Environment Service: NO OBJECTION – conditionally; the proposed development site lies in an area with strong evidence of occupation and other activities of Iron Age and more especially of Roman date. The application area lies within the probable extent of the vicus, the settlement associated with the Roman fort of Branodunum which lies approximately 400 to the east. Parts of the area immediately east of the proposed development site were excavated in 1977 produced extensive evidence of roman occupation.

Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction).

A brief for the archaeological work can be obtained from Norfolk County Council Historic Environment Service.

The suggested wording of the condition has been provided.

Environmental Health & Housing - Environmental Quality: NO OBJECTION – subject to an informative re: asbestos

Environmental Health & Housing - CSNN: NO OBJECTION – conditionally; drainage details required; the use of ASHP's raises concerns re: noise implications; site construction hours; informatives re: asbestos removal, noise during construction work and soakaways

Norfolk Coast Partnership: NO OBJECTION– in principle; proposal is surrounded by existing development and in the development boundary, screened to some extent by mature trees; comments re: size of dwellings when it is clear in the NP that smaller 2 to 3 bedroom dwellings are needed in the village; small gardens contrary to the aims of the NP.

Arboricultural Officer: NO OBJECTION – conditionally; condition in accordance with the arboricultural report and plans authored by A T Coombes Associates.

Housing Enabling Officer: NO OBJECTION - on a site of 5 dwellings and less than 1,000m2 GIA, no affordable housing contribution is required.

Trails Officer: NO OBJECTION - highlight that a Public Right of Way, known as Brancaster Footpath 8 is aligned along the Western boundary of the site. The legal minimum width of this Public Footpath must remain open and accessible for the duration of the development and any subsequent occupation. We would wish to approve the details of any works to alter the boundary feature adjacent to the Public Footpath prior to any works being carried out, to ensure they meet the minimum standards we would require.

REPRESENTATIONS

8 objections (from 7 addresses) received referring to the following:

Principle:

- Brancaster is a small village with little infrastructure converting one nice family property well capable of modern family updates into 5 holiday homes puts severe strain on these inadequate facilities. More cars in an area already congested, more people travelling for provisions in more cars as no shops in village.
- Property to be demolished is not dilapidated as claimed
- This proposal does not follow paragraph 3.6 of the Brancaster Neighbourhood Plan 2015-2026 which states "if bungalows or houses are demolished they should be replaced like for like"
- Almost all of the proliferation of houses recently built are holiday homes. Surely it is time to call a halt, and insist that existing houses and their gardens are NOT pulled down for more holiday houses, but retained in much the same way as they already are, for proper full time occupation.

Design issues:

- Will cram in development
- Request the East and West ends of unit 3 and Unit 5 have "flint" built as Hempland Close.

- An infill mentality with two storey houses close to single storey properties is not good practice.
- Impact on neighbour amenity/noise:
- Proximity of unit 5 being approx. 6 ft from my property; visual impact and overshadowing is unacceptable
- Request that a 2 metre brick wall is built to replace the whole of existing chain link fence to the eastern side of the boundary before the commencement of the demolition of existing house, and that the bathroom window of unit 5 be replaced by glass bricks and an extractor fan used to give ventilation. If these two conditions were imposed it would go a very long way to overcome my misgivings about the project
- Unit 5 will be less than 28ft / 9 metres from my outlook and will overshadow my property. Again I refer you to the Brancaster Neighbourhood Plan 2015-2026 and to 3.5/4.2.3.
- Unit 2 is built very close to the boundary of our property (6 South Corner). This means that the new building will be very close to our house and be overbearing and will overshadow our property.
- A window is proposed on the east elevation of Unit 2 for the bathroom which will directly overlook our property and should be omitted from the plans for the development or made so that it cannot open and is glazed with translucent but not transparent glass.
- Our objections can be overcome if the site plans were reconfigured to allow the driveway to access the site from the entrance (as proposed by the developer) but via the east side rather than the west side where the current drive is located. If this were done then it would allow Units 1 and 2 to be placed more centrally between the existing properties in South Corner and Hempland Close. The garage block would also need to be moved to the west side. Any trees which would be affected by the change in the location of the driveway should be replaced by mature specimens (as the developers propose for other trees which will be affected by the plans) in the space used for the current drive.
- Concern regarding noise from additional residential units and associated traffic
- The demolition of the house will be noisy and intrusive.

Trees:

- The well-established trees should be protected

Highway safety:

- The road is a busy one; the entrance into the Saxon Fields estate opposite is busy; often cars park and are sometimes double parked, on the main road, and it is hazardous enough already getting out on to the road.
- There are two bus stops in the immediate vicinity, servicing both the Branodunum and the Saxon Fields estates. With the positioning of the bus-stops and summer traffic along this main road and with the over density / 16 car spaces of this build, are we going to just create an accident waiting to happen?

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

CS09 - Housing Distribution

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

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - Size of Houses

Policy 2 - Design, Style and Materials

Policy 3 - Footprint for New and Redeveloped Dwellings

Policy 4 - Parking Provision

Policy 5 - Replacement Dwellings

Policy 6 - Affordable / Shared Ownership Homes

Policy 9 - Protection and Enhancement of The Natural Environment and Landscape

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

The main planning considerations in regards to the application are:-

- Principle of Development
- Impact upon AONB and Visual Amenity
- Form and character
- Highway impacts
- Impact upon Neighbour Amenity
- Trees and Landscape
- Affordable Housing
- Other Material Considerations

Principle of development:

Brancaster, along with Brancaster Staithe and Burnham Deepdale, is part of the group of villages which have developed in a linear pattern along the A149. The settlement hierarchy designated the settlements as a joint Key Rural Service Centre as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy 2011.

The site lies within the village boundary of Brancaster, where the principle of development is acceptable. The whole village lies within the Area of Outstanding Natural Beauty.

The proposal seeks full planning permission for the proposed demolition of the existing dwelling on the site and the construction of 5 new residential dwellings.

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 Site Allocations and Development Management Policies Plan 2016:

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.

In terms of the Brancaster Neighbourhood Plan:

Policy 1 (Size of Houses) states that new dwellings should be a maximum of two storeys in height and that the provision of smaller dwellings of up to three bedrooms will be encouraged. It also states that dwellings with five bedrooms or more will be allowed in the case where evidence is provided that this is needed to provide the main residence of a household with long standing residency in the Parish.

Policy 2 (Design, Style and Dwellings) states that any new dwelling in the area should be carefully designed to blend in with adjacent properties in order to maintain the character of the village. The use of traditional materials is to be encouraged.

Policy 3(Footprint for new and redeveloped dwellings) states that new, redeveloped and extended residential buildings should occupy no more than 50% of the plot.

Policy 5 (Replacement Dwellings) states that replacement dwellings should occupy no more than 50% of their plots.

Given that the site is within the settlement boundary it is considered that the proposal would comply with the NPPFs presumption in favour of sustainable development. The principle is therefore supported.

Impact upon AONB and Visual Amenity:

The whole of the village is within the AONB. AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site is within the village but due to the layout of the built form long views of the site are restricted by other neighbouring properties and existing landscaping within the site and on adjoining boundaries.

The heights of the proposed dwellings are shown to be below full 2 storey and the scale of the additional development will not be overly apparent from outside the site due to the retention of a significant amount of existing planting. Consequently whilst the amount of development across the site will increase it is not considered this will likely have a detrimental impact upon the landscape character of the surrounding countryside nor the character of the village.

Given that the dimensions of the proposed new dwellings are compatible with surrounding development it is considered that the proposed development will not have a detrimental impact upon the natural beauty of the landscape in this designated area and there will be no harm to the wider scenic beauty of the AONB.

Form and Character:

The site lies in the coastal settlement of Brancaster on the northern side of the main A149. It is inside the development boundary as detailed in the Site Allocations and Development Management Policies Plan 2016.

The surrounding area comprises a mix of dwelling types and features. In terms of form and character it could be argued that this existing property, being a single unit on such a large plot, is out of keeping with other development along the A149 in terms of density.

The proposed development would retain the access point into the site and the access track down to the back of the site. In this regard there would be the least disruption to existing trees on the site, so that when viewed from the main road much of the character would be retained. A new section of replacement flint wall to the front of the site would reinforce local characteristics through the use of traditional materials.

The proposal shows a mixture of two detached properties mid way into the site and a row of three terraced towards the rear (northern) part of the site. The detached properties are set back approximately 14m into the site whilst the terraced properties are shown to be in line with the rear properties on Hempland Close.

The development is a mixture of 3 and 4 bedroom dwellings. In response to Brancaster Parish Neighbourhood Plan (BPNP) Policy 1 with regard to the encouragement of smaller dwellings, the units are shown to be more modest in size than those in the adjoining Hempland Close. Whilst smaller units of up to 3 bedrooms are encouraged, four bedroom dwellings are not prohibited through this policy.

All dwellings are shown to be below full 2 storey height. In terms of design the detached units 1 & 2 have a more 'farm cottage' appearance with lower eaves level and windows cut into the roof. Units 3, 4 & 5, again with a lower eaves level, are designed as a run of 'Barn Style' dwellings. Local materials are shown to be used and vernacular details follow traditional proportions. In response to Parish Council concerns amended plans now show all of the timber boarding removed from the original plans. The use of brick and flint reflects the local context and accords with the BPNP Policy 2 which advises the use of local materials.

The mid terrace unit 4 has no external access to the rear of the property. However, the applicant has pointed out that the internal layout means the kitchen has access to the front of the property where there is a bin storage area. A shed is shown to be located in the rear garden for storage of garden equipment and there is no grass shown to the front of the property. Accordingly there is no need for wheelie bins or lawnmowers to travel through the house.

In design terms inserting an opening along this continuous frontage would disrupt the barn-style appearance of the terrace of dwellings. Whilst a rear access is always generally encouraged, it is not considered this arrangement would lead to significant amenity issues in this case.

BNP Policy 5 refers to replacement dwellings and where an increase in number of dwellings is proposed this will only be acceptable where the resulting plot coverage does not exceed 50%. The plans show that the overall coverage of the five dwellings on the plot equates to approximately just 16% which is significantly beneath the policies acceptable 50% coverage. The proposal complies with this policy in this regard and the parish Council objection is not sustained.

The Norfolk Coast Partnership refer to the units having small gardens, but these are similar to some of those of surrounding sites. Units 1 & 2 in particular have rear gardens which exceed the depth of those which flank the development and also have additional land for parking and landscaping in front of the houses. There are no policies within either the Local or Neighbourhood Plan which set minimum garden sizes and these concerns are not shared.

The plans show that five dwellings can easily be accommodated on the site whilst maintaining a significant amount of garden land around each property. The proposal could be developed without harm to the form and character of the area, in compliance with national and local planning policy, including each of the relevant BNP policies.

Highway impacts

The existing access from the northern side of Main Road (A149) would continue to provide access to the site. It is proposed to widen the existing access to a width of 5 metres, to ensure two vehicles may pass.

To accommodate the 5 metre wide access road, the existing boundary wall along the southern boundary of the site will be repositioned. The repositioned wall facilitates visibility splays of 2.4 metres by 43 metres in both directions on Main Road (A149), in accordance with its 30mph speed limit.

The parking provision is in accordance with the standards outlined in the Brancaster Parish Neighbourhood Plan. The Neighbourhood Plan states that “new dwellings should normally provide a minimum of 2 off-road parking spaces”. The amount of parking also accords with the parking standards for Norfolk which are based on the number of bedrooms proposed for each dwelling and contained in Policy DM17.

Bus stops are located opposite the site access and approximately 20 metres east of the site access on the southern and northern sides of the A149 respectively. Third party concern was raised regarding the proximity to bus stops and potential danger to pedestrians and other road users from the increase in the amount of traffic the development would generate.

The Highways Authority has expressed no objection to the proposal, subject to the imposition of appropriate highways conditions. It is worth noting that the Highways Authority has requested a condition relating to the dimensions of the internal garage sizes. However,

the dimensions of the open carport to Unit 5 are already of appropriate size and the garages to Units 1 and 2 are over and above the required parking requirements. Accordingly it is not necessary to impose minimum internal dimensions in this case.

The Parish Council object to the increased use of the vehicular access into the site, given its proximity to Saxon Fields on the southern side where vehicles park along the road, and to the risk to pedestrians using the bus stops by the increased traffic. The Parish Council claims that additional traffic from development in the village, particularly the Saw Mill Road development, will result in more risk of accidents.

However, the Highways Authority confirms that the proposed improvements to the access onto the A149 meet the required visibility standards and they do not share the highway safety concerns of the Parish Council. The concerns about traffic generation from other sites cannot be considered through this application and have already been addressed during consideration of other planning applications.

Accordingly there are no outstanding highway issues.

Impact upon Neighbour Amenity

Policy DM15 states that proposals will be assessed against their impact on neighbouring uses and their occupants in terms of 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 poor design will be refused.

A number of comments have been received with respect to the impact to neighbour amenity. These relate to overlooking, the proposal being overbearing and noise from the additional residential units and associated traffic.

One third party suggestion was that the development be handed so that the access road ran to the eastern side of the site and Units 1 and 2 moved further west, away from the properties on Branodunum. However, the access track already exists and the creation of a new one would result in the removal of a significant amount of trees across the site to the detriment of its character.

In response to these objections and the matters raised the applicant has submitted amended plans which have reduced the width of Unit 1 and moved Unit 2 further to the west which increases the spacing to the boundary. This allows for improved planting along the east and west site boundaries. Additionally all side gable windows facing the east and west site boundaries have been removed to prevent overlooking of neighbouring properties.

Bin stores have also been shown on the plans and a communal bin storage area for all five units on bin days. Additionally sheds have been shown to be provided within each of the gardens of the properties.

Following the submission of the amendments the relationship between the dwellings as proposed and neighbouring properties has been re-examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and the development being overbearing.

Clearly the new development will be visible from other surrounding properties, but given the angles at which the windows are set, the orientation of the dwellings, the spacing between units and the retention of or enhancement of planting to boundaries it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of the adjoining

properties in terms of overlooking, being overshadowed or the new dwellings being over bearing, as a result of this proposal.

It is considered these amendments to the scheme improve the relationship with the neighbouring properties and that the scheme complies with the provisions of Policy DM15.

Third party concern has been raised regarding noise from demolition works and also from the development once complete. There will be disturbance during any construction phase, but this would be a temporary arrangement. The proposed domestic use is compatible with surrounding residential uses and there is no concern regarding neighbour amenity between existing and proposed uses.

In terms of neighbour amenity the proposal would accord with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Trees and Landscape

The site is well treed with established hedging to parts of the boundary. The application has been supported by an arboricultural report and plans. A total of 28 trees and three tree groups were included in the report. One tree is category A to be retained, 19 trees and 2 tree groups classified as Category B, suitable for retention where possible and 7 trees and one group classified as Category C i.e. small or in poor condition and do not have a significant role in the landscape. One tree needs removal due to its poor condition.

The report includes a tree constraints plan, management and replanting proposal and a tree protection plan.

The development would result in the loss of 7 Category B trees and 3 Category C trees, but it is proposed to mitigate this by replacement planting. All other trees will be retained and protected.

The Arboricultural Officer raises no objection subject to the works being undertaken in accordance with the arboricultural report and associated plans. This can be covered by planning condition. It is also recommended that a condition is added to retain the trees shown on the approved plan so that the character is retained.

Affordable Housing

The application proposes the demolition of Skippers Piece and the construction of five new dwellings, resulting in a total of net 4 dwellings. Given the amount of development proposed, which is net 4 and with a total floor area of less than 1,000m² gross internal areas (745 square metres), the affordable housing threshold is not met. Accordingly no affordable housing contribution is required in this case.

The Housing Enabling Officer has confirmed this and raises no objection to the proposal. There is no conflict with Policy CS09 or Policy 6 of the BPNP.

Other Considerations:

Following the Natural England standing advice it has not been necessary to seek an ecology report for this application.

The proposed development site lies in an area with strong evidence of occupation and other activities of Iron Age and more especially of Roman date. The application area lies within the

probable extent of the vicus, the settlement associated with the Roman fort of Branodunum which lies approximately 400 to the east. Consequently the Historic Environment Service requests that if planning permission is granted, this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141. This can be secured through planning condition.

Environmental Quality have no comments to make regarding contaminated land or air quality.

CSNN raise no objection subject to conditions regarding surface water drainage and the hours of construction. However, it is not considered necessary to restrict the working hours in this case, given the scale of the site and the modest number of units involved.

CSNN initially raised concerns regarding the use of air source heat pumps (ASHP's) due to the impact on neighbour amenity from the noise they generate. However, following ongoing discussions it is considered that the details can be submitted and controlled through planning condition, including measures to attenuate noise.

A Public Right of Way, known as Brancaster Footpath 8 runs along the western boundary of the site. The County Trails Officer wishes to approve the details of any works which alter the boundary feature adjacent to the Public Footpath prior to any works being carried out, to ensure they meet the minimum standards. However, there are no changes proposed to the footpath itself or moving of the site boundary.

The proposed layout incorporates a small area of open space to the south west corner of the site and a length of hedging along the western boundary which fall outside the private garden area of any of the individual dwellings. Accordingly it is recommended that a condition be imposed requiring details of the ongoing maintenance of these areas to ensure they are properly managed. Details of the bin stores and sheds can be controlled through planning condition.

Most third party comments have been addressed above, however, comment has been received that the existing house is not dilapidated and does not need to be demolished. However, the physical state of the property is not a critical factor when considering the demolition of a property to make way for new development in a village where there is a presumption in favour of development.

Third party concern has also been raised regarding the use of the proposed dwellings for holiday homes rather than for local people. Despite third party comments to the contrary, there are no policies within the BPNP which prevent homes being used for holiday purposes. Indeed the Plan recognises the high number of second homes within the coastal villages and that tourism is a big part of their economy. Whilst recognising the need to achieve a better balance in new properties for people who wish to live and work in the villages, the Plan also refers to the need to 'ensure there are reasonably sized houses available for holiday homes and rent.'

CONCLUSION:

The proposal seeks full planning permission for 5 dwellings following the demolition of the existing property. The site is within the settlement of Brancaster, which is a Key Rural Service Centre, where there is a presumption in favour of development.

The applicant has demonstrated that this number of dwellings can blend in with adjacent properties and areas to maintain the form and character of the village without significant impact on the landscape and scenic beauty of the nearby AONB.

The dwellings are a mix of sizes (3 and 4 bedroom properties) and house types (terraced and detached) of 1.5/ 2 storey heights. This mix accords with the policy requirements within the Brancaster Parish Neighbourhood Plan to ensure a balance is regained in terms of house sizes, giving a spread and variety of house size.

The plans indicate that the development could be achieved without detrimentally affecting adjacent neighbour's amenity and the proposal has been supported with appropriate surveys and studies in respect to trees and landscaping.

There are no outstanding highways issues

It is considered that the proposal can meet the provisions of the Site Allocations and Development Management Policies Plan 2016, as well as relevant policies within the Brancaster Parish Neighbourhood Plan, through planning conditions.

In light of the above, it is considered the proposal would accord with policies DM1, DM2 and DM15 of the Development Management Policies Plan 2016, The Brancaster Parish Neighbourhood Plan 2015-2026 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 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:
 - * Drawing No. D1.3-01107-SL, Site Plan, Location Plan
 - * Drawing No. D5.3-01107-UNIT 1, All Plans & Elevations & Sections for Unit 1
 - * Drawing No. D4.2-01107-UNIT 2, All Plans & Elevations & Sections for Unit 2
 - * Drawing No. D4.2-01107, Elevations – Units 3, 4 & 5
 - * Drawing No. D3.2-01107, Floor Plans – Units 3, 4 & 5
 - * Drawing No. D19.2-01107-GARAGE, Proposed Unit 5 Garage
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of 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.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 4 Condition: The boundary treatment hereby approved shall be completed before the occupation/use of each residential unit hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 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.
- 5 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 6 Condition: The development hereby approved shall be constructed in accordance with the conclusions of the arboricultural report and plans authored by A T Coombes Associate dated 09 October 2017. 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 the details that have been submitted to within the Arboricultural Impact Assessment. 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.
- 6 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 7 Condition: A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
- 7 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 8 Condition: Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded to a minimum width of 5.0 metres in accordance with the Norfolk County Council residential access construction specification for the first 5 metres as measured back from the near channel edge of the adjacent carriageway.

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.

- 8 Reason: In the interest of highway safety and traffic movement
- 9 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) 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.
- 9 Reason: In the interests of highway safety.
- 10 Condition: Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 10 Reason: In the interests of highway safety.
- 11 Condition: Prior to the first occupation of the development hereby permitted the proposed access, on-site car cycle parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 11 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 12 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 12 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 13 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 12.
- 13 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 14 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 12 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 15 Condition: No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 15 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 16 Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the sound power levels of the proposed unit(s), identify the distance from each unit to the nearest boundary and provide details of anti-vibration mounts, or noise attenuation measures. The scheme shall be implemented as approved, and thereafter maintained as such.
- 16 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 17 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.
- 17 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 18 Condition: Notwithstanding the details shown on the approved plans, details of the bin stores and garden sheds shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented as approved before any of the dwellings are occupied.
- 18 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 19 Condition: Notwithstanding the details shown on the approved plans, details of the flint wall to the front of the site shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed as approved before any of the dwellings are occupied.
- 19 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.