

Parish:	Feltwell	
Proposal:	New build 2 bedroom bungalow in part of existing garden	
Location:	24 Addison Close Feltwell Thetford Norfolk	
Applicant:	Mr T George	
Case No:	17/01691/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 10 November 2017 Extension of Time Expiry Date: 12 January 2018

Reason for Referral to Planning Committee – Officer recommendation is contrary to Parish Council recommendation

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for the erection of 1 No single storey dwelling in the curtilage of 24 Addison Close, Feltwell.

The site falls within the development boundary for Feltwell which is classified as a Joint Key Rural Service Centre (with Hockwold) in the Settlement Hierarchy of the Core Strategy (Policy CS02).

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is for a modest, two-bed, single storey dwelling, the submission of which follows pre-application advice.

The site falls within the development boundary for Feltwell which is classified as a Joint Key Rural Service Centre (with Hockwold) in the Settlement Hierarchy of the Core Strategy (Policy CS02).

The site lies within the bufferzone for Breckland Farm SSSI and in Flood Zone 1.

SUPPORTING CASE

None received at time of writing report.

PLANNING HISTORY

No recent relevant history although the formal pre-application process was followed and, subject to design, the LPA indicated that such a proposal would receive officer support.

RESPONSE TO CONSULTATION

Parish Council: **OBJECT** on the grounds of the development being back yard development

Highways Authority: **NO OBJECTION** subject to condition

Environmental Health & Housing – Environmental Quality: No comments to make in relation to air quality or contaminated land

REPRESENTATIONS

None received at time of writing report.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Other Material Considerations

Principle of Development

The site lies within the development boundary of a Joint Key Rural Service Centre. As such the principle of development is acceptable subject to compliance with other relevant planning policy and guidance.

Form and Character

The applicant has significantly reduced the scale, mass and appearance of the proposed dwelling from a 1.5 storey, 3-bed dwelling to a 2-bed, single storey property.

The proposed dwelling is now considered to be appropriate in terms of scale, mass and design to the plot and the wider locality.

The Parish Council objects to the proposed development on the grounds of it being backland development. However, the proposed dwelling would not sit behind the existing property in tandem formation, and your officers do not consider it represent backland development.

Neighbour Amenity

The ridge height of the dwelling is shown to be 5m and the eaves height 2.5m. The roof slopes away from the neighbour to the north. As such whilst there would be some overshadowing for part of the day, it would not be sufficient to warrant refusal. The single storey nature of the dwelling and the existing boundary treatment to the north (close boarded timber fence and planting) suggests there would be no material overlooking or overbearing issues.

Highway Safety

The Local Highway Authority has no objection to the proposed development on the grounds of highway safety subject to suitable conditions being appended to any permission granted.

Other Material Considerations

Impact on SSSI – The site is separated from the SSSI by existing built form. As such, and in line with Natural England's Standing Advice, the LPA can conclude that the application is unlikely to have a significant impact on the features on which the area was designated.

Crime and Disorder – The application raises no specific concerns in relation to crime and disorder.

Drainage – The application form suggests that foul drainage will be to the main sewer and surface water via soakaway. This is in accordance with the drainage hierarchy.

CONCLUSION

The site falls within the development boundary for Feltwell and no objections have been received on technical grounds.

Contrary to the Parish Council, your officers do not consider that the development is backland development, and that the proposed dwelling is appropriate for the site and represents an appropriate infill plot in accordance with relevant planning policy and guidance.

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: 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 plan drawing no: 15/1117.
- 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 (drawing number 15/1117) in accordance with the highway specification (Dwg. No. TRAD 1). 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 in the interests of highway safety in accordance with the NPPF and Development Plan.

- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 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.
- 5 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.
- 5 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.