

**AGENDA ITEM NO: 8/2(b)**

<b>Parish:</b>	<b>Brancaster</b>	
<b>Proposal:</b>	<b>Erection of detached dwelling with hardstanding and landscaping. Means of access from Broad Lane.</b>	
<b>Location:</b>	<b>Land S of Manor Farm And E of Manor Farm Barns Main Road Brancaster Norfolk</b>	
<b>Applicant:</b>	<b>Langton Homes</b>	
<b>Case No:</b>	<b>17/02072/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Jade Calton</b>	<b>Date for Determination:</b> <b>12 January 2018</b> <b>Extension of Time Expiry Date:</b> <b>5 March 2018</b>

**Reason for Referral to Planning Committee** – The views of the Parish Council are contrary to the Officer recommendation.

**Neighbourhood Plan:** Yes

**Case Summary**

The application site comprises an irregular shaped parcel of land measuring approximately 1074.8 square metres. The land was once garden land associated with Manor Farm House.

The site is situated on the northern side Main Road Brancaster but is accessed from the western side of Broad Lane.

The application seeks full planning permission for the construction of detached dwelling.

Brancaster is classified as a Key Rural Service Centre as listed in the Core Strategy's Settlement Hierarchy.

**Key Issues**

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

**Recommendation**

**APPROVE**

## THE APPLICATION

The application site comprises an irregular shaped parcel of land measuring approximately 1074.8 sq. m. It was once garden land as part of Manor Farm house. The application proposes a new detached dwelling with associated hardstanding and access drive.

## SUPPORTING CASE

A Design and Access Statement accompanies the application and offers the following supporting case:-

"The site is to be developed to provide a new detached dwelling with on-site parking, garaging provision and associated landscaping.

One detached dwelling is proposed for the application site, with its own dedicated access arrangements, private amenity space and allocated parking.

The unit will have its own allocated parking arrangements, with the provision based on the size of properties. In total the plot will have 1 garage space and 2 external spaces. There is no requirement for on-street parking.

Generally the principle behind the proposal was to design a scheme that provided high quality residential development that was sensitively integrated within the existing surrounding context, and that impacted minimally on the views along Main Street and Brancaster village itself.

Careful consideration has been undertaken to position the building with the least impact to the surrounding views in addition the dwelling has been arranged and positioned to enable vegetation screening to the south and east boundary by use of existing and proposed trees and planting.

The site is to be accessed off Broad Lane, via a previously approved gated entrance set back from the highway. The driveway beyond will provide adequate space for vehicles to turn and therefore enter and exit the site in forward gear.

The rear garden to the property faces the adjacent Manor Farm development.

The existing sub-station on the land will be further screened with planting to minimise is visual impact. Existing access will be maintained to the sub-station from Broad Lane for maintenance purposes.

In order to create interest and dilute the size and scale of the proposed buildings careful attention to detail and material palette has been demonstrated on the property. As the proposed scheme will be providing a new residential dwelling, the storey heights associated with such development will accord with a domestic scale. Whilst designing the dwellings the overall ridge heights were analysed and actively reduced in order to line through with the adjacent Manor Farm Barns and subsequently further reduce in height towards Main Street. For the property the ridge heights are varied to allow for visual interest and minimising the building mass, whilst maintaining suitable sized accommodation for the future occupants. All elements have been designed as 1.5 storey, therefore careful planning has taken place to design the first floor accommodation around the varied head heights.

Complexity of scale and therefore interest is further accentuated by the existing site levels that further reduce the visual height of the property behind the existing 1.2m boundary walls.

Within Brancaster and the adjacent residential site there is a mixture of soft Norfolk red/orange brick, chalk and flint walling particularly to boundary treatments and the roofs are mainly covered in red/orange clay pantiles or plain tiles. This development seeks to maintain this high quality of traditional materials with the use of chalk and flint walls and brickwork detailing around openings and quoins to the dwelling. Norfolk pantiles are proposed to the dwelling roof.

Cat slide dormers provide light into the first floor bedrooms, a style evident within the adjacent development and Brancaster. This is supplemented with the addition of conservation Velux windows to the rear.

Existing boundary treatments on the site are existing brick, chalk and flint walls, and reed fencing, the proposals seek to maintain these and supplement with additional brick, chalk and flint walls to match existing and vegetation screening for the substation.

Proposed vehicular access is via a previously approved access off Broad Lane. There is no change proposed to this access or boundary wall. A separate access drive is proposed off the approved private road, within the confines of the site"

## **PLANNING HISTORY**

17/00019/PREAPP: INFORMAL - approve with amendment: 30/05/17 - PRE-APPLICATION ADVICE (FULL WITH CONSULTATIONS): Conversion of existing manor farm house into 6 apartments with associated access and landscaping - Manor Farm House, Main Road, Brancaster

15/01746/F: Application Permitted: 24/02/16 - Creation of new access and construction of new wall - Manor Farm Barns, Main Road, Brancaster

15/00121/PREAPP: PreApp -Possible Approval with Amendment: 12/11/15 - Pre-application enquiry: Erection of dwelling and new access - Manor Farm Barns, Main Road, Brancaster

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** - Once again, this is a potential highway problem as we have already pointed out to you. Further Broad Lane access is not acceptable as there has already been the controversial decision to demolish an old historic wall to create a new access for the Manor Farm project.

Also, this is over development of this plot. Please refer to our Neighbourhood Plan.

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

**Conservation: NO OBJECTION** subject to conditions

**Trees: NO OBJECTION**

**Natural England: No Comments Received**

**Norfolk Coast Partnership: NO OBJECTION** - As the boundary wall will be retained and there will be sufficient tree cover including new planting, with a 1.5 storey height, I do not think that the proposal will have a negative impact on the AONB.

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** - The area of garden where the building is proposed to be built appears from the historic maps to have been a former pond which has subsequently been backfilled by unknown material. Therefore conditions are recommended.

**Environment Agency: NO OBJECTION**

## **REPRESENTATIONS**

**ONE** representation received from local resident **OBJECTING** on the following grounds:

- Existing parking / access problems on Broad Lane;
- Emergency vehicles are impeded;
- Accumulative impact with the development of Old Manor Farm House.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS08** - Sustainable Development

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 1** - Size of Houses

**Policy 2** - Design, Style and Materials

**Policy 8** - Protection of Heritage Assets and Views

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

- Principle of Development
- Form and Character and Amenity
- Highways
- Trees
- Other considerations

### **Principle of development:**

The site lies within the village boundary of Brancaster, where the principle of development is acceptable. The site also forms part of the Brancaster conservation area where the character and appearance of the conservation area should be preserved or enhanced through new development.

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 CS12 advises that proposals to protect and enhance the historic environment and landscape character will be encouraged and supported.

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.

The Brancaster Neighbourhood Plan also forms part of the Development Plan for the area and the following policies are particularly relevant:

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 to maintain the character of the village. The use of traditional materials is to be encouraged.

Policy 8 (Protection of Heritage assets and Views) states that developments will be expected to preserve or enhance the character, appearance and views of the Brancaster Conservation Area with regards to the built/cultural heritage.

## **Form and Character and Amenity:**

The site lies in the coastal settlement of Brancaster occupying a corner plot on the junction of the A149 and Broad Lane. It is inside the development boundary as detailed in the Site Allocations and Development Management Policies Plan 2016. The surrounding area comprises dwellings of traditional form and character in addition to the Grade I listed St Mary's Church on the opposing side of the road.

The proposed dwelling would have a similar form and character to a 'barn style' conversion which is considered to be appropriate given the recent development of Manor Farm Barns to the west. The design incorporates a gable roof and blends flint and brick with traditional Norfolk pantiles. The gable end forming the side (south) elevation will front the A149 and will be well screened to reduce the impact of the development in the streetscene.

The site forms part of the setting of a conservation area. The conservation officer has expressed the following view:

'Manor Farm and its associated agricultural buildings – all noted as being undesignated heritage assets - occupied a large site on the western side of Brancaster Conservation Area and the Conservation Area Character Statement comments that "the western approach has a rural feel with wide grass verges and the traditionally designed roofs and walls of the Manor Farm barn range".

The barns have already been converted to residential use and there is a valid consent to convert Manor Farm into 6 apartments so the open character of the site as a whole is slowly being eroded. The site is also opposite the Grade I listed St Mary's Church and is bounded on the east side by an imposing wall which in itself is a strong feature of the CA. The proposal to develop the site further therefore causes me some concern. However, with regard to this application – the new dwelling is to be located in the south east corner of the site adjacent to the barns which run along the roadside and its design matches one of the existing structures. It will therefore read as part of the original agricultural group and as such will not erode the character of the site as a whole or cause harm to the setting of the Church. The access will be via an existing opening in the boundary wall so impact will be minimal.

Overall I do not think that the proposed new dwelling will harm the character or significance of the conservation area and I therefore do not object to the application subject to conditions requiring a sample panel of the materials, a sample of the roof covering and window details.'

Taking these comments into account, it is not thought the proposal would negatively impact the setting of the conservation area and therefore would comply with policy 8 of the Brancaster Neighbourhood Plan. In addition the proposal would be of a style sympathetic to the surrounding area with the use of brick and flint which reflects the local context and can be given weight with respect to policy 2 of the Neighbourhood Plan. It is acknowledged that the main dwelling proposes four bedrooms, one more than what is generally preferred but this is not considered to be significant and would not contravene the aims of policy 1 of the neighbourhood plan.

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.

The layout of the proposed dwelling and relationship to adjacent properties would not be a cause for concern. The separation distance to the boundaries would prevent any

overbearing impact on neighbouring properties. The absence of windows on the side elevations and small rooflights to the rear would not be harmful in terms of overlooking.

### **Highway Issues:**

NCC Highways expressed no objections subject to conditions.

### **Trees:**

It was stated by the applicant that only trees not worthy of retention due to poor quality would be removed. The landscaping scheme shows that existing trees would be retained along the boundary with Main St and new ones planted which is considered to be acceptable. The arboricultural officer expressed no objections to the proposal.

### **Other Considerations:**

The proposal is not considered to be harmful to the Norfolk Coast Area of Outstanding Natural Beauty.

The recommended condition for vehicle access has not been added as this has been dealt with as part of application 17/01411/F relating to Manor Farm House.

### **CONCLUSION:**

The proposal comprises a detached dwelling with hardstanding and access from Broad Lane. The design would reflect that of dwellings in the area and is not considered to harm the setting of the Brancaster conservation area.

In terms of neighbour amenity, the proposed site layout does give a good level of separation with adjacent properties. The proposal is not considered to impact any neighbouring dwellings.

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 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 plan:  
Proposed plans and elevations drawing no P310 Rev B, proposed site plan drawing no P302 Rev B, proposed boundary treatment drawing no P303 Rev A, proposed landscaping plan drawing no 17.1328.006 Rev A

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development hereby approved shall be carried out in strict accordance with the following arboricultural plans:  
  
Tree Protection Plan compiled by Ian Stemp Landscape Associates dated 25/10/17.
- 3 Reason To ensure no adverse impact to trees in accordance with the NPPF.
- 4 Condition Prior to commencement of the use hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and 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 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.
- 5 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 6 Condition No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 6 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 Reason To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 8 Condition Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
  - (i) a survey of the extent, scale and nature of contamination;



- (ii) an assessment of the potential risks to:
- human health,
  - property (existing or proposed) including buildings, crops, livestock, pets,
  - woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 8 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 9 Condition Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 9 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 10 Condition The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 10 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 11 Condition In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition number 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition number 9, which is subject to the approval in writing of the Local Planning Authority.  
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition number 10.
- 11 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.