

AGENDA ITEM NO: 8/2(d)

Parish:	Great Massingham	
Proposal:	Proposed construction of 2 new three bedroom two storey semi-detached houses with associated parking, gardens, bike and bin storage. Also the construction of 5 new parking spaces with separate vehicular access to satisfy condition 5.ii) of the approved outline consent number 14/00184/O	
Location:	Land West of 119 Summerwood Estate Great Massingham Norfolk	
Applicant:	Rosemount Development Consultants Limited	
Case No:	17/02131/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 14 February 2018 Extension of Time Expiry Date: 12 March 2018

Reason for Referral to Planning Committee – Objections to a planning application on a Borough Council site.

Neighbourhood Plan: No

Case Summary

The site is contained within the development boundary of Great Massingham.

Great Massingham is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy.

The site has been used as an overspill parking area which is accessed via the Summerwood Estate.

Some members may recall that an application on this site was granted planning permission by members for a pair of semi-detached dwellings, 14/00184/O with all matters reserved.

This is a full application for a pair of two storey semi-detached dwellings with off-road parking and the provision of 5 parking spaces as originally imposed under condition 5 of 14/00184/O

Key Issues

Principle of Development
Form and Character
Neighbour Amenities
Highway Safety
Other Material Considerations.

Recommendation

APPROVE

THE APPLICATION

The site is contained within the development boundary for Great Massingham. Great Massingham being a Key Rural Service Centre, according to Policy CS02 of the Local Development Framework Core Strategy.

The site was originally designed to be used for overspill parking and comprises a concrete hard standing on the southern side of Sunnyside Road, Great Massingham with vehicular access is gained from the Summerwood Estate (south).

The site slopes away from north to south by 1.2m.

The built form in the locality is mixed in form and character. Adjacent (east) and to the south to the site are 2 bedroom single storey dwellings. Opposite (north) are two storey semi-detached dwellings. Agricultural fields lie to the west.

The site did have the benefit of an outline planning permission, 14/00184/O, for the erection of a pair of semi-detached dwellings with all matters reserved, granted by the planning committee. That application proposed a pair of semi-detached dwellings that indicatively scaled 8.4m (h) x 9.1m (d) x 5.6m (w). The pair of semi-detached dwellings were indicatively sited facing the properties on the Summerwood Estate.

The proposal seeks full planning permission, as the submission date for reserved matters for 14/00184/O has now lapsed, for a pair of semi-detached two storey dwellings that are constructed from brick and part rendered finish with pantile roof. The properties scale 7.3m (h) x 5.65m (w) x 8.3m (d) and face Sunnyside Road. Each property will have 2 parking spaces accessed from Sunnyside Road. The proposal also affords 5 parking spaces to the rear of the site accessed from the Summerwood Estate.

SUPPORTING CASE

The agent has not put forward a supporting case.

PLANNING HISTORY

14/00184/O: Application Permitted: 28/04/14 - Proposed development of existing informal parking area into semi detached unit incorporating 2no residential dwellings

RESPONSE TO CONSULTATION

Parish Council: No comment received at time of report

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

NCC Public Rights of Way: NO OBJECTION although Great Massingham footpath 18 is on the vicinity, it does not appear to be affected by the proposals. The Public Footpath joins Sunnyside road adjacent to the development site. The full legal extent of the footpath must remain open and accessible for the duration of the development and subsequent occupation.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

REPRESENTATIONS

None in regards to the amended scheme

6 objections to the original scheme on the following grounds

- I have always been lead to be believe that no. 5 parking space was allocated to 119 Summerwood estate.
- Not enough space to maintain the fence at 119.
- The turning area at the end of Sunnyside Road is used for parking where will these cars go.
- Not enough space for 2 semi-detached houses
- Overlooking
- Views blocked
- Sunnyside can't take more traffic
- Summerwood estate is very narrow and already has parked cars in the street.
- A construction company applied for permission to building on this site above 4 years ago and was not granted planning permission
- Nowhere for 122 to park vehicles.
- Sewer system issues
- Nowhere for emergency vehicles to turn around.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

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 planning considerations in regards to the application are:-

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

Principle of Development

The site lies within the defined settlement boundary of Great Massingham according to the Site Allocation and Development Management Policies Plan.

Development can therefore be supported in principle, subject to other material considerations.

Form and character

The form and character of development on Sunnyside Road comprises both two storey and single storey dwellings. These properties are mainly ex-authority dwellings with the exception of a relatively new estate that is constructed from Sunnyside Road. The properties on Sunnyside are set back from the street with some benefiting from off-road parking. All properties provide an active frontage to Sunnyside Road. The properties are either finished in brick or render.

In regards to the outline permission, all matters were reserved; however an indicative layout was submitted with the application that showed the gardens of the proposed properties backing onto Sunnyside Road and the proposed properties being located in a central position on the plot. It was considered in the Officer's report that the properties needed to face Sunnyside Road rather than the Summerwood Estate as shown on the indicative plan. The indicative properties scaled 8.2m high x 5.6m (w) x (d), to which no specific comment was made.

The scheme that has been submitted in this application details the properties facing Sunnyside Road. The properties are of scale and appearance that would conform to the buildings characteristics of the locality and scale 7.3m (h) x 5.65m (w) x 8.3m (d). The properties are set back from the road in a similar set back position compared with no. 119, both still retaining an adequate sized amenity space (enclosed by 1.8m high closed boarded fencing) with a bin and bike store to the rear.

In all, the scale, siting and appearance of the scheme does not cause a detrimental impact upon the established form and character.

Impact upon Neighbour Amenity

Third Party representations are concerned about overbearing, overshadowing and overlooking issues

The properties are over 20m to the front boundary of the properties on 51 and 52 Sunnyside Road and 20m away from the flank elevation of the 121 and 122 Summerwood Estate. At this distance it is considered that these neighbours will not be detrimentally affected in terms of any overbearing, overshadowing or overlooking issues. However, a condition is imposed to ensure that the en-suite windows in the northern elevation of the properties are obscurely glazed and can only open at a height of 1.7m above floor level.

Fields lie to the west of the site.

In regards to the neighbour to the east of the site, 119 Summerwood Estate, the flank elevation of the proposed eastern most semi-detached property is 5.3m away from the western elevation of 119, with the intervening space used for parking. It is noted that there is a window serving a bathroom to 119 on this elevation. However, the proposed property does not extend beyond the plane of the rear elevation of 119 and with the adequate spacing between the flanking elevations, it is considered that there would be no detrimental overbearing issues experienced by this neighbour. This neighbour will experience some limited overshadowing into this room during the late afternoon period into their garden area, but they do benefit from direct sunlight from the south. There will be a first floor window in the eastern gable end of the proposed easternmost semi- detached property which serves an en-suite. It will be conditioned that this window will be obscurely glazed and non-opening unless it opens above 1.7m of floor level.

Highway Safety

Third Party representations are concerned about the loss of an overspill parking area and a facility where emergency vehicles can turn around in. Other highway issues refer to the suitability of Sunnyside Road and the Summerwood estate to accommodate more vehicular traffic.

It was the intention of this area to provide parking to the properties on the Summerwood Estate only and not a facility to allow emergency vehicles to turn round. If cars were parked in this area it would have restricted the ability for such vehicles to return. Likewise, in respect to Sunnyside Road, the intention of the cul-de-sac at the end of this road is not for overspill parking.

Nevertheless, there is a wider issue in terms of the impact on residents, and on parking in the area in general, caused by the loss of the overspill parking area. Its value, as an overspill parking area, is limited due to its location at the end of the Summerwood Estate and it out of sight of the majority of those properties that are accessed from Walcup Lane. The likely users of this space would be those opposite the site (north), 121-122, and 115-116, who do have a driveway. A lot of properties have informally and formally created their own driveways and off road parking areas. There are also areas on the Summerwood Estate where cars can park in purpose built laybys and there are no double yellow lines that restrict them from parking on the street.

It is considered that there is enough space on the site for cars associated with the new dwellings to park off the highway from Sunnyside and still afford some parking spaces to the properties to the south, which have been detailed on the submitted plans. A condition is imposed that these are provided as shown on the submitted plan prior to the commencement of the development of the dwellings.

It is also of note that the same arguments were considered at the Planning Committee in 2014, when the original application for 2 dwellings and 5 extra parking spaces was approved.

Other Material Considerations

There are no implications on the Public Right of Way footpath no.18.

Third party representations raise issues in regards to foul water drainage. The Environmental Health and Housing –CSNN team on the 14/00184/O application required foul and surface water drainage details. This application details that the foul water drainage will go to mains and surface water drainage to SUDS, although no specific details have been provided in respect to surface water drainage. A condition requesting further details in respect to surface water drainage is therefore imposed.

The Environmental Health and Housing – Environmental Quality team has no objection to the proposal.

Third Party representations are concerned about noise and disturbance that will arise from the construction of the dwellings. Given the scale of the proposal it is not considered necessary to restrict timing of works, and in any case this is a short term impact.

CONCLUSION

Members previously considered that the site can principally accommodate a pair of semi-detached dwellings, in granting permission 14/00184/O. The indicative scale of the properties was not referenced as being a specific concern by the officers and no condition was imposed in regards to the scale of these properties. The indicative layout however was criticised on the grounds that the properties did not face Sunnyside Road.

The scale and appearance of these proposed properties, that form this application, are akin to development in the locality and face Sunnyside Road. The properties are sited at a distance from the neighbours to the north and south as not to cause a detrimental impact upon their amenity. The adjacent dwelling 119 Summerwood Estate, would also not be detrimentally affected by the proposed dwelling. Conditions will be imposed to ensure that the en-suite remains obscurely glazed with a restriction on the height of its opening.

Some replacement parking has been provided, and this would overcome many of the objections raised on that issue and will be secured by a condition, that this be provided in accordance with the plans prior to the commencement of the development of the dwellings.

The proposal is therefore recommended for approval 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 plans:-

- Proposed Site Plan - SRGM/019/101- rev C
- Proposed Floor Plans and Elevations - SRGM/019/102/ rev C
- Section A-A Through the site - SRGM/019/103/rev-C
- Proposed Bin and Bike Store - SRGM/019/104/ rev-C

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 proposed on-site car parking and turning area to serve the new dwellings shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

4 Condition Prior to the commencement of development on the dwellings hereby approved shown on site plan drawing no. SRG/M/019/101/rev-c the 5 parking spaces on the proposed site plan shall be provided and thereafter retained in accordance with SRG/M/019/101/rev-c unless otherwise agreed in writing by the Local Planning Authority.

4 Reason In the interests of highway safety and in order to ensure satisfactory development of the site.

5 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.

5 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.

6 Condition Before the first occupation of the dwelling hereby permitted the following windows shall be fitted with obscured glazing and any part of the windows that are less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Westernmost Semi-

- First floor window on the north elevation serving the en-suite on drawing 102/rev C

Easternmost Semi -

- First floor window on the north elevation serving the en-suite on drawing no. 102/rev c
- First floor window on the eastern elevation serving the bathroom on drawing no. 102/rev C

- 6 Reason To protect the residential amenities of the occupiers of nearby property.
- 7 Condition The fences shown on the approved plans shall be erected prior to the occupation of the dwelling to which they relate.
- 7 Reason In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.