

Parish:	Old Hunstanton	
Proposal:	OUTLINE ALL MATTERS RESERVED: New dwelling	
Location:	Seagrass 22 Golf Course Road Old Hunstanton Norfolk	
Applicant:	D Caplan	
Case No:	18/01197/O (Outline Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 24 September 2018

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

Neighbourhood Plan: No

Case Summary

Outline planning permission is sought for a detached dwelling located on Golf Course Road, Old Hunstanton. All matters are reserved at this stage with the principle of development being sought only at this stage by the applicant.

The site is currently garden land to the rear of no 22 Golf Course Road. There are no particular site constraints.

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highways Issues
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

Outline planning permission is sought to subdivide the site and construct a detached dwelling. A new vehicle access is proposed from Ashdale Park which is situated to the east of the site. All matters are reserved at this stage with the principle of development being sought only by the applicant.

The site is currently garden land located to the rear of no 22 Golf Course Road. There are no particular site constraints.

SUPPORTING CASE

The applicant has submitted a design and access statement with the following information:

USE & LAYOUT

The proposal is for a 2 storey dwelling to the garden area of an existing dwelling on Golf Course Road, Old Hunstanton. The proposed dwelling will be sited to the South of number 22, with the access being proposed from Ashdale Park. The donor dwelling was granted planning permission in 2004 (Ref. 04/00751/F), and is one of two proposed dwellings. The dwelling currently benefits from a very generous South garden, part of which we propose to utilise as the area in which the proposed dwelling would be constructed. The donor dwelling will still benefit from a generous south facing garden, and the proposal will not affect any parking arrangements. The donor dwelling will not require any alterations in order to implement this proposal. The proposed dwelling will also benefit from a generous south facing garden. If the proposal is proven viable, subsequent design shall ensure that no overlooking will occur to any neighbouring property.

The associated drawing shows an indicative proposed layout for illustrational purposes only. Indicative site area;

Proposed Site (Edged in red) – 605m²
Indicative Garden Space – 335m²
Indicative proposed dwelling footprint – 148m²
Indicative Parking & Turning area – 122m²
Indicative Plot Coverage – 24.4%

HISTORIC USE

Given that the site was only developed in 2004, the historic maps mainly show a vacant piece of land. Having reviewed the historic maps, on the 1988 aerial photograph the site is shown as open land. The 1946 aerial photograph also shows the site as vacant, but with little development to the surrounding area. The first edition OS map does not show the site as a single piece of land, but as part of a larger section which is well defined. The tithe map shows a very sparse village but again with the site being part of a larger piece of defined land.

SCALE & APPEARANCE

The intention is to provide one 2 storey dwelling house. The attached drawing shows an indicative house plan and section detail. By utilising modern detailing and materials it is possible to keep the roof pitch low and therefore lower than the existing house which itself is only of

average height. The houses on Wodehouse Road- to the South of the proposed dwelling sit some 5m higher – ground level difference and are 2 storey dwellings, some with second floor extensions and conversions. At this stage, materials and design would be presented further to a Full application submission, however any proposal will take into consideration the setting and properties within the area.

ACCESS

The proposal is for one new access from Ashdale Park serving the proposed dwelling. The access will be situated to the East of the site, and positioned at the end of an existing turning

head. The proposed layout is indicative and it is anticipated that further details would be provided further to NCC Highways guidance and recommendations. The indicative plan allows for integrated parking space for 2 vehicles, with ample space for further parking and turning, so that vehicles may leave in forward gear.

LANDSCAPING

Details would be specified when submitting a Full Application submission. The site allows for significant private amenity space and large private gardens to the rear, providing a generous south-facing garden space.

SENSITIVE DEVELOPMENT QUESTIONNAIRE

Following the historical use and confirming that there are no landfill sites within proximity of the proposed development site as well as the use being of a private garden and open fields before, with no storage of fuels ever being on the site, we believe that the risk of contamination is highly unlikely.

PLANNING HISTORY

2/03/0304/O Site for construction of 2 dwellinghouses (revised Scheme) PER - Application Permitted
04/00751/F Construction of 2 dwelling houses with detached garages PER - Application Permitted

RESPONSE TO CONSULTATION

Parish Council: OBJECTION on the grounds of:

- Backland development
- Access through Ashdale Park with restricted visibility

Highways Authority: NO OBJECTION The following comments were received: 'Whilst I note that the junction with Wodehouse Road has restricted levels of visibility due to overgrown frontage hedgerows, I do not consider that an objection would be warranted for a single additional dwelling served from an existing adopted road, however access is proposed over 3rd party land to the rear of the existing footpath, as such, I would advise that an agreement with the landowner would be required to gain access to the site. Subject to the above agreement, I am able to comment that in relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the grant of consent.'

Highway conditions recommended relate to inward open gates and a parking/turning area in accordance with the adopted standards.

Environmental Quality: NO OBJECTION Based on the information supplied, no comments to make regarding contaminated land or air quality.

Natural England: NO OBJECTION

REPRESENTATIONS

There were **SIX** letters of **OBJECTION** concerning:

- Impact to the character of the area
- Overlooking
- Backland development
- Increase in traffic congestion
- Restricted visibility
- Overshadowing
- Increase in noise
- Highway safety issues
- Drainage concerns
- Flood risk
- Loss of privacy

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character / Neighbour amenity
- Highways / access
- Other Material Considerations

Principle of Development

The application site lies within the development boundary for Old Hunstanton. Therefore in line with Policy DM2 of the Site Allocations and Development Management Policies Plan

2016(SADMP), development will be permitted within the development boundaries of settlements provided it is in accordance with the other policies in the Local Plan.

Form and Character / Neighbour Amenity

The outline application has provided only an indicative layout, and so at this stage there is little to comment on regarding the form and character of the proposal or the impact on neighbour amenity. The proposed dwelling would be set in behind the build line of Golf Course Road amounting to backland development. It is the view of the Officer that given the size and location of the site that a suitable scheme could be designed without detriment to the locality as a whole. The presence of the donor and neighbouring property would obscure the proposed development to a large degree whilst the variation in the arrangement of dwellings in the area would indicate it would not be harmful to form and character.

The applicant has stated in the design and access statement submitted that the intention is to construct a two storey dwelling with modern design and detailing provided at reserved matters stage. As all matters are reserved at this stage, the issue of height can be considered in full at reserved matters stage. The assessment has also considered the layout and relationship to neighbouring properties in which it is thought there would be no significant impact in terms of overshadowing and no objection is raised at this stage. The development would therefore be in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Highways / Access

Although the issues of the existing junction have been noted, NCC Highways have raised no objections but have stated that the access would cross third party land which would require a suitable legal agreement. This matter can be dealt with separately and would not prevent the granting of planning permission. An informative note can be attached to any permission highlighting this issue. They have also suggested conditions relating to any proposed gates and to ensure a suitable parking/turning area, which would be attached to any consent.

Other Material Considerations

The site is not located within a flood zone. Drainage has been raised through representations in which a suitable condition can be attached to address this issue.

CONCLUSION

The principle of residential development on this site is in accordance with the National Planning Policy Framework and the adopted Local Plan, based on the information provided to date. The site falls within the development boundary which meets Policy DM2 of the SADMP. Officers consider that a suitably designed scheme can come forward at reserved matters stage that would not adversely affect neighbour amenity or the visual amenities of the locality as a whole. Further no objections have been raised by statutory consultees. On this basis, the development is considered fully acceptable in accordance with Policy CS02, CS08, of the Core Strategy 2011 and Policies DM1, DM2 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 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: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 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.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 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.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 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.
- 5 Condition: Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway
- 5 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking & turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 7 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site 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.
- 7 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.