

Parish:	Methwold	
Proposal:	Construction of two dwellings	
Location:	The Yews 10 Buntings Lane Methwold Thetford	
Applicant:	J Webb & C Morris	
Case No:	18/01732/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 21 November 2018

Reason for Referral to Planning Committee – Called in by Councillor Peake

Neighbourhood Plan: No

Case Summary

The application site is on Buntings Lane, to the south of the village of Methwold. It falls outside but is adjacent to both the development boundary for the settlement as defined by Local Plan Map G59 of the Site Allocations and Development Management Policies Plan (SADMP), and Methwold Conservation Area.

This application is for full planning permission to construct two detached three-bedroom dwellings. The site is currently used for storage and parking, with access proposed to the south of the site utilising an existing vehicular access. To the north of the site a residential development is currently under construction, and to the south a recently built large detached house.

Key Issues

- Principle of Development
- Highways / Access
- Form and Character and Impact on the Conservation Area
- Neighbour Amenity
- Other materials considerations

Recommendation: REFUSE

THE APPLICATION

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Local Plan Map G59 of the Site Allocations and Development Management Policies Plan (SADMP), and Methwold Conservation Area.

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SUPPORTING CASE

The application site is just outside the current defined Development Area of Methwold, although immediately adjacent to it. Since that Development Area was defined, planning permission was granted for the replacement dwelling which is now no.10 Buntings Lane, completed in 2017 and also for the development of the Petch House site to the north. This approved development, is now under construction. Plot 4 of that development will be adjacent to the northern boundary of the application site. Part of the approval for the replacement dwelling at no.10 included a large garage or a garage/storage shed, which would occupy part of the application site, but has not yet been built. The application site is wholly contained within the residential curtilage of no.10 and is considered to be brownfield land.

Although outside the current Development Area, it is understood that this is under constant review, especially bearing in mind the Council's ongoing commitment to provide a 5 year supply of housing land.

Given the location of the application site, its relationship with the adjacent development and its position in the existing village, it is suggested that this proposal forms logical infill and would be sustainable and, therefore, would comply with National Planning Policy.

PLANNING HISTORY

18/01677/F: Application Withdrawn: 24/09/18 - Construction of two dwellings - 10 Buntings Lane

17/01699/DISC_B: Discharge of Condition final letter: 24/09/18 - Discharge of conditions 9 and 10 of planning permission 17/01699/F: Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall - Petch House

18/01174/F: Application Withdrawn: 15/08/18 - Construction of two dwellings - The Yews

17/01699/DISC_A: Discharge of Condition final letter: 28/02/18 - DISCHARGE OF CONDITION 3: Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall. - Petch House

17/01699/F: Application Permitted: 28/11/17 - Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall. - Petch House

17/00022/F: Application Permitted: 20/02/17 - VARIATION OF CONDITION 2 OF PERMISSION 16/00700/F: Construction of replacement dwelling and garage following demolition of existing dwelling - The Yews

16/02136/F: Application Withdrawn: 20/01/17 - Construction of four dwellings and garages, including garage for Petch House, repositioning access and demolition of existing boundary wall - Petch House

16/01307/F: Application Withdrawn: 14/10/16 - Construction of four dwellings and garages including garage for Petch House, repositioning and demolition of existing boundary wall - Petch House

16/00700/F: Application Permitted: 02/06/16 - Construction of replacement dwelling and garage following demolition of existing dwelling - The Yews

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority: NO OBJECTION

Where Buntings Lane junctions Hythe Road, visibility and the width of the junction is found to be acceptable. However, the Local Highway Authority is mindful that the majority of Buntings Lane is not hard surfaced and loose material does get carried onto the highway. This application would result in approximately 12 additional vehicle movements per day, increasing the potential for material to be carried onto the road. Therefore it is recommended a condition be applied to ensure the first 5m of the junction be hard surfaced.

Also recommends an informative be attached in the event of approval.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

No comments regarding flooding. Site is located above a principle aquifer, but do not consider the proposal to be high risk.

Environment Agency: No comment

Conservation Officer: (Verbal) NO OBJECTION

This site is on the outer boundary of the conservation area. The wall in front of the site has some historic value and affects views into and out of the conservation area, and provides some screening of the building sites which is important. The plans show two pedestrian openings to this wall and would therefore request that as much of the historic wall be retained as possible, and not demolished and rebuilt in modern brick.

Updated comments 24/10/18 – With reference to the amended plans, from a conservation point of view this is obviously an improvement and therefore have no objections.

Arboricultural Officer: NO OBJECTION

Having considered the application, could both tree retention and protective fencing be conditioned.

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

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 considerations are:

- Principle of Development
- Highways / Access
- Form and Character and the impact on the Conservation Area
- Neighbour Amenity
- Other materials considerations

Principle of Development

The application site lies in the village of Methwold which is categorised as a joint Key Rural Service Centre with Northwold. The application site lies outside of the development boundary for the village, but does adjoin it.

Policy DM2 (Development Boundaries) of the Site Allocations and Development Management Policies Plan (adopted Sept 2016) states that areas outside development boundaries will be treated as countryside where new development will be restricted and limited to that identified as suitable in other policies of the local plan. In this case, the two dwellings do not meet any of the criteria set out in other local plan policies. Therefore in accordance with Policy DM2 the application is contrary to adopted Local Plan policy.

Highways / Access

The Local Highway Authority has not raised any objections to the proposed scheme. Buntings Lane is not an adopted road, and the junction at Buntings Lane and Hythe Road is considered to be acceptable. However, given the additional vehicle movements, the Local Highways Authority recommends that a condition should be attached to any planning consent to require that the first 5m of the highway from the junction be hard surfaced.

Form and Character and the impact on the Conservation Area

The proposed scheme is for two detached cottage-style dwellings, with three bedrooms and a centralised front porch. The layout of the site is such that the dwellings front onto Buntings Lane, with private gardens to the rear of the dwellings. The access is via an existing access to the south of the site, and it is proposed that parking for the dwellings is located to the west of the site, beyond the residential gardens.

The application site lies between a large detached dwelling to the south west, and to the north a site currently under construction for 4 new dwellings. To the west of the site is a residential caravan. Therefore the application site is within an established residential area. The two detached dwellings proposed are entirely appropriate in layout, scale and design and respond to the neighbouring forms of development existing and proposed. The materials proposed reflect the existing dwelling to the south, and are the same brick type to be used in the development to the north (J Medler Highcliffe Weathered Buff brick).

The original scheme proposed breaks in the existing boundary wall to the east of the site, however the amended scheme removes the proposed breaks and retains the existing wall in its entirety. The conservation officer does not object to the scheme and recognises that the retention of the original historic wall is an improvement to the scheme. Overall it is considered that there would be limited impact on the form and character of the locality or the setting of the Conservation Area.

Neighbour Amenity The siting and spacing of the new dwellings to each other, and the developments either side of the site are considered to be appropriate. Likewise there is sufficient distance between the scheme and the existing residential caravan that there is no detrimental impact on neighbour amenity. While the parking area is located within the vicinity of the existing dwelling to the south and the residential caravan to the west, this is only to serve the two dwellings, there is still separation and boundary treatments in place, and it is not considered that the vehicle movements would be so significant as to cause noise and disturbance issues.

Other material considerations

There is an existing well established tree to the north of the site, adjacent to the site boundary. The Arboricultural Officer has requested that the tree is retained and protective fencing put in place during construction, and that any planning consent is conditioned accordingly.

The application site is located within Flood Zone 1 and Flood Zone 3, with the dwellings built within Flood Zone 1 and part of the rear gardens and the parking area in Flood Zone 3. The dwellings would be located in the lowest flood risk zone and therefore passes the sequential test in accordance with the NPPF and Policy CS08 of the Core Strategy (2011). The Environment Agency has confirmed they have no comments to make on the scheme.

It also falls within the 2000m buffer area for Breckland Forest SSSI. However, the application site is some distance from the designated site with built form around it and therefore would be unlikely to have any impact on the SSSI.

Conclusion

While there are no objections to the proposed scheme, and the form and character of the proposal responds well to the locality, the application site is located outside the development boundary for Methwold and as such a principle policy objection stands. Therefore the proposal is contrary to policy CS06 of the Core Strategy (2011) and policy DM2 of the Site Allocations and Development Management Policies Plan (2016) and is duly recommended for refusal.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies outside the development boundary for Methwold as defined by Inset G59 Methwold and Policy DM2 of the Site Allocations and Development Management Plan 2016 and is therefore countryside where countryside protection policies apply. The applicant has not provided any special justification why countryside protection policies should be relaxed. The proposed development is therefore contrary to the provisions of Paragraph 79 of the NPPF, Policy CS06 of the Core Strategy 2011 and Policy DM2 of the Site Allocations and Development Management Policies Plan 2016.