

## AGENDA ITEM NO: 8/3(d)

<b>Parish:</b>	<b>Old Hunstanton</b>	
<b>Proposal:</b>	<b>Outline Application: Construction of two dwellings following demolition of existing dwelling and garage</b>	
<b>Location:</b>	<b>The Chalet 19 Golf Course Road Old Hunstanton Norfolk</b>	
<b>Applicant:</b>	<b>Mrs Fowler &amp; Mrs Howell</b>	
<b>Case No:</b>	<b>18/01824/O (Outline Application)</b>	
<b>Case Officer:</b>	<b>Mrs N Osler</b>	<b>Date for Determination: 11 December 2018 Extension of Time Expiry Date: 8 February 2019</b>

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

**Neighbourhood Plan:** No

### **Case Summary**

Outline permission with all matters except access for two dwellings following demolition of the existing dwelling and garage is sought.

The site lies wholly within the development boundary of Old Hunstanton, a Rural Village.

The site lies within the buffer zone of a SSSI.

### **Key Issues**

Principle of Development  
Highway Safety  
Form and Character  
Residential Amenity  
Protected Sites  
Crime and Disorder  
Other Material Considerations

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

Outline permission with all matters except access for two dwellings following demolition of the existing dwelling and garage is sought. The dwelling lies on elevated land facing the

dunes to the north. The garage is on lower ground to the south and is a double garage with parking in front.

The site lies wholly within the development boundary of Old Hunstanton, a Rural Village.

The site lies within the buffer zone of a SSSI.

The site is not at risk of flooding.

## **SUPPORTING CASE**

To follow

## **PLANNING HISTORY**

No recent relevant history

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** on the grounds of overdevelopment of the site and it is unclear how the proposed car parking would work in practice.

**Local Highway Authority: No objection** Whilst the shortcomings of the unadopted Golf Course Road are acknowledged, given the existing level of development, it is very difficult to consider that additional dwellings on this site would create any highway safety concerns sufficient to warrant objection. I therefore have no principle objection to the proposal. However the application should be able to provide on-site parking facilities to the requirements of your Authority's adopted parking standards.

**PROW Officer: No objection** This application is unlikely to result in an objection on Public Rights of Way grounds, as although Hunstanton FP13 in vicinity, it appears not be affected by the proposal.

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

**CSNN: No objection** subject to condition relating to surface water drainage.

**Natural England: No comments** to make in relation to impact on SSSI.

**REPRESENTATION** Five letters of objection / concern have been received. Whilst the majority of letters do not object to the principle of the development, one does, suggesting overdevelopment. The main concerns raised can therefore be summarised as:

- Overdevelopment
- Overlooking
- Height of replacement dwellings should be no higher than existing dwelling
- Concerns relating to construction / damage to neighbouring properties in relation to retaining walls and foundations of neighbouring properties
- The parking would be unworkable (these comments were made in relation to the original proposal).

## **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
- Highway Safety
- Form and Character
- Residential Amenity
- Protected Sites
- Crime and Disorder
- Other Material Considerations

### **Principle of Development**

The site lies within the development boundary for Old Hunstanton which is classified as a Rural Village, capable of modest development, in the settlement hierarchy of the Core Strategy (Policy CS02).

In this regard the principle of development is to be supported subject to compliance with other relevant planning policy and guidance.

### **Highway Safety and Neighbour Amenity**

The Local Highway Authority raise an objection on the grounds of highway safety and parking provision would be in line with current standards.

Amended plans have been received that show a reduced amount of parking. The original proposal indicated three spaces per dwelling in a tandem formation; basically a block of six car parking spaces. This would not only look cramped but its functionality is questionable, and the impact the manoeuvring of vehicles could have on neighbour amenity unacceptable. The Parish Council also objected on this basis (as well as overdevelopment of the site).

Amended plans were requested reducing the parking provision to four (two per dwelling). This would be in line with the existing parking provision (two within the garage and two in front of the garage).

To try and control this aspect the number of bedrooms of the proposed dwellings could be restricted, by condition, to three; although it is acknowledged that this would not wholly be able to control the number of vehicles associated with either dwelling. The Parish Council did not comment further on the amended plans and it is therefore reasonable to consider this had addressed their concerns in relation to this aspect of the proposed development.

### **Form and Character**

The application is in outline with all matters except access reserved for future consideration as such this issue cannot be fully considered at this time. Notwithstanding this, whether the site could accommodate two dwellings as opposed to one is a material consideration. In this regard your officers believe the site could accommodate two dwellings without detriment to the visual amenity of the locality. However, dwellings along the 'dune ridge' are generally low level and modest in design. As such any reserved matters application will have to take this into account.

### **Residential Amenity**

The change in levels between the dune facing properties to the north and those abutting Golf Course Road to the south is substantial. Careful consideration has been given to the impact on neighbouring properties, especially the property to the immediate south of the site (No.17 Golf Course Road). Currently there is an extensive hedge that protects No.17 from overlooking from No.19. However, a new dwelling further east in the plot would go past the area the current hedge protects.

The height of the proposed dwellings will not only impact on visual amenity, but would have considerable impact in relation to overlooking. As such, as previously mentioned, the height of any scheme submitted at reserved matters stage will need to take this into account. Additionally the internal layout could also be such that non-habitable rooms are at first floor on the southern elevation of the properties. This cannot be fully considered at this stage given the outline nature of the application, but nevertheless there is likely to be a design solution to suitably address any material overlooking.

### **Protected Sites**

Natural England had no comments to make in relation to the impact of the proposed development on protected sites.

### **Crime and Disorder**

There are no specific crime and disorder issues.

## Other Material Considerations

Surface water drainage, as requested by CSNN, could be suitably conditioned if permission is granted.

In relation to third party comments, the majority have been addressed above, and construction damage is a civil matter.

## CONCLUSION

The proposed development would result in an additional dwelling within the development boundary of a Rural Village as such the principle is to be supported. No objections have been received on technical issues and the applicant / agent has reduced parking provision and confirmed agreement to conditions relating to ridge height and number of bedrooms which would go some way to addressing the concerns raised by the Parish Council and third party representatives as well as your officers.

It is therefore considered, on balance, that the application should be supported subject to the following conditions.

## RECOMMENDATION:

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

- 1 Condition Approval of the 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 Prior to any works relating to surface water drainage, surface water drainage details shall be submitted to and agreed in writing by the Local Planning Authority. The

drainage details shall be constructed as approved before either dwelling hereby permitted is occupied.

- 5 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 6 Condition In relation to access only the development hereby permitted shall be carried out in accordance with drawing no 445-01 Rev.C.
- 6 Reason For the avoidance of doubt and in the interests of proper planning.
- 7 Condition The dwellings hereby permitted shall have no more than three bedrooms each.
- 7 Reason To enable some control over the vehicular activity / parking associated with the development hereby permitted in the interests of visual and neighbour amenity in accordance with the NPPF and Development Plan.