

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

|                      |   |  |
|----------------------|---|--|
| <b>Parish:</b>       | <b>Sedgeford</b>  |  |
| <b>Proposal:</b>     | <b>Reserved Matters Application: construction of three dwellings (amended design)</b> |  |
| <b>Location:</b>     | <b>Land Adjacent The Chimneys Docking Road Sedgeford</b>                              |  |
| <b>Applicant:</b>    | <b>Casini Systems</b>   |  |
| <b>Case No:</b>      | <b>18/02145/RM (Reserved Matters Application)</b>                                     |  |
| <b>Case Officer:</b> | <b>Mr Philip Mansfield</b>  | <b>Date for Determination:<br/>25 January 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**

The application site relates to land adjacent to The Chimneys, Docking Rd, Sedgeford. The site is adjacent to the Sedgeford Conservation Area.

The proposal is a revised reserved matters application for three new dwellings.

### **Key Issues**

Principle of Development  
Form and Character and amenity  
Highways  
Other considerations

### **Recommendation**

**APPROVE**

### **THE APPLICATION**

The application site relates to an area of land adjacent to The Chimneys located on Docking Road, Sedgeford. It is situated outside the main village at the end of a continuous built up frontage.

The application is a revised reserved matters application relating to three new dwellings. The alterations comprise dormer windows to the front and rear elevations of plots 1 & 2 and creating a third floor as part of plot 3. There are also alterations to the design of the garages which would now be attached to the dwellings.

## **SUPPORTING CASE**

The applicant has not submitted a design and access statement but has made a representation in response to the parish council comments. The key points are as follows:

### **Objection:**

The size of the properties has been increased with rooms in the roof making them significantly larger properties when the Neighbourhood Plan favours smaller 2/3 bedroom properties.

### **Response:**

Plots 1+2 have the same number of rooms as the previously approved reserved matters application ref 17/01238/RM. The overall width is the same, the eaves line is the same and there are rooms in the roof of the previously approved scheme.

Plot 3 has one additional bedroom in the roof however the proposed footprint, eaves and ridge line remain the same as previously approved making better use of the space.

### **Objection:**

The roof lines look much higher than those of the surrounding properties.

### **Response:**

These are the same as previously approved reserved matters application ref 17/01238/RM and consistent with properties directly opposite the site.

### **Objection:**

None of the proposed windows have glazing bars which is common in all other properties in the area.

### **Response:**

While some windows in the area have centre glazing bars not all have them do, there is a mix of window types on the Docking Road however if glazing bars are required these could be conditioned.

### **Objection:**

Windows overlook the properties in the area especially the roof windows.

### **Response:**

The proposed roof windows to the front of plots 1+2 are 26.6m from the properties to the front of the site. This is good distance of separation and given the typography of the site the proposed windows will not be directly opposite opposing windows.

### **Objection:**

The block is a continual line of development with no spaces again not the same as many in the setting.

### **Response:**

The proposed line, position and width of the dwellings is the same as previously approved reserved matters application ref 17/01238/RM.

## **PLANNING HISTORY**

15/02007/O Erection of 3 no. residential dwelling houses PER - Application Permitted

17/01238/RM Reserved Matters Application: Erection of three dwelling houses PER - Application Permitted

18/02145/RM

Planning Committee  
4 February 2019

## **RESPONSE TO CONSULTATION**

### **Parish Council - OBJECTION:**

- Contrary to emerging neighbourhood plan
- Size and number of bedrooms
- Ridge height
- Design of windows
- Overlooking

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

**Conservation Officer – NO OBJECTION:** - subject to conditions

**REPRESENTATIONS** None received

## **LDF CORE STRATEGY POLICIES**

**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**

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

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

### **Principle of development:**

The principle of development has previously been established as acceptable under planning permission 17/01238/RM. This application seeks amendments to the previously approved scheme.

It is understood that Sedgeford Parish Council are in the process of producing a Neighbourhood Plan which is currently being consulted on and has not been adopted at this stage. Given the early stage it is at, no weight has been afforded to the Neighbourhood Plan.

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

The application proposes minor changes to the design of the dwellings, the proportions and layout however would remain unchanged from the previous approval. It is considered that the dwellings would be adequately spaced within the confines of the plot and in relation to the existing built form.

Plots 1 and 2 are semi-detached dwellings which originally featured rooflights on the rear elevation. These are to be replaced by dormer windows to both the front and rear elevations. Given these would be front facing towards the highway, they are not considered to be harmful in terms of overlooking. There are no immediate neighbours to the rear of the application site so there would be no overlooking issues from this elevation either.

Plot 3 is detached and it is now proposed to create an additional floor. There would be no increases in height but rather a rooflight to the front and dormer to the rear elevation. As with plots 1 & 2, there is thought to be no overlooking resulting from this dormer window.

The proposed garages would now be attached to the dwellinghouses.

It is considered that the proposal sustains the character of the adjacent conservation area and that the changes to the design of the dwellings would not be harmful in this regard.

### **Highway Issues:**

NCC Highways expressed no objections subject to a condition relating to the parking and turning area.

### **Other Considerations:**

There are no other considerations.

### **CONCLUSION:**

The proposal is a revised reserved matters application. The changes are relatively minor and would not negatively impact upon the character or appearance of the adjacent conservation area and are thought to be acceptable.

The proposal would accord with policies DM1, DM2 and DM15 of the Development Management Policies Plan 2016 and the provisions of the National Planning Policy Framework 2018 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 carried out in accordance with the following approved plans:-

Proposed plans & elevations plots 1 & 2, drawing no JUL01-02-02, proposed site plan drawing no JUL01-02-04, proposed plans & elevations plot 3 drawing no JUL01-02-03A

- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Notwithstanding details received - Materials schedule received 31st October 2017, 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(s) and/or extension(s) 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.
- 2 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 3 Condition No development shall take place on any external surface of the development hereby permitted until samples of the tile and timber cladding to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition All hard and soft landscape works shall be carried out in accordance with the approved details as shown on dwg. JUL01.02.04. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 4 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 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.