

Parish:	Terrington St John	
Proposal:	Construction of replacement dwelling	
Location:	Fairfield School Road Terrington St John Norfolk	
Applicant:	Mrs J MacCallum	
Case No:	18/01720/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 23 November 2018 Extension of Time Expiry Date: 5 August 2019

Reason for Referral to Planning Committee – Sifting Panel referral

Neighbourhood Plan: No

Case Summary

Policy DM 5 of the Site Allocations and Development Policies Plan 2016 allows for the replacement of existing dwellings in the countryside provided the design is of a high quality and it will preserve the character and appearance of the area in which it sits.

Key Issues

Principle of Development
 Form and Character
 Design of Dwelling
 Highways Issues
 Flood Risk Issues
 Other material considerations
 Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

The application site is located on the western side of School Road, immediately to the south of the narrow Hotch Lane. On site is a modest single storey dwelling with hipped roof and the site is bounded to the front (east) and north by a ditch with some intermittent hedging within the site which is predominantly conifers. To the western boundary is post and rail fencing and to the south the site is open to land which is in the ownership of the applicant which has an equestrian use.

This part of School Road is characterised by sporadic development with a mix of single storey detached dwellings and two storey semi-detached and detached dwellings. Immediately north of the site and to the north of Hotch Lane are some single storey dwellings and to the opposite side of the road to the south-east of the site are some modest two storey semi-detached fen cottages.

This application is for full planning permission to replace the existing single storey dwelling with a substantial two storey dwelling set back towards the rear of the plot. The two storey element of the dwelling would measure 21.25m in length and be up to 11m in depth. The height to the top of the parapets is 8.80m on plan (8.40m and 8.20m to ridge height) however taking into consideration the height of the finished floor levels which have to be set at 1.9m aOD this has the potential to raise the dwelling by a further 0.75m.

SUPPORTING CASE

The application seeks full planning permission to replace the existing bungalow at Fairfield with a 2-storey dwelling within a countryside location. Policy DM5 of the SADMPP allows for the replacement of dwellings in the countryside where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits.

Paying homage to the rural locality, the proposed dwelling has been designed to have an agricultural/barn style appearance including full height glazing details and parapets which are typical traits of rural buildings. The general appearance of the dwelling is something you would typically expect to see in a countryside location, and is therefore sympathetic to the surrounding area. The proposal will present an improvement on the current situation by resulting in a building which is far superior in terms of thermal efficiency than the existing bungalow. This further promotes the quality of the scheme, in the spirit of policy DM5.

The new dwelling will be set back within the site to allow for the applicants to reside in the existing dwelling during the course of construction. The development will provide for three generations of the same family to reside within the property, allowing for an element of care for elderly relatives if and when necessary and for them to live next to their horses which are kept on the neighbouring field. The development provides sufficient parking, turning and private amenity space to serve the proposal in accordance with policies of the Development Plan and the existing landscaping will be retained as far as possible, thereby reducing the ecological impact of the proposal.

The proposal accords with policies of the Development Plan and it is therefore respectfully requested that the application is supported.

PLANNING HISTORY

17/02062/F: Application Permitted: 05/02/18 - Proposed Stable block and associated buildings to replace existing movable stables, the erection of a Manege including lighting to be used in association with the stables and the siting of a temporary Storage container until the Store rooms have been erected. – Fairfield School Road Terrington St John

17/01365/F: Application Permitted: 13/10/17 - Change of use of the land to Equestrian use and relocation of access – Fairfield School Road Terrington St John

RESPONSE TO CONSULTATION

Parish Council: SUPPORT provided the building materials are in keeping with the draft Neighbourhood Plan. This will enhance the street scene.

Highways Authority: NO OBJECTION to the principle. Condition recommended regarding parking and turning prior to occupation.

Environmental Health & Housing - Environmental Quality: NO OBJECTION The proposed development will include the demolition of the existing building. Given the age of the building it is considered highly likely that there will be asbestos containing materials within the building. Therefore an informative regarding the Control of Asbestos Regulations 2012 is requested.

Environment Agency: NO OBJECTION but recommend the mitigation measures proposed in the FRA are conditioned. It is for the LPA to determine whether the Sequential Test has to be applied.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING CONSIDERATIONS

The main issues to consider when determining this application are as follows:

- Principle of Development
- Form and Character
- Design of Dwelling
- Neighbour Amenity
- Highways Issues
- Flood Risk Issues
- Other material considerations
- Crime and Disorder

Principle of Development

The application site is outside the development boundary of Terrington St John as identified by Inset Map G94 of the Site Allocations and Development Management Policies Plan 2016. The principle of replacing existing dwellings in the countryside is acceptable provided they comply with Policy DM5 of the SADMP 2016 which states that replacement dwellings should be of a high quality design and should preserve the character or appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties should be refused.

The existing bungalow pre-dates the Town and Country Planning Act 1947 and therefore there are no restrictions on its occupancy and the proposal would therefore be for a replacement dwelling with no restrictions required. The application site is large in area but looking at the planning history and Google Earth the application site does look like it was all used as one unit and was likely to all be considered 'garden'. The area of rough grass to the rear of the existing 'barn' looks like a more recent occurrence but was previously more manicured.

Form and Character

This area of School Road is characterised by sporadic development. To the south-east on the other side of the road (opposite the applicant's equestrian use) are a group of relatively modest two-storey semi-detached dwellings which show evidence of extensions over time. To the south of the application site are open fields and stables which are in the ownership of the applicant.

To the north of Hotch Lane are some modest bungalows and agricultural land with associated structures and beyond this, further north are some new relatively large two storey dwellings which were approved when the Borough Council lacked a five year land supply.

The proposal would be much larger in scale than the neighbouring residential dwellings and also the bungalow which it will replace. However, consideration is given to the fact that it would sit relatively well within its large plot, being set back from the road and being screened to some degree to the south by the existing barn/storage building. Members are asked to consider whether the scale of the dwelling would lead to a form of development which would adversely affect visual amenity in the locality.

Design of Dwelling

The proposed dwelling is large in scale measuring 21.25m in length at two storey (24.25m in total) and the depth at two storey being 11m at its widest point. The ridgeline has been

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broken up to some degree by the parapet walls, with the ridge height on the northern end being slightly lower than at the southern end. The windows have been given a more vertical emphasis in order to make the proposed dwelling more 'barn style' on the front (eastern) elevation.

A number of amended plans have been received during the course of the application and these plans are considered acceptable, although given the large scale of the dwelling there will undoubtedly be a visual impact upon the locality and the rural area. The Parish Council support the application provided the materials are in keeping with the Parish draft Neighbourhood plan. Details of the materials are currently unknown but would be conditioned on any decision notice to ensure that they were acceptable.

Neighbour Amenity

There is a dwelling to the north of Hotch Lane and the impact upon this neighbour has been assessed. The proposed dwelling will be to the south-west of this neighbour and given the distance of just over 25m to the neighbouring dwelling (with a single storey garage in between) the proposal would not have a material impact with regard to being overbearing or overshadowing.

There is first floor window in the northern elevation which would serve bedroom 6 and this is 13m from the northern side of Hotch Lane. There are no direct window to window issues and the neighbouring dwelling is approximately 25m from the proposed window with a single storey garage in between. The neighbour has a boundary hedge and there are also some trees along the boundary to the application site which are proposed to be retained. Overall given the distance and the existing screening the proposed window is not considered to cause overlooking to the degree that would warrant a refusal.

There are no other dwellings which would be materially affected by the proposal due to their orientation and distance.

Highways Issues

There are no objections to the proposal from the Highways Officer. The existing access is acceptable and the new parking and turning arrangements will be conditioned.

Flood Risk Issues

The application site is located within Flood Zone 3 of the SFRA 2018. The application is for a replacement dwelling and therefore the sequential test does not need to be applied however the LPA does need to be satisfied that the proposal would be safe for its lifetime. A flood risk assessment was submitted with the application and there are no objections from the Environment Agency subject to the mitigation measures proposed being conditioned.

The finished floor levels will be raised to 1.90m aOD which will be approximately 75cm higher than surrounding ground level at the back of the site. The plans show that the dwelling would be accessed by a raised patio rather than a change in site levels which would be acceptable as they would not give rise to any overlooking issues given the distance to the boundaries (north).

The application form indicates that foul drainage is proposed to connect to the existing drainage system.

Other material considerations

The site has a number of trees and conifers on site, some of which it is proposed to retain. There is a particularly large oak tree to the north-western corner of the site and this is proposed to be retained and will not be affected by the proposal which is on the other side of the existing dwelling. Verbal confirmation was received from the Arboricultural officer that it was acceptable to remove the trees at the rear of the application site which are not protected.

The site has a very large tree to the north-eastern corner and it is not proposed that this tree will be altered. It is on the other side of the existing dwelling and therefore there would be no material impact caused by the proposed development.

The proposed dwelling is set close to the rear of the application site with much of the garden being located to the front of the dwelling. It would not be appropriate in this countryside locality to have close board fencing surrounding the site and therefore a condition would be placed on an approval requiring details of boundary treatments and withdrawing permitted development rights to erect a gate, fence or wall in order to ensure that inappropriate boundary treatment is not erected.

The applicant intends to live in the existing bungalow during construction and therefore a condition would be placed on an approval to ensure the existing bungalow is demolished within three months of the new dwelling being occupied.

Crime and Disorder

There are no issues related to crime and disorder which have arisen due to this application.

Conclusion

The application is finely balanced between the fact that it is acceptable to replace an existing dwelling in the countryside and that the application site is large, with the fact that the proposed replacement dwelling is very large in scale and would be visually prominent in this rural setting. Members are asked to consider these factors when making a decision however on balance it is considered that the application as proposed is acceptable.

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 SE-971/PP2100RevA and SE-971/PP1000Rev both received on 25th June 2019.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all

materials to be used for 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: Within three months of the date of first occupation of the dwelling hereby approved, the existing bungalow on the application site and shown on drawings SE-971/01 and SE-971/PP1000RevA shall be demolished and all the materials arising from the demolition shall be removed from the application site unless otherwise agreed in writing by the Local Planning Authority.
- 4 Reason: For the avoidance of doubt and to ensure that the existing dwelling is not used for unrelated purposes that would be incompatible with the provisions of the NPPF and policy DM5 of the Site Allocations and Development Policies Plan 2016.
- 5 Condition: The development hereby approved shall be carried out in accordance with the Flood Risk Assessment by Geoff Beel Consultancy dated July 2018:
 - Finished floor levels shall be raised to 1.90m aOD.
 - Flood Resilient Measures will be incorporated into the design and construction of the replacement dwelling up to 300mm above finished floor level.
 - Bedrooms will be located on the first floor of the dwelling.
- 5 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 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: Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 8 Condition: Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected within the curtilage of the dwelling house without the granting of specific planning permission.

- 8 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.