

Parish:	Crimplesham	
Proposal:	Outline application: Site for the one detached dwelling and garage	
Location:	Land To The Rear of Dovedale Main Road Crimplesham	
Applicant:	Mr & Mrs Neil Houghton	
Case No:	20/00754/O (Outline Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 28 July 2020 Extension of Time Expiry Date: 25 August 2020

Reason for Referral to Planning Committee – Called in by Cllr Hipperson

Neighbourhood Plan: No

Case Summary

The application site is located to the rear of Dovedale, Main Road, Crimplesham and to the north of the built extent of the settlement. It is 0.12ha and triangular in shape (approximately 31m by 31m). Crimplesham is categorised as a Smaller Village and Hamlet in the adopted Local Plan.

This application seeks outline planning consent with all matters reserved bar access, for the construction of one detached dwelling and garage. The access is proposed via an existing track between the dwellings Dovedale and Mole End on Main Road.

Key Issues

- * Principle of Development
- * Highways/ Access
- * Form and Character
- * Neighbour amenity
- * Other material considerations

Recommendation

REFUSE

THE APPLICATION

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The applicant has submitted an indicative site layout plan which includes a large detached dwelling, a detached garage and amenity space to the south of the plot. It is also suggested by the applicant that a one and a half storey dwelling would be appropriate in this locality.

SUPPORTING CASE

The application site is adjacent to the existing two storey dwellings of Rodney House to the South and Hillfield to the North within the village centre of Crimplesham, an established settlement. The site is bounded on its Western side by the property of Dovedale, and with agricultural buildings to the East. There is an established history of development and residential dwellings on this site which span a period of hundreds of years. The proposed development site was formerly the site of the farmhouse known as Chalet Farm built in 1922 and demolished under prior notification in 2008. Prior to the existence of Chalet Farm a row of late medieval / Tudor oak frame, thatched cottages stood on the site which are evident from the c1900 photographs included within the photographic history in the application documents. For a significant period, these dwellings formed an important visual centrepiece to the village environment which was removed with the eventual demolition of Chalet Farm. The original cottages, and subsequently Chalet Farm formed what was the historic village frontage.

The established form in this area of this village is not at all straight-forward. There exists an aligned row of older two storey buildings located well behind the modern single storey dwellings. The application cannot therefore be considered an isolated home in the countryside as per paragraph 79 of the NPPF when it is surrounded on all sides by established residential and agricultural type buildings – and recent case law has determined that the term “isolated” should be taken in its literal sense in this respect. Neither does this application seek to encroach onto the open countryside at the periphery or back land of the village environment. The application site is not open unspoilt countryside but, is the site of a former redundant farmyard and derelict buildings which the applicant has progressively improved to the benefit of the village environment. The application merely seeks to sensitively develop a single one or one-and-a-half storey cottage style dwelling on the site which when viewed from the village green will tend to re-create the historic view of the demolished country cottages which once stood on this site as illustrated in the c1900 photograph. In these respects, the application accords with the underlying principles of policy DM3.

Paragraph 11 of the NPPF states there is a presumption in favour of sustainable development. The proposed dwelling will be insulated beyond the requirements of existing building regulations, feature an air source heat pump, offer electric vehicle charging, and utilise low-carbon materials wherever possible.

The proposal will bring increased benefits to the area by means of CIL and council tax income which will be paid in perpetuity. Whilst historically council tax was paid on this site for Chalet Farm, there is currently no council tax income following the demolition. The proposal will also bring economic benefits by reason of local expenditure, and the creation of employment, and purchasing of local materials during construction, thereby meeting the economic objective of paragraph 8 of the NPPF. At this time it is uncertain just what the future holds for the economy or development of housing in general and this proposal would bring forward a windfall site

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which will be developed on a self-build basis irrespective of the economics of the development, thereby assisting the borough council in providing high quality new housing.

The development will also allow for enhanced landscaping, which will promote the ecology and biodiversity of the area as well as improving the visual amenities in general. This proposal therefore meets the environmental objective of paragraph 8 of the NPPF.

There have been no objections to this proposal within the consultation, and it is also supported by the Parish Council. Natural England, NCC Highways, and Environmental Quality have also not presented any objections to this development. The existing established access onto Main Road meets the necessary highways standards. The site is within Flood Zone 1 located on natural hill and is therefore considered a sequentially preferable location in terms of flood risk. The indicative layout illustrates how this proposal would not result in any demonstrable detriment to the character or appearance of this rural village, and not detract from the amenities of the existing residents. In general, no HARM to others or the countryside in general will be done by this development.

The proposed development must be considered as an exceptional case, owing the extent of surrounding development, irregular built form of the area, and established history of residential development on this site. The applicant therefore seeks a common-sense approach to determining this proposal, and the support of Members for this application.

PLANNING HISTORY

09/00245/AG: Consent Not Required: 10/03/09 - Erection of agricultural shed for storage of machinery - Chalet Farm, Main Road, Crimplasham

08/00240/PREAPP: INFORMAL - Likely to approve: 19/11/08 - INFORMAL REQUEST - Construction of two dwellings - Chalet Farm, Main Road, Crimplasham

09/00008/DM: DM Prior Notification NOT Required: 30/01/09 - Demolition Prior Notification - Demolition of chalet style property - Chalet Farm Main Road

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Highways Authority: NO OBJECTION

Having visited the site and examined the information submitted with the application, I find that the access with the public highway accords with standard. Therefore, I do not have an objection to the principle of a single dwelling being served at this point. I therefore have no objection to the outline application with respect to access.

Environmental Health & Housing – Environmental Quality: NO COMMENTS

Natural England: NO COMMENTS

Community Safety and Neighbourhood Nuisance: HOLDING OBJECTION

Concerns raised about the agricultural buildings to the rear. They could pose a source of noise (possibly odour too) and could impact on the residential amenity of the future occupiers due to their proximity and shared access. I note that the Planning Statement refers to them as 'former' agricultural buildings, and that the applicant is one of the owners, however, as there is not sole ownership/control over the whole site, there would be difficulties in control of use

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of the site (presumably dedicated as agricultural) in the future. Agricultural activities are unlikely be subject to any restrictions.

No information has been supplied with the application to evidence that future use of these agricultural buildings would not impact on residential amenity. Further, no information on their current use has been supplied to validate that they would not be detrimental to residential amenity – such as use type/s, daily hours of use, frequency of use, numbers of vehicle movements associated with the use, types of vehicles, other activities on the land around the buildings (I note from Google images that there appears to be quite a lot of outside storage around the buildings).

REPRESENTATIONS ONE NEUTRAL representation received. Raises issue that the proposed dwelling should not interfere with the ability of solar panels to benefit from the sun, Hillfield runs solely on electrical power from the grid and solar panels.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM15 – Environment, Design and Amenity

DM2 – Development Boundaries

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The issues for consideration are:

Principle of Development

The application site is within the settlement of Crimplesham which is categorised as a Smaller Village and Hamlet in the adopted Site Allocations and Development Management Policies Plan (SADMPP)(2016).

Policy CS02 of the Core Strategy outlines the settlement hierarchy for the Borough, and Crimplesham is listed as being a Smaller Village or Hamlet based on the levels of service provision. The policy goes on to state that development here will be limited to that which meets specific identified needs. Policy CS06 states that in Smaller Villages or Hamlets more modest levels of development will be permitted to meet local needs and maintain the vitality of these communities...without detriment to the character of the surrounding area or landscape. Policy CS09 clarifies that there are no proposed allocations within Smaller Villages and Hamlets. As a Smaller Village or Hamlet Crimplesham does not have a development boundary and is therefore classed as countryside.

Policy DM2 of the SADMPP states that areas outside development boundaries will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the plan.

Policy DM3 addresses development in Smaller Villages and Hamlets, stating that new development will be limited to that suitable in rural areas. It also permits the sensitive infilling of small gaps within an otherwise continuously built up frontage where:

- the development is appropriate to the scale and character of the group of buildings and its surroundings; and
- it will not fill a gap which provides a positive contribution to the street scene.

In consideration of the policy framework summarised above, the application site lies within land designated as countryside in the adopted Local Plan. It is however within the built extent of Crimplesham which is a Smaller Village and Hamlet and therefore policy DM3 should also be applied.

The application site is located to the rear of an existing modern bungalow, Dovedale, which fronts onto Main Road, and the access is between Dovedale and the neighbouring dwelling to the north (Mole End). Therefore the site does not meet the criteria of policy DM3, the dwelling would not represent an infilling of a small gap within a continuous frontage.

As the application fails to meet the requirements of Policy DM3, we revert back to policy DM2 restricting new development in the countryside. The application does not meet any of the forms of development identified as suitable in rural areas.

Therefore in summary, the proposed development is contrary to the NPPF, Policy CS06 of the Core Strategy (2011) and Policies DM2 and DM3 of the SADMPP(2016).

Highways/ Access

The application seeks outline planning consent with access agreed. The proposed development utilises as established access track between the dwellings known as Dovedale and Mole End on Main Road, with access into the site approximately 40m along the track. The access track also serves an agricultural building to the rear of the application site.

The Local Highways Authority has no objections to the proposed scheme, and therefore it is considered that in terms of the access proposed it is in accordance with the NPPF, and Policy CS11 of the Core Strategy and DM15 of the SADMPP.

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Form and Character

The pattern of development in this part of Crimplesham is unusual in that there is a small amount of tandem development, with more traditional cottages located to the rear of the modern bungalows fronting along Main Road. The traditional dwellings to the rear include Rodney House, The Cottage and Willow Cottage. Historically there was also a dwelling called 'Chalet Farm' located partially on the application site, and this was demolished in 2008. The applicant makes the case that the construction of a dwelling on this site would infill a gap in a group of cottages along a country lane. That a new dwelling on this site would complement the historic built form and pattern of development in this area.

While the history of the application site is not disputed, the site itself has reverted back to a grassed area following the demolition in 2008 and currently forms a large area of amenity land serving 'Dovedale'. Furthermore, while there is established built form to the rear of dwellings along Main Road, this grouping of dwellings is no longer the dominant pattern of development. The redevelopment of this site for a modern detached dwelling means that this is unlikely to be viewed in the context of the historic cottages but rather as backland development to the dwellings to the front (Dovedale and Mole End).

The outline application is for all matters reserved (bar access). The applicant suggests that the dwelling should be one and a half storeys in height and provides an indicative site layout. While this would be considered in full at the reserved matters stage, it is recognised that due to the triangular shape of the site, the indicative layout does give the appearance of being cramped in comparison to the established form and character of large frontage plots facing onto Main Road.

In summary, the proposed application is considered to be contrary to the adopted Local Plan. Despite the historic development to the southeast of the application site, the development proposed would largely be viewed as backland development in the street scene. Also the site is of an irregular shape, and indicative plans indicate a sizeable dwelling is proposed. This gives rise to a cramped appearance contrary to the form and character of the locality. The application is therefore contrary to the NPPF, and Policies CS08 of the Core Strategy and DM15 of the SDAMP.

Neighbour amenity

The CSNN officer has raised concerns about the potential impact on residential amenity of the agricultural building to the rear of the site; that this could have a detrimental impact on the proposed dwelling given the close proximity. This could potentially be a source of noise and odour, and given the applicant is not the sole owner of the agricultural land and building, that there may be difficulties in controlling the use of the site in the future.

In response to these concerns the applicant has provided a comprehensive statement outlining the situation. The agricultural building and land was inherited by the applicant and his uncle (who resides at Rodney House to the southeast of the site). No commercial activity takes place on site, there are no animals kept, no storage of agricultural fertilisers etc and no modern commercial vehicles use the access track nor have done so since 1994. The building was inherited, and with neither owner working in agriculture, is used for hobbies and storage. To protect the amenity of both residents going forward the owners placed covenants on the land to restrict any activities resulting in noise, damage, nuisance, waste etc to legally protect themselves. As a result the applicant is satisfied that there will be no amenity issues for the proposed scheme.

Given this application does not consider site layout or design, it is not possible to ascertain impacts on amenity for existing residents at this stage. However in terms of the access, the

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vehicular movements created by one additional dwelling are not considered to be a significant volume so as to impact on neighbouring dwellings either side of the access, it is of sufficient width. If permitted, the applicant will need to take into account the proximity of the proposed dwelling to those existing to ensure the relationship between these is satisfactory, particularly with regard to the donor dwelling Dovedale.

Other material considerations

A representation received from neighbouring dwelling 'Hillfield' to the north of the site, raises concerns regarding the impact of any proposed development on the performance of their solar panels. While the site layout and design do not form part of the consideration of this application, it is considered that there is sufficient distance between the two that this should not have an adverse impact.

CONCLUSION

The development proposed does not meet the criteria as set out in Policy DM3 of the SADMPP and as such the scheme represents residential development in the countryside without policy justification. Furthermore given the shape of the site it would likely give rise to a cramped appearance and is therefore out of character in the locality. The proposed development is contrary to the NPPF, Policies CS06 and CS08 of the Core Strategy and Policies DM2, DM3 and DM15 of the SADMPP.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies in Crimplesham, which is classified as a Smaller Village and Hamlet where development is restricted unless it is required in relation to a rural enterprise or represents infill development. The applicant has not provided any special justification why countryside protection policies should be relaxed, and the proposal does not meet the criteria to qualify as infill development. The proposed development is therefore contrary to Policy CS06 and Policy CS08 of the Core Strategy 2011 and Policies DM2 and DM3 of the Site Allocations and Development Management Policies Plan 2016.
- 2 The proposed development, by virtue of the location, size and shape of the application site, would give rise to a cramped form of development which is contrary to the form and character of Main Road, Crimplesham. The proposal is contrary to paragraph 127 of the NPPF, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).