

<b>Parish:</b>	<b>Runcton Holme</b>	
<b>Proposal:</b>	<b>Variation of Condition 1 attached to Planning Permission 19/01491/RMM: Reserved matters major application: Construction of 11 dwellings</b>	
<b>Location:</b>	<b>Land North of School Road Runcton Holme Norfolk</b>	
<b>Applicant:</b>	<b>George Baldwin Limited</b>	
<b>Case No:</b>	<b>24/00314/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 23 May 2024 Extension of Time Expiry Date: 12 June 2024</b>

**Reason for Referral to Planning Committee** – Parish Council objection is contrary to the officer recommendation and has been referred by Planning Committee Sifting Panel.

**Neighbourhood Plan:** No

**Case Summary**

The application seeks to vary condition 1 attached to consent 19/01491/RMM 'Reserved matters major application: Construction of 11 dwellings.' The amendment seeks to vary the dwelling approved on plot 11 from a single storey three bedroom dwelling to a large two storey five bedroom home. The access is as previously approved and the outbuilding to the rear of the plot is also to remain as previously approved.

Runcton Holme is categorised as a Rural Village in the Site Allocations and Development Management Policies Plan (SADMPP 2016). The application site forms part of a housing allocation (policy) G72.1 'Land at School Road' for 10 dwellings in total.

**Key Issues**

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highways/ Access
- Other Material Considerations

**Recommendation:**

**APPROVE**

## **THE APPLICATION**

The application seeks to vary condition 1 attached to consent 19/01491/RMM 'Reserved matters major application: Construction of 11 dwellings.'

The amendment seeks to vary the dwelling approved on plot 11 from a single storey three bedroom dwelling to a large two storey five bedroom home. The access is as previously approved and the outbuilding to the rear of the plot is also to remain as previously approved.

The dwelling proposed would be 9m in height to the ridge and 5.4m to the eaves. The footprint proposed is 15.5m wide and 17.5m deep. This is in comparison to the adjacent dwellings approved. Plot 10 (next to the application site) is 9m in height and the footprint 13.5m wide and 16m in depth. The proposed materials have not been specified. The boundary treatments proposed are a native hedgerow on the northern and eastern boundary, with close board fencing on the western boundary, and steel estate fencing on the front boundary. During the application process discussions have been held with the applicant and they are proposing to plant standard trees (oak, field maple, scotts pine and silver birch) at intervals of 5m centres along the eastern boundary.

Development has not yet commenced for the dwelling on plot 11, however the dwellings on plots 1-10 are under construction/ completed/ occupied.

Runcton Holme is categorised as a Rural Village in the Site Allocations and Development Management Policies Plan (SADMPP 2016). The application site forms part of a housing allocation (policy) G72.1 'Land at School Road' for 10 dwellings in total.

## **SUPPORTING CASE**

Revised scheme proposal is for two storey dwelling following removal of overhead power lines which restricted the original design to a single storey dwelling.

The aim is to complete the development to a high standard, enhancing the village environment in a traditional form, it is considered the opportunity for a two storey dwelling will be more in keeping with the remainder of the development and existing surroundings.

Design and scale reflect the more traditional dwellings within and surrounding the village, including farmhouses at either end of the village.

The two storey dwelling being in keeping with the existing development on School Road to the east and opposite, all of which are two storeys.

Incorporating a hip roof the proposed dwelling will provide a transition from the prominent rendered three storey neighbouring dwelling (plot 10), the proposed hip roof will lead the eye downwards along the street scene towards the edge of the development.

The eastern boundary will then have a soft effect with existing native hedge planting being established to a minimum of 2.0m height combined with boundary tree planting subtly obscuring the whole development when approached from the east in a traditional semi rural manner.

## **PLANNING HISTORY**

21/01218/F: Application Permitted- Delegated decision: 08/09/21 - VARIATION OF CONDITION 1 of Planning Permission 19/01491/RMM: To amend the design of Plot 10 - Land North of School Road

19/01491/RMM: Application Permitted- Delegated decision: 29/11/19 - Reserved matters major application: Construction of 11 dwellings - Land North of School Road

16/01186/OM: Application Permitted- Delegated decision: 20/01/17 - Outline Application: Construction of at least 10 dwellings - Land North of School Road

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECTION**

The Parish Council object to this proposal as the changes to Plot 11 from a modest three bedroom bungalow to a large five bedroomed property is significant. The proposed dwelling would be a dominant feature and would be harmful to the character and appearance of the street scene. The proposal would change the overall balance of the whole development. The original design proposal, on planning application reference 19/01491/RMM for the 11 dwellings, was to have bungalows at either end of the development to soften it on either side. This plot is adjacent to open countryside and would be particularly prominent when entering the village from the A10 direction on School Road.

### **Highways Authority: NO OBJECTION**

The access, parking and turning accords with the required standard and therefore we would not seek to restrict the variation of condition.

### **Arboricultural Officer: NO OBJECTION**

### **UK Power Networks: NO OBJECTION**

Please note there are HV and LV cables on the site running within close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.

## **REPRESENTATIONS:**

**NONE RECEIVED**

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS11** - Transport

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## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

### **NEIGHBOURHOOD PLAN POLICIES**

#### **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2021

#### **PLANNING CONSIDERATIONS**

The main considerations are:

Principle of Development  
Form and Character  
Neighbour Amenity  
Highways/ Access  
Other Material Considerations

##### **Principle of Development:**

The principle of development on this site was established under Local Plan policy G72.1 'Land at School Road', and planning consents 16/01186/OM 'Outline Application: Construction of at least 10 dwellings' and 19/01491/RMM 'Reserved matters major application: Construction of 11 dwellings.' This application seeks only to amend the design of the dwelling proposed on plot 11, and therefore the principle of development is accepted and in accordance with the adopted Local Plan.

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

The application seeks to vary the dwelling approved on plot 11 from a single storey three bedroom dwelling to a large two storey five bedroom home. The access is as previously approved and the outbuilding to the rear of the plot is also to remain as previously approved.

The officers report for planning consent 19/01491/RMM stated-

*'Plots 1,2,3 and 11 are all single storey dwellings, which act as a transition between the single storey dwelling to the immediate west of the application site and the countryside to the east. The remaining dwellings are all substantial two storey detached. In terms of form and character in the locality the dwellings along School Road are a mixture of single and two storeys in height, and vary in style, scale and materials. Therefore, in design terms the scheme is acceptable. However, to minimise the impact of the development on the edge of the village, native hedging is proposed on the northern, eastern and western boundaries of the application site, with intermittent tree planting.'*

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The bungalow previously permitted was 5.4m in height (to the ridge, 2.5m to the eaves) with a footprint of 12.5m wide by 20.5m deep. The dwelling proposed would be 9m in height to the ridge and 5.4m to the eaves. The footprint proposed is 15.5m wide and 17.5m deep. This is in comparison to the adjacent dwellings approved with plot 10 (next to the application site) 9m in height and the footprint 13.5m wide and 16m in depth. The proposed materials have not been specified and would be conditioned.

The Parish Council has objected to the application on the grounds that the changes proposed are significant. The proposed dwelling would be a dominant feature and would be harmful to the character and appearance of the street scene, in their opinion changing the balance of the whole development. They state the original design proposal was to have bungalows at either end of the development to soften it on either side as this plot is adjacent to open countryside and would be particularly prominent when entering the village from the A10 direction on School Road.

The dwelling proposed is of the same height as plot 10 however it does have a larger footprint than the neighbouring dwelling (an additional 2m in width and 1.5m in depth). The design differs from the other plots in that plot 11 has a symmetrical front elevation with a central forward projection. The siting of the dwelling in the plot does follow the established building line and is set 13.5m back from the highway.

The Parish Council argues that the development would be particularly prominent when entering the village from the A10. However, as you approach the site from the east (A10) you will have already passed two storey residential development on both sides of School Road before you reach the application site. Also opposite the application site is a prominent two storey dwelling known as 'The Firs'. Therefore, the proposed dwelling sits adjacent to two storey development with a two storey dwelling opposite. It is not considered that the proposed dwelling would be unduly dominant or harmful to the character and appearance of the street scene. While the site is adjacent to open countryside, with the established residential development the site is viewed in the context of the existing built form.

The boundary treatments proposed remain as previously approved, native hedgerow on the northern and eastern boundaries (at 2m). The applicant has proposed that a number of additional trees are planted within the hedgerow along the eastern boundary to create a green edge to the built form. The applicant proposes to plant standard trees (oak, field maple, scotts pine and silver birch) at intervals of 5m centres along the eastern boundary. With this boundary in place and given the dwelling proposed is of an equal height to neighbouring dwellings and a commensurate depth, it is suggested that the development proposed is acceptable. The dwelling proposed is in accordance with the NPPF and policies CS08 and DM15 of the Local Plan.

### **Neighbour Amenity:**

The dwelling proposed would not result in overlooking between the existing and proposed dwelling and would not appear overbearing to the neighbouring residents. The development would not give rise to overshadowing given the proposed site layout, positioning of the dwellings and orientation. As a result, the development would not give rise to neighbour amenity issues, and is fully in accordance with the NPPF, and policies CS08 and DM15 of the Local Plan.

### **Highways/ Access:**

The access proposed is consistent with the vehicular access permitted under planning consent 19/01491/RMM.

### **Other Material Considerations:**

UK Power Networks – There are cables running within close proximity to the proposed development. Prior to the commencement of work accurate records should be obtained. All works should be undertaken with due regard to Health and Safety Guidance notes.

### **CONCLUSION:**

The application seeks consent to amend the design of a dwelling previously approved on plot 11, as part of planning consent 19/01491RMM. The principle of development has been agreed on the site, and the access and outbuilding to the rear are proposed as previously permitted.

The form and character of the dwelling proposed is not out of character when viewed alongside the recently constructed development, particularly plot 10 directly adjacent. Given the eastern boundary of the site abuts open countryside the introduction of tree planting along this boundary of the site will act as a green edge/ buffer to the built form and with this in place the development is considered to accord with the NPPF, and policies CS06, CS08 and DM15 of the Local Plan. The application is recommended for approval subject to the suggested conditions.

### **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 (Drawing Nos-

812-14 28 Aug 2019  
812-20 21 Aug 2019  
812-21 21 Aug 2019  
812-23 21 Aug 2019  
812-24 21 Aug 2019  
812-25 22 Aug 2019  
812-26 27 Aug 2019  
812-27 21 Aug 2019  
812-28 27 Aug 2019  
812-29 22 Aug 2019  
812-30 21 Aug 2019  
812-31 21 Aug 2019  
812-32A 21 Oct 2019  
812-33 21 Aug 2019  
812-35 21 Aug 2019  
812-37 21 Oct 2019  
1152-03A 21 Feb 2024  
1152-04A 23 May 2024)

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. Perimeter native hedge and tree planting works shall be carried out prior to the occupation or use of any part of the development. Hard and soft landscaping to individual plots shall be carried out prior to the occupation of the

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dwelling to which it relates. 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.

- 2 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 3 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 3 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 4 Condition: The garage hereby permitted on plot 11, and identified on Drawing No. 812-35 and 812-36B (Site Plan), shall be used for domestic storage only and shall at no time be used for commercial purposes.
- 4 Reason: In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality in accordance with the NPPF and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016)
- 5 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until 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.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.