

## **Draft Policy LP28- Enlargement or Replacement of Dwellings in the Countryside Policy**

### **Consideration of issues:**

- **Concern that replacement dwellings may become unaffordable for local people due to depriving them of local homes**
- **Worry that the policy favours large developers over smaller and more local trades/developers**
- **Supportive comment relates to high quality and appropriate design for the local environment I would say (AONB)**
- **The comments made are not necessarily appropriate to this specific policy**

**Policy Recommendation: As it stands. The policy is here to make sure that schemes brought forward do not cause harm to the character and appearance of the area. The policy is not here to restrict replacement or enlargement of dwellings but requires proposals to reflect the scale and preservation of its surrounding area.**

1. Proposals for replacement dwellings or extensions to existing dwellings will be approved 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.
2. 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 will be refused

### **Supporting text:**

#### **Introduction**

The character and beauty of West Norfolk's countryside needs to be protected in accordance with Strategic Policy LP37.

The National Planning Policy Framework promotes sustainable rural development. There is no national guidance regarding replacement dwellings and residential extensions, but these can equally have a negative impact on the countryside if not carefully managed. Therefore there is a need for a local policy to control such potential impacts.

#### **Relevant Local and National Policies**

National Planning Policy Framework: Delivering a sufficient supply of homes

Strategic Policies:

LP01 Spatial Strategy

LP37 Development in Rural Areas

LP16 Sustainable Development

**Policy Approach**

For the purposes of this policy, the countryside is defined as any area outside of the settlements listed in Strategic Policy LP02 -The Settlement Hierarchy.

Where dwellings are replaced, in order to control further extensions that may impact on the landscape and rural character of an area, a condition may be necessary to remove or reduce permitted development rights to extend the resulting dwelling. In line with the presumption against new dwellings in the countryside, proposals to replace a property should not increase the number of units.

This policy should be applied in accordance with Policy LP18: Environment, Design and Amenity.

**Sustainability Appraisal:**

LP28: Enlargement or Replacement Dwellings in the Countryside																							
Policy	SA Objective:																				Overall Effect		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		+	-
LP28	0	0	0	+	0	++	+	+	0	0	0	0	0	0	0	0	+/x	0	0	0	+6	-1	Likely Positive Effect +5
Draft LP28	0	0	0	+	0	++	+	+	0	0	0	0	0	0	0	0	+/x	0	0	0	+6	-1	Likely Positive Effect +5
DM5	0	0	0	+	0	++	+	+	0	0	0	0	0	0	0	0	+/x	0	0	0	+6	-1	Likely Positive Effect +5
No Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely Neutral Effect 0

Link to draft policy and comments in full received from the draft consultation stage:

<https://west-norfolk.objective.co.uk/portal/lpr2019/lpr2019?pointId=s1542883858550#section-s1542883858550>

Summary of Comments & Suggested Response:

Consultee	Nature of Response	Summary	Consultee Suggested Modification	Officer Response/ Proposed Action
Mr Kelvin Loveday	Object	Mechanisms are already in place to prevent developments deemed inappropriate. Housing is required. This policy favours of large developers (without local connections) around major towns above small local landowners in rural areas to meet the housing needs. Smaller developers use local traders and this helps the local economy.	N/A	<b>Noted.</b> Do not think this comment is related to the LP28 intentions
Gemma Clark- Norfolk Coast Partnership (AONB)	Support	<ul style="list-style-type: none"> <li>We support LP28</li> </ul>	N/A	<b>Noted.</b>
Ms Maxine Hayes- Parish Clerk Holme- Next- The- Sea Parish Council	Object	Please consider revising this policy. Now that the SVAH's have development boundaries this policy could helpfully be extended to cover all settlement. The comparable SADMP policy has encouraged the acquisition of small dwellings in the countryside for speculative development of grand designer houses, taking them out of the local market and often impacting negatively on the countryside setting. This is depriving local people of small homes that they could afford. The associated issues could be controlled by limiting the size of the replacement to a proportion of the original.	N/A	<b>Noted.</b> Policy is here to protect the impacts settlements can make on the countryside - it is not intended to deprive locals of small houses.

