

Development Committee



Please contact: Lauren Gregory

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TO REGISTER TO SPEAK PLEASE SEE BOX BELOW

Tuesday, 21 May 2024

A meeting of the **Development Committee** will be held in the **Council Chamber - Council Offices** on **Thursday, 30 May 2024 at 9.30 am.**

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours

Please note that members of the public should not speak to Committee Members prior to or during the meeting.

Members of the public who wish to speak on applications must register **by 9 am on the Tuesday before the meeting** by telephoning **Customer Services on 01263 516150** or by emailing customer.service@north-norfolk.gov.uk. Please read the information on the procedure for public speaking at Development Committee on our website or request a copy of "Have Your Say" from Customer Services.

Anyone may take photographs, film or audio-record the proceedings and report on the meeting. You must inform the Chairman if you wish to do so and must not disrupt the meeting. If you are a member of the public and you wish to speak, please be aware that you may be filmed or photographed. Please note that this meeting is livestreamed: <https://www.youtube.com/channel/UCsShJeAVZMS0kSWcz-WyEzg>

Presentations: If you wish to view the Officers' presentations for the applications being considered by the Committee please follow the following link:

<https://modgov.north-norfolk.gov.uk/ecCatDisplayClassic.aspx?sch=doc&cat=13644&path=0>

Emma Denny
Democratic Services Manager

To: Cllr P Heinrich, Cllr R Macdonald, Cllr M Batey, Cllr A Brown, Cllr P Fisher, Cllr A Fitch-Tillett, Cllr M Hankins, Cllr V Holliday, Cllr G Mancini-Boyle, Cllr P Neatherway, Cllr J Toye, Cllr K Toye, Cllr A Varley and Cllr L Vickers

Substitutes: Cllr T Adams, Cllr P Bailey, Cllr K Bayes, Cllr J Boyle, Cllr S Bütikofer, Cllr N Dixon, Cllr T FitzPatrick, Cllr W Fredericks, Cllr L Paterson, Cllr J Punchard, Cllr C Ringer, Cllr E Spagnola, Cllr E Vardy and Cllr L Withington

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



If you have any special requirements in order to attend this meeting, please let us know in advance

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

Chief Executive: Steve Blatch

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A G E N D A

PLEASE NOTE: THE ORDER OF BUSINESS MAY BE CHANGED AT THE DISCRETION OF THE CHAIRMAN

PUBLIC BUSINESS

- 1. CHAIRMAN'S INTRODUCTIONS**
- 2. TO RECEIVE APOLOGIES FOR ABSENCE**
- 3. SUBSTITUTES**
- 4. MINUTES**

The minutes from Thursday, 9th May and Thursday, 16th May will be presented at the next Development Committee meeting.

5. ITEMS OF URGENT BUSINESS

- (a) To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.
- (b) To consider any objections received to applications which the Head of Planning was authorised to determine at a previous meeting.

6. ORDER OF BUSINESS

- (a) To consider any requests to defer determination of an application included in this agenda, so as to save any unnecessary waiting by members of the public attending for such applications.
- (b) To determine the order of business for the meeting.

7. DECLARATIONS OF INTEREST

(Pages 1 - 6)

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest. Members are requested to refer to the attached guidance and flowchart.

OFFICERS' REPORTS

- 8. HOLT - PF/24/0246 - ERECTION OF 3 NO. DETACHED DWELLINGS ON LAND ON THE EAST SIDE OF GARDEN HOUSE, PEACOCK LANE, HOLT, NR25 6HD** (Pages 7 - 16)
- 9. BRADFIELD - PF/23/1580 - STATIONING OF CARAVAN FOR A MIXED USE COMPRISING SHORT TERM RESIDENTIAL RETREAT / HOLIDAY ACCOMMODATION FOR CARERS AND PEOPLE FROM A CARING PROFESSION (UP TO 84 DAYS PER ANNUM); HOSTED** (Pages 17 - 24)

RETREATS FOR CARERS AND PEOPLE FROM A CARING PROFESSION (UP TO 18 DAYS PER ANNUM); FULL-DAY AND HALF-DAY THERAPEUTIC RETREATS FOR CARERS AND PEOPLE FROM A CARING PROFESSION INCLUDING OVERNIGHT ACCOMMODATION FOR THE SITE MANAGER / OPERATOR (UP TO 66 DAYS PER ANNUM) AT LAND EAST OF LINCOLN COTTAGE (KNOWN AS THE COTTAGE), COMMON ROAD, BRADFIELD COMMON, BRADFIELD, NORFOLK

10. WEST RAYNHAM - PF/23/2330 - DEMOLITION OF EXISTING GARAGE WORKSHOPS AND CONSTRUCTION OF NEW SINGLE STOREY DWELLING AT WEST RAYNHAM AUTO CLINIC, MASSINGHAM ROAD, WEST RAYNHAM, FAKENHAM, NORFOLK, NR21 7AJ (Pages 25 - 34)
11. BLAKENEY - PF/24/0348 - ERECTION OF TWO-STOREY FRONT EXTENSION, RAISING OF ROOF OF SINGLE-STOREY SIDE EXTENSIONS, INSERTION OF DORMER WINDOWS ON FRONT AND REAR AND EXTERNAL ALTERATIONS AT 29 THE PASTURES, BLAKENEY, HOLT, NORFOLK, NR25 7LY (Pages 35 - 40)
12. NORTH WALSHAM - PF/24/0795 - TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION TO DWELLING AT 1 MILLFIELD ROAD NORTH WALSHAM NORFOLK (Pages 41 - 46)
13. DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE (Pages 47 - 50)
14. APPEALS SECTION (Pages 51 - 56)
 - (a) New Appeals
 - (b) Inquiries and Hearings – Progress
 - (c) Written Representations Appeals – In Hand
 - (d) Appeal Decisions
 - (e) Court Cases – Progress and Results

15. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution, if necessary:-

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

PRIVATE BUSINESS

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Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1 (Disclosable Pecuniary Interests)** which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2 (Other Registerable Interests)**.

"Disclosable Pecuniary Interest" means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.
2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.
3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.
5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it

Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which **directly relates** to one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which **directly relates** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.
8. Where a matter arises at a meeting which **affects** –
 - a. your own financial interest or well-being;
 - b. a financial interest or well-being of a relative, close associate; or
 - c. a body included in those you need to disclose under Other Registrable Interests as set out in **Table 2**

you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter **affects** your financial interest or well-being:
 - a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
 - b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. Where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must make sure that any written statement of that decision records the existence and nature of your interest.

Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the [Relevant Authorities \(Disclosable Pecuniary Interests\) Regulations 2012](#).

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the

	councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. ‘Land’ excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor’s knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor’s knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were

	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.
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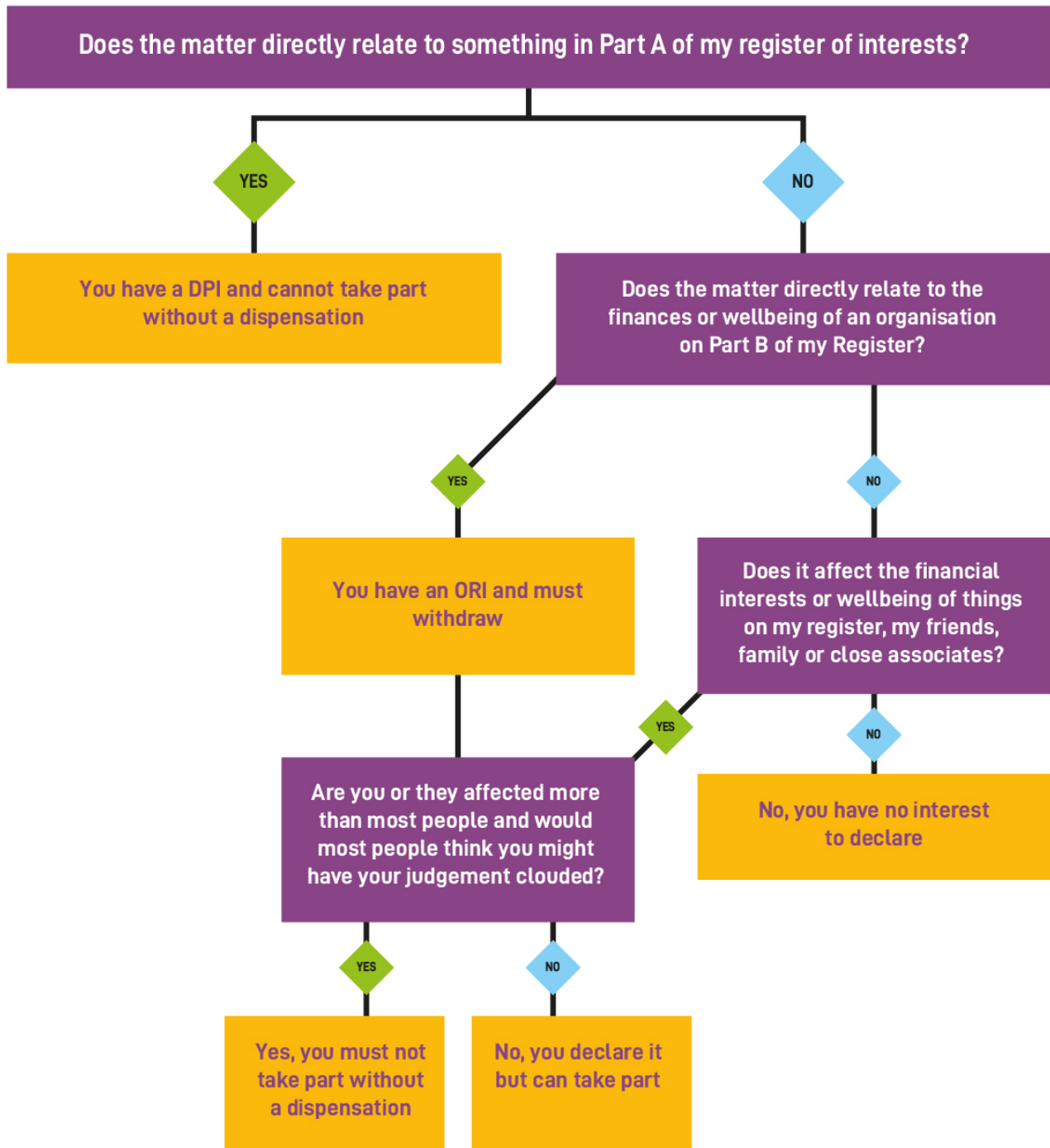
* 'director' includes a member of the committee of management of an industrial and provident society.

* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You have a personal interest in any business of your authority where it relates to or is likely to affect:

- a) any body of which you are in general control or management and to which you are nominated or appointed by your authority
- b) any body
 - (i) exercising functions of a public nature
 - (ii) any body directed to charitable purposes or
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)



HOLT – PF/24/0246 – Erection of 3 no. detached dwellings on land on the east side of Garden House, Peacock Lane, Holt, NR25 6HD

Minor Development

Target Date: 27 March 2024

Extension of time: 4th June 2024

Case Officer: Mark Brands

Full Planning Permission

CONSTRAINTS:

Within Holt settlement boundary

Within Glaven Valley Conservation Area

Landscape Character Assessment - Wooded Glacial Ridge

Open Land Area

Residential Area

Mineral Safeguarding Area

Public Right of Way FP4

Holt Neighbourhood Plan area

EA Risk Surface Water Flooding

Tree Preservation Order

GIRAMS Zones of Influence (various)

Property History:

Reference **PF/23/0776**

Description Erection of 4no. detached dwellings

Outcome Application Withdrawn 08.06.2023

Reference **PF/22/1363**

Description Demolition of existing dwelling, garage and store and erection of replacement two-storey dwelling, detached cart lodge and garden room/store.

Outcome Approved 02.09.2022

Reference **PF/19/1094**

Description Demolition of existing dwelling, garage and store, and replacement with a two and a half storey dwelling with detached double garage, including new entrance wall/gates, alterations to the access and driveway and associated works

Outcome Approved 11.09.2019

Reference **PF/18/0939**

Description Erection of replacement two and a half storey dwelling with integral double garage, including new entrance wall / gates and alterations to the access and driveway

Outcome Refused 04.01.2019

Reference **PF/04/1823**

Description Erection of replacement conservatory

Outcome Approved 18.11.2004

Reference **HR/75/0389**
Description Erection of two bungalows
Outcome Refused 05.08.1975

THE APPLICATION

Full planning permission is sought for the erection of 3 no. 3 bed detached dwellings. Composition of the dwellings would be as follows:

Plot 1 - 1.5 storey 3 bedroom dwelling (185sqm GIA)

Plot 2 - predominantly single storey with small first floor level 3 bedroom dwelling (209sqm GIA)

Plot 3 - single storey 3 bedroom dwelling (177sqm GIA)

The site lies to the rear of Three Gables and Greenbanks, with a track in between leading to the site and providing access for The Garden House (large recent replacement dwelling) to the west of the application site (formerly the land was in the same ownership), with mature trees covered by Tree Preservation Order on the site.

To the south, adjacent to the site is the King George V playing field and to the north lies a public right of way (Holt FP4) going east to west accessible at the end of Peacocks Lane. Further north of the footpath, development is underway on a new housing estate for 83 dwellings (road access from Cley and Woodfield Road), with a pedestrian link providing access to the footpath and Peacocks Lane.

The north of Peacocks Lane, (including where the access to the site is) is private and not maintained by the County Highway Authority. The streetscene is mixed with properties from various periods and densities etc.

Peacocks Lane is single width where it meets Cromer Road.

Further details received during the course of the application

24th April – correspondence received from the agent on advice from their planning lawyer Marcus Galey for the public file on the comments from the Highways Authority.

16th May – further correspondence received regarding previous HELAA considerations.

REASONS FOR REFERRAL TO COMMITTEE:

This application has been referred to the Development Committee as requested by Cllr Martin Batey given the public interest in this proposal.

CONSULTATIONS:

Parish/Town Council

Holt Town Council – **Supports** – recommends Construction Management Plan and consideration to re-surfacing the unmade road at the bottom of Peacock Lane

Conservation and Design (NNDC) – **No objection**, subject to material condition

Landscape (NNDC) – **No objection**, subject to conditions

Norfolk County Council Highways – Refuse on highway safety grounds

Representations:

10 public comments received, main comments summarised below (full comments available on public site);

7 Objecting comments:

- Highways safety concerns at junction with Cromer Road (insufficient visibility, only wide enough for single car at junction)
- Building projects in vicinity have caused noise and access problems and damaged road
- Peacock Lane used as a walkthrough to get to town and playground – conflict between pedestrians and vehicular traffic, in the absence of a continuous pavement
- Detriment to pedestrian safety particular children and elderly
- Insufficient capacity down Peacock Lane to accommodate additional vehicular movements
- Overdevelopment of new housing in the Holt area
- Loss of trees / wildlife / open space
- Lack of need for new housing
- Peacock Lane particularly narrow by the application site, concerns over construction vehicles parking and accessing the site
- Poor / damaged surfacing at the end of Peacock Lane likely to get worse which is used as a footpath
- Concerns over drainage and road disruptions
- Absence of affordable housing and dwellings oversized
- Concerns cartlodes would be used for additional living accommodation
- Height of cart lodge for plot 1 could affect neighbouring amenity and be overbearing
- Issues with quality and detail of the plans and reports
- Inaccuracies in the Transport Assessment - projected vehicular movements underestimated, traffic count not representative
- Concerns over boundary

3 Supporting comments:

- Appropriate to character of area
- Makes good use of the land, and enhances the site
- Good visual design appropriate to the area
- Make a positive contribution to the local housing stock to address local need
- Sustainable location, close proximity to shops and facilities
- Highways response does not appear to take into account the transport study, and comments inconsistent with other applications in town
- Projected vehicular movements exaggerated
- Precedent with recent approvals on Peacock Lane

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, refusal of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Core Strategy (September 2008):

Policy SS 1: Spatial Strategy for North Norfolk

Policy SS 3: Housing

Policy SS 9: Holt

Policy EN 2: Protection and Enhancement of Landscape and Settlement Character

Policy EN 4: Design

Policy EN 8: Protecting and Enhancing the Historic Environment

Policy EN 9: Biodiversity and Geology

CT5: The Transport Impact of New Development

CT6: Parking Provision

Holt Neighbourhood Plan 2016-2036 (August 2023)

Holt1: Design

Holt2: Housing Types and Standards

Holt3: Green Infrastructure

Material Considerations:

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)

Holt Conservation Area Character Appraisal and Management Proposals (February 2010)

National Planning Policy Framework (2023):

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 6: Building a strong, competitive economy

Chapter 12: Achieving well-designed and beautiful places

Chapter 15: Conserving and enhancing the natural environment

Chapter 16: Conserving and enhancing the historic environment

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION

- 1. Principle of Development**
- 2. Design and landscape impacts**
- 3. Residential Amenity**
- 4. Highways and parking**
- 5. Ecology**
- 6. Recreational Impacts (GIRAMS)**
- 7. Planning Balance and Conclusion**

1. Principle of Development

The site is located within the settlement boundary for Holt, in a residential area to the north of the town centre, to the west of Peacock Lane. Within the settlement boundary the principle of residential development is considered to be acceptable in relation to Development Plan Policies, SS 1, SS 3 and SS 9 of the adopted Core Strategy and Section 2 of the NPPF.

Therefore, subject to compliance with other Core Strategy policies, a development comprising housing is considered acceptable in principle.

2. Design and landscape impacts

Peacock Lane has a varied streetscene, with a mix of dwellings varying in size, scale, styles and materials. The site is located to the rear of dwellings fronting Peacocks Lane, with existing hedging and trees also providing some screening from wider viewpoints, with more visibility from the adjacent playing field and footpath.

The dwellings are designed as a rural cluster of buildings, with simple profile forms, framed spaces and courtyards, brick and pantile external facing materials with some facades with natural cladding with differing scales, and open cartlodges. The design includes a more modern larger extent of glazing and rooflights and solar panels, the overall design, form and composition of the dwellings are considered appropriate and of a good visual design, with scales ranging from single and one and a half storey dwellings. The architecture would include traditional features and include modern detailing. The scale and grain of development is compatible with the local vicinity. The roofs would be formed in clay pantiles; the external walls would be a combination of soft red brick and natural timber boarding. This palette runs through the whole development to provide consistency and reinforce a strong sense of place.

A previous application on the site for 4 dwellings was withdrawn, amendments have been made to the scheme, to address the comments previously raised by the landscape section, and also provided some assistance prior to the current application. Of particular concerns was the extent of tree loss, proximity of houses to the trees, which has been taken into account and addressed by retaining more trees and amending the layout, footprint and positioning of dwellings. The amended layout of the plots makes for an overall improvement on the previous scheme in terms of spatial pressure on the trees and improved amenity space, and there are no objections from the landscape section over the proposed development (subject to conditions more details, protections and details of the enhancements).

It is recognised these are larger dwellings but are of an appropriate scale and layout given the constraints (notably the protected trees present on the site). Additionally, the larger units ensures adaptability to suit all future occupants. Officers consider the overall design and layout is of good quality, and would not result in visual harm to wider area nor adversely impact the designated Conservation Area. The proposal is considered to comply with Policies EN 4 and

EN 8 of the adopted Core Strategy, HOLT1, HOLT2, HOLT3 of the Holt Neighbourhood Plan and Chapters 12 and 16 of the NPPF.

3. Residential Amenity

The development would be reasonably distanced from existing properties, with intervening features and boundary treatments. The dwellings would be primarily single storey (albeit with some rooms in the roof space), and proposed boundary treatments and orientation ensure overlooking concerns are mitigated.

The layout, scale, siting and orientation of the proposed dwellings are considered appropriate, to ensure existing neighbouring amenity, and future occupiers of the site would not be adversely affected by reasons of overlooking, overbearing or loss of daylight or sunlight.

The proposed dwellings do have large footprints within their respective plots, and Officers consider that the private rear amenity space is a limited by comparison to the overall property footprints but, on balance, given the location of the site, and design layout with large spaces (notably for plots 1 and 3) to the front of the dwellings there is considered to be an appropriate extent of garden space and private amenity space for the dwellings.

The proposal is considered to have acceptable residential amenity for existing and proposed residential properties and would comply with Core Strategy Policy EN 4 and Chapter 12 of the NPPF.

4. Highways and parking

Policy CT 5 requires development to provide safe and convenient access for all modes of transport, including access to the highway network. Policy CT 6 requires new development to have sufficient parking facilities. Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. See excerpts from the highway officer comments below (full comments available on the public site);

According to TRICS database (Trip Rate Information Computer Services) a residential dwelling will typically generate 6 vehicular trips per day, therefore it is evident that the proposed development of 3 dwellings ($6 \times 3 = 18$) would engender an increase of that magnitude, over the narrow Peacock Lane

In relation to increased vehicular use of Peacock Lane, the Highway Authority have raised concerns about what they regard as a poorly arranged junction with the busy Cromer Road (C488), which has, in part, a restricted carriageway width and limited pedestrian facilities.

The carriageway width close to the junction with Cromer Road narrows to less than 4.5m, restricting two-way movement and making vehicular 'stacking back' onto Cromer Road a likelihood (should a vehicle be leaving Peacock Lane whilst another is entering from the classified Cromer Road).

In proximity to the site lies King Georges Field, with pedestrian access taken south of the site access whereby it is likely that vulnerable road users would emerge directly onto the narrow Peacock Lane.

The Highway Authority have raised concerns that by permitting additional vehicular traffic originating in close proximity to King George's Field would increase the likelihood of conflict between pedestrians and motor vehicles.

With consideration of the shortcomings and limitations of Peacock Lane itself and particularly its substandard junction with Cromer Road, the Highway Authority would seek to resist any intensification of vehicular use of this road.

Norfolk County Highways have recommended the application be refused on highway safety grounds, in accordance with provisions within the NPPF and local policy. This is due to the substandard junction arrangement where Peacock Lane joins Cromer Road (C488), where Peacock Lane which is of restricted width, is only able to accommodate single file traffic, which impacts traffic flow on Cromer Road where vehicles come out of Peacock Lane. Additionally, the Lane is narrow, particularly towards the junction section before the section of pavement on the west side is available, this extends for only a limited section of the Lane, ends south of the King George V playing field. Peacock Lane also receives notable pedestrian movements to access the playing field and town centre given accessibility to the public rights of way network further north, residents living along and off Peacocks Lane and increased footfall that would be associated with the completion of the housing estate in the future.

Regarding parking, Officers consider there is sufficient parking provision and manoeuvrability provided on site, utilising the existing access from Peacock Lane. There are no concerns around the parking provision being proposed and the proposal would accord with Core Strategy Policy CT 6.

5. Ecology

The application has been supported with an ecological assessment, setting out the site is considered of low ecological value in terms of habitat. The content of the report considered acceptable, and the Landscape Officer has raised no objections with the proposals acceptable in terms of ecological impacts and complies with Core Strategy Policy EN 9 and Chapter 15 of the NPPF. Subject to the works being carried out in accordance with the mitigation and enhancement measures set out, as per the below;

- a. Site clearance and demolition of the shed to take place outside of the breeding bird period (March to August inclusive) or following a pre-commencement check by a suitably qualified ecologist,
- b. Installation of at least two mammal access points measuring 13cm x 13cm within any impermeable boundary features within gardens,
- c. Installation of at least one bat box integrated into each new dwelling,
- d. Installation of at least one sparrow terrace installed on each new outbuilding,
- e. Installation of at least four bird boxes (small hole box or open fronted box) on retained trees.

6. Recreational Impacts (GIRAMS)

The Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) is a strategy agreed between the Norfolk planning authorities and Natural England. The Strategy enables growth in the District by implementing the required mitigation to address adverse effects on the integrity of Habitats Sites arising from recreational disturbance caused by an increased level of recreational use on internationally designated Habitat Sites, particularly European sites, through growth from all qualifying development.

Increased recreation without mitigation is likely to affect the integrity of these Habitat Sites across Norfolk. It would result in the significant features of the sites being degraded or lost, and these internationally important areas losing significant important areas for birds, plants and wildlife generally and, therefore, their designations. All net new residential and tourism development are required to mitigate the effects of the development.

This Strategy recommends a tariff approach to ensure funds are collected and pulled together to deliver the Recreational Impact Avoidance and Mitigation (RAMS) package proposed. This reflects the entirety of Norfolk including all partner Local Planning Authorities and would see a common tariff amount for all net new dwellings in the county (£221.17) alongside a 6:1 ratio for tourism development. This has been calculated from the RAMS mitigation package to cover the lifetime of the Local Plans.

The proposed development would create 3 net new dwellings, and the required contribution of **£663.51** has been made. The Local Planning Authority as the 'competent authority' has completed an Appropriate Assessment and concluded that subject to securing the GIRAMS financial contribution, the planning application would not have an adverse effect on the integrity of the European Sites identified above from recreational disturbance, when considered alone and 'in combination' with other development. Consultation with Natural England is not considered to be necessary as the proposed development would be subject to the GIRAMS payment to offset potential impacts of an increase in recreational disturbance to nearby Habitat Sites. As this has been received, the proposed scheme would comply with Policy EN 9 of the adopted Core Strategy and Chapter 15 of the NPPF.

7. Planning Balance and Conclusion

The proposal lies within the development boundary of Holt and the principle of residential development is considered to be acceptable under Policy SS 1.

The proposed development is considered to be acceptable in terms of matters of design, residential amenity, ecology, recreational impacts and vehicle parking and would accord with the requirements of Core Strategy Policies SS 1, EN 2, EN 4, EN 8, EN 9 and CT 6. Compliance with these policies would weigh heavily in favour of the grant of planning permission.

However, the proposal has been found to be deficient in relation to provision of safe access for existing and proposed users including pedestrians /people with disabilities (those confined to a wheelchair or others with mobility difficulties). In addition, the unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. The development would therefore conflict with the aims of Core Strategy Policy CT 5 and this would weigh against the grant of planning permission.

When exercising the planning balance, the Committee will need to take account of the Council's current position in relation to housing delivery. At this time the Council is unable to demonstrate either a five year housing land supply or a four year housing land supply (the latter applies where, under specific circumstances, a Local Planning Authority has a Local Plan submitted for examination). Planning applications must therefore be considered in line with paragraph 11(d) of the NPPF which states that where relevant policies are considered out of date permission will be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and

demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In undertaking the planning balance, Officers recognise that the site is within the settlement boundary for Holt, which is amongst the most sustainable settlements in the district to accommodate new development.

The addition of 3 dwellings would make a positive contribution towards addressing the housing shortfall and support the local economy both during the construction phase and supporting local services and facilities.

However, the proposed scheme is considered to raise highway safety concerns due to the shortcomings and limitations of Peacock Lane and the substandard junction with Cromer Road. The detriment to highway safety that would result from additional vehicular movements is considered, on balance, to marginally outweigh the benefits of the scheme.

RECOMMENDATION:

REFUSE for the following reasons:

- 1. The proposed development does not adequately provide for pedestrians /people with disabilities (those confined to a wheelchair or others with mobility difficulties) – contrary to Policy CT 5 of the adopted Core Strategy and paragraphs 114-116 of the NPPF.**
- 2. The unclassified road serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width at adjacent road junctions. The proposal, if permitted, would be likely to give rise to conditions detrimental to highway safety. Contrary to Policy CT5 and paragraphs 114-116 of the NPPF.**

Final wording of reasons to be delegated to the Assistant Director – Planning

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BRADFIELD – PF/23/1580 - Stationing of caravan for a mixed use comprising short term residential retreat / holiday accommodation for carers and people from a caring profession (up to 84 days per annum); hosted retreats for carers and people from a caring profession (up to 18 days per annum); Full-day and half-day therapeutic retreats for carers and people from a caring profession including overnight accommodation for the site manager / operator (up to 66 days per annum) at Land East Of Lincoln Cottage (known As The Cottage), Common Road, Bradfield Common, Bradfield, Norfolk

Minor Development

Target Date: 18th September 2023

Extension of Time: 15th March 2024

Case Officer: Mr J Barrow

Full Planning Permission

RELEVANT SITE CONSTRAINTS

River Valleys Landscape Character Area

area designated as Countryside

Zone of Influence of multiple designated habitats sites for the purposes of the Norfolk GIRAMS

RELEVANT PLANNING HISTORY

CL/21/0566: Certificate of lawful development for existing use of land for stationing of a caravan to provide shelter, toilets and refreshment facilities and a place to provide a place to lock up equipment. Was lawful use

PF/11/0394: Formation of vehicular access. Approved

PF/02/0763: Siting of mobile field shelter. Approved

THE APPLICATION

Seeks permission to station a caravan for a mix of uses as described above. It is also proposed to clad the caravan with timber weatherboarding, along with landscaping and biodiversity enhancements across the site.

REASONS FOR REFERRAL TO COMMITTEE

At the request of the Assistant Director - Planning due to the high level of public interest and comment.

REPRESENTATIONS

16 received **objecting** on the following grounds:

- Unacceptable use of the facility as a dwelling
- Unacceptable countryside location
- Increased traffic
- Lack of sustainable access options
- Potential for future applications after this principle is potentially accepted
- No accepted principle for a business to operate on the site

- Over intensification of the use
- Use of cladding introducing too strong a sense of permanence to the site

3 representations **supporting** received on the following grounds:

- Ecological enhancements
- Improved site appearance
- A need for the mental health benefits the site would bring

CONSULTATIONS:

County Council Highway Authority – **No Objection** subject to conditions

Swafeld and Bradfield Parish Council – **Objection** due to the nature of the development being incompatible with the countryside location, unsustainable transport options, increased traffic, unacceptable design impacts and negative biodiversity impacts.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, refusal of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Core Strategy:

SS 1 – Spatial Strategy for North Norfolk

SS 2 – Development in the Countryside

SS 5 – Economy

SS 6 – Access and Infrastructure

EN 2 – Protection and Enhancement of Landscape and Settlement Character

EN 4 – Design
EN 9 – Biodiversity & Geology
EC 7 – The Location of New Tourism Development
EC 9 – Holiday and Seasonal Occupancy Conditions
CT 5 – The Transport Impact of New Development
CT 6 – Parking Provision

Material Considerations:

National Planning Policy Framework (NPPF):

Chapter 2 – Achieving sustainable development
Chapter 9 – Promoting sustainable transport
Chapter 12 – Achieving well-designed and beautiful places
Chapter 15 – Conserving and enhancing the natural environment

Supplementary Planning Documents and Guidance:

North Norfolk Landscape Character Assessment SPD (January 2021)

OFFICER ASSESSMENT:

Site description:

The site has an area of approximately 0.5ha and is to the north of Common Road, Bradfield. It comprises to the west, an area of vineyard and orchard with a tree belt on the west side of these near the access point. To the east side of the site is an open field also within the red lined area. On the western part of the site is a static caravan measuring approximately 3 metres x 8.5 metres and used as a field shelter/amenity block for agricultural workers in connection with agriculture, a workshop and shed, also incidental to agriculture. The existing land use is considered to be agricultural.

The site's west boundary is 8.5m east of Lincoln Cottage separated from the cottage by a private driveway. Fields bound the site to the north and south, with an area of woodland bounding the site to the east.

A Lawful Development Certificate for the existing use of land for stationing of a caravan to provide shelter, toilets and refreshment facilities and a place to provide a place to lock up equipment was granted on 26/01/2022 for ancillary agricultural use noted above.

Main issues for consideration:

1. Principle of development
2. Landscape
3. Highway safety
4. Car parking
5. Biodiversity and ecology
6. Foul water drainage and nutrient pollution
7. Recreational impacts on designated sites

8. Design

9. Amenity

1. Principle of development:

The site is proposed to be used in connection with the work carried out by the applicant's social enterprise; Absolute Specialists Wellbeing (ASW). It is proposed to use the caravan on site to maintain the site, and as a base for ASW's Norfolk operations, as well as providing a location for 'retreats' for carers or people in the caring professions, which is the sector ASW seeks to assist.

The exact nature of the proposed use of the site has required further exploration with the applicant leading to the submission of an updated operating statement in April 2024. It specifies three 'activities' proposed to take place on site as follows:

Activity A

This would involve a maximum of 66 overnight stays per year for a maximum of 2 people. These stays would facilitate the management of the site, local community work, and daytime retreats for carers or people from caring professions. It is considered this is akin to a Class C3 residential use, with visitors.

Activity B

This involves up to 84 overnight stays per year for a maximum of 4 people. The submitted operating statement summarises this as *'restorative residential retreats for carers and people are the caring professions' comprising 'stays of up to a week for 1 or 2 people which will enable them to bring their children, family members or friends for support.'*

It is understood that these stays would be advertised through the applicant's email list, as part of The "Walters Method" which is described on the applicant's website as being *"a transformational 5 step process that will give you the clarity and confidence to start living your best life."*

This is considered to be broadly similar to a tourism use.

Activity C

This would involve up to 18 overnight stays per year for the applicant or an affiliate of ASW to host a carer or someone from the caring professions to work intensively on their mental health.

Overall

Taking account of the above, it is considered that the proposal is for a mixed use of the site, with residential and tourism elements. The site is located within the area designated as Countryside under to Policy SS 1.

Core Strategy Policy SS 2 allows for tourism uses in principle, but not residential development within this area other than for affordable housing or occupational dwellings where there is a clear functional need.

Due to the short term nature of the visits, it is considered the proposal should be assessed as a tourism use. Policy SS 2 permits such developments provided they accord with all other relevant policies within the development plan unless material considerations indicate otherwise.

Due to the structure being a caravan, it is not deemed to be a 'building', and Policy EC 2 which deals with the re-use of buildings in the Countryside is therefore not considered to be relevant in this case.

Core Strategy Policy EC 7 seeks to control the location of new tourism development. Serviced accommodation can be permitted in accordance with a sequential approach, requiring there to be no sequentially preferable sites, no suitable buildings for re-use, and that a rural location is necessary. If the development meets these criteria then it may be permitted providing it is in within a designated tourism asset zone where it is in close proximity, and has good links, to principal and secondary settlements. Although the site is within the rural tourism asset zone, it is considered not to be within 'close proximity' nor does it 'have good links' to Principal or Secondary settlements. North Walsham is approximately 2.8 miles away, predominantly along a narrow section of highway with only passing places. There would be a high reliance upon private car use, along what is a generally poor part of the highway network. It is therefore considered that the proposal is contrary to the aims of Policy EC 7 and this would weigh against the grant of planning permission.

In addition, many of the stays proposed would require independent use of the caravan in a way that is akin to un-serviced accommodation, and the Countryside location is considered inappropriate as it is inherently unsustainable.

Whilst It is noted that the operating statement provides upper limits for the number of stays, as well as the number of people attending the site, it is considered this would be difficult to control and monitor in planning terms, even though it does lessen the harm. It is also noted that the scheme would bring some social benefits in terms of the wellbeing service offered.

On balance however, this is not considered to overcome the harm to the aims of delivering sustainable patterns of development and the conflict with planning policy. Consequently, it is considered than the proposed development is unacceptable in principle.

2. Landscape

The site lies within two Landscape Character Areas (Tributary Farmland and River Valleys) as defined by the North Norfolk Landscape Character Assessment SPD. This requires that proposals should be informed by, and be sympathetic to, their distinctive character areas. They should also demonstrate that they will protect, conserve, and where possible enhance the special qualities and local distinctiveness of the area.

Given the size, scale, and nature of the proposal, no detrimental effect on the character and visual amenity of the wider landscape is considered to occur. The caravan has a lawful use and would stay in place even if the current proposal was refused.

The proposal is considered to be acceptable in terms of landscape impact and complies with Policy EN 2 of the Core Strategy.

3. Highway safety

The site lies in the hamlet of Bradfield, around 4km by road north of North Walsham; the closest town with access to a range of local services, and amenities. It is accessed via narrow rural roads (classed as 'Quiet Lanes').

The Public Right of Way Trunch FP6/FP11 is 500m to the northeast of the site, and Swafield RB2 880m to the east of the site. The village of Trunch, which has more limited access to local goods, services, and amenities, lies approximately 2km northeast of the site. There is no local public transport provision in the vicinity of the site.

It is likely that many of the visitors attending the site would not make use of these transport options, although there is access to services/facilities within cycling distance for people staying on site.

The submitted transport statement states a total of 168 overnight stays per year, outside of the winter months, would generate up to 252 two-way trips per annum. Local concerns regarding this intensification are noted, and the sub-standard nature of the immediate highway network is a consideration. The Council has had regard to the advice it received from the Local Highway Authority with no objection raised due to the development being 'below' the threshold for a sustainability objection. Similarly with regards to highway safety, the Highway Authority comment that *"whilst the proposed caravan and its use for overnight accommodation introduces additional vehicle activity onto Common Road, the proposed increased level of activity from equestrian to holiday use would not be considered to be significant to warrant an objection on highway safety grounds given the likely speeds and frontage extents"*.

Overall, it is considered that, for the reasons outlined above, the proposed development would not cause unacceptable highway safety impacts and is acceptable in terms of Core Strategy Policy CT 5.

4. Car parking

Officers consider that the site would be able to provide the required number of on-site car parking places for the development. This is supported by the Highway Authority, subject to a condition to secure the parking.. On that basis, the proposal is in accordance with Policy CT 6.

5. Biodiversity & Ecology

The planning application is accompanied by an ecology report (June 2023) which demonstrates net gains for biodiversity, in line with Policies SS 4 and EN 9. It is stated that the trees will be protected during the cladding works however the exact nature of this protection is not specified. It is therefore recommended that such details be secured prior to the development progressing, so as to ensure that the trees on site are suitably protected.

The proposed development is not subject to statutory Biodiversity Net Gain (BNG) requirements.

Subject to the imposition of a planning condition, it is considered that the proposal is acceptable in terms of biodiversity and ecology-related impacts and would be in accordance with Policy EN 9 of the Core Strategy.

6. Foul water drainage and nutrient neutrality

This site lies within the Broads SAC and Ramsar catchment area for surface water drainage. As confirmed within the submitted planning statement, the site is connected to mains foul drainage which does not discharge into a sensitive catchment. As such, on the basis of connection to mains drainage and the drainage discharging outside of the sensitive catchment, the proposed development would not result in water quality issues and the advice of Natural England under nutrient neutrality.

The proposal would therefore accord with Policy EN 9.

7. Recreational impacts on designated sites

Norfolk Local Planning Authorities have worked collaboratively to adopt and deliver a Green Infrastructure and Recreational Impact Avoidance and Mitigation (GIRAM) Strategy to ensure that the cumulative impacts of additional visitors, arising from new developments of housing and tourism, to European sites, will not result in any likely significant effects which cannot be mitigated. The site is within the Zone of Influence of a number of such sites.

An appropriate contribution has been secured in line with the RAM Strategy as part of this proposal. It is considered that the contribution is sufficient to conclude that the project will not have an adverse effect on the integrity of the above identified European sites from recreational disturbance, when considered alone or 'in combination' with other development.

On that basis it is considered the proposal complies with Policy EN 9.

8. Design

The caravan would be clad in light larch colour finish timber with fenestration frame and corner detailing. This would improve the appearance of the caravan as well as its insulation. It is likely that the caravan would be maintained to a high standard as doing so would support and benefit the proposed operation.

It is considered that proposal is acceptable in terms of design impact, having regard to Policy EN 4 of the Core Strategy.

9. Amenity

The site is already widely landscaped with mature trees and hedgerows running alongside the western boundary nearest the existing residential dwellings. As such, it is considered unlikely that the proposal would have a significant detrimental effect on the residential amenities of neighbouring occupiers in terms of overlooking, overbearing, overshadowing, and causing a

loss of outlook. The proposal is considered acceptable in residential amenity terms for both existing adjacent residents and future occupiers providing use as short-stay accommodation.

The proposal is therefore considered to be acceptable in terms of amenity impacts in accordance with Policy EN 4 of the Core Strategy.

CONCLUSION AND PLANNING BALANCE

The proposal involved the use of the land which falls within a C3 residential use class comprising both use of the land for holiday purposes but also for residential purposes.

Whilst some aspects of the proposals are acceptable or could be made acceptable through the use of planning conditions, the use of the land for residential purposes has not been adequately justified and restricting the use in the way put forward by the applicant would give rise to complexity in relation to enforcement of any conditions limiting the maximum number of days each proposed aspect could be undertaken.

Officers note there are some benefits associated with the proposed uses, however, the benefits do not attract sufficient weight in the planning balance to override the clear harm that would arise from residential use in the countryside. As such the proposal is considered to be contrary to Core Strategy Policies SS 2 and EC 7.

RECOMMENDATION

REFUSAL for the following reasons:

In the opinion of the local planning authority the application site is not an appropriate location for the development and the mixture of activities proposed having regard to the strategic objectives of the development plan and the aims of the National Planning Policy Framework in terms of achieving sustainable patterns of development as it does not provide safe and suitable access including good links to Principal and Secondary Settlements. The proposed development is therefore contrary to policies SS 1, SS 2 and EC 7 of the adopted North Norfolk Core Strategy.

Final wording of reasons to be delegated to the Assistant Director – Planning

WEST RAYNHAM – PF/23/2330 - Demolition of existing garage workshops and construction of new single storey dwelling at West Raynham Auto Clinic, Massingham Road, West Raynham, Fakenham, Norfolk, NR21 7AJ

Minor Development

Target Date: 5th June 2024

Extension of time: 5th June 2024

Case Officer: Miss Isobel McManus

Full Planning Permission

RELEVANT SITE CONSTRAINTS:

LDF Countryside

Contaminated Land

Landscape Character Area – Rolling Open Farmland – Holkham to Raynham

Nutrient Neutrality Surface Water Catchment – River Wensum

Within the Zone of Influence of multiple designated habitats sites for the purposes of the Norfolk GIRAMS

RELEVANT PLANNING HISTORY:

PF/23/1004: Demolition of existing workshop and construction of new dwelling.

Refused by the Development Committee 29 September 2023 for the following reasons:

1. *It is considered that the proposed development would be located in an unsustainable location with a lack of basic day-to-day facilities/services and sustainable connections to such facilities/services, resulting in future occupiers of the proposed dwellings being heavily reliant on private vehicles in order to gain access to services/facilities in larger settlements. It is not considered that a single dwelling in the location proposed would contribute in any meaningful way to maintaining or enhancing the vitality of the local rural community, nor would it contribute to the delivery of sustainable development, nor reduce carbon emissions.*

Consequently, with no adequate benefits to outweigh the identified policy conflict, it is considered that the proposed development is contrary to the requirements of Policies SS 1, SS 2 and SS 4 of the adopted North Norfolk Core Strategy and paragraphs 8, 11 and 79 of the National Planning Policy Framework.

2. *It is considered that the proposed dwelling, taking account of its length and two storey form, would be disproportionate in scale, accentuated by its prominent corner position, to the detriment of the overall street-scene.*

The proposed dwelling would not be considered suitably designed for the context in which it is set. Accordingly, it is considered that the proposed development would be contrary to policy EN 4 of the adopted North Norfolk Core Strategy.

3. *The Local Planning Authority considers that the proposed development falls within Group Area Zones of Influence and affects European Designations as set out in the Norfolk Green Infrastructure and Recreational Impact Avoidance Mitigation Strategy. The applicant has failed to demonstrate that the proposed development would not result in adverse effects, either alone or in combination on the integrity of European Sites arising as a result of the development including in relation to recreational disturbance.*

In the absence of evidence to rule out likely significant effects and in the absence of suitable mitigation measures to address likely significant effects, the proposal is contrary to the requirements of policies SS 4 and EN 9 of the North Norfolk Core Strategy, and approval of the application would conflict with the legal requirements placed on the Local Planning Authority as competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended).

4. *The proposed development comprises overnight accommodation that falls within the catchment of the River Wensum Special Area of Conservation and is likely to have an adverse impact on European Designations requiring mitigation in relation to nutrient enrichment.*

The applicant has failed to demonstrate that the proposed development would not result in adverse effects, either alone or in combination, on the integrity of European Sites arising as a result of the development including in relation to nutrient enrichment.

In the absence of evidence to rule out likely significant effects and in the absence of suitable mitigation measures to address likely significant effects, the proposal is contrary to the requirements of policies SS 4, EN 9 and EN 13 of the North Norfolk Core Strategy and approval of the application would conflict with the legal requirements placed on the Local Planning Authority as competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended).

THE APPLICATION:

Proposes to demolish a car repair garage known as 'West Raynham Auto Clinic' and erect a detached single storey three-bedroom dwelling. This would be constructed of masonry brickwork with some timber cladding to the walls with concrete roof tiles. The proposed building would be set back into the site with a rear and eastern side garden. At the front, there would be a gravelled area for parking and turning, with the capacity to accommodate a minimum of two vehicles.

The West Raynham Auto Clinic is a local business situated close to the main entrance to the former RAF West Raynham site (now known as West Raynham Business Park). It is now closed. The site is at the eastern end of a row of three dwellings along Massingham Road. It stands at the intersection of Massingham Road and Station Road. The car repair garage to be demolished is currently attached to a dwelling known as 'The Old Store' which would be retained. A timber fence demarcates the shared boundary.

To the south of the site is the West Raynham Business Park, which houses approximately 13 businesses, a solar farm, and the former RAF West Raynham, an area of significant heritage value featuring around 13 grade II listed building. A number of dwellings are also located at the former RAF base.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of the **Cllr. Housden** owing to wider policy elements and broader principles, design elements could be addressed with applicant. Recommends a committee site visit.

PARISH/TOWN COUNCIL:

Raynham Parish Council: No comments submitted.

CONSULTATIONS:

Conservation and Design (NNDC): No Objection. The proposed development would not affect the setting of the recently listed former RAF buildings to the south.

Environmental Health (NNDC): No Objection subject to a pre-commencement condition requiring a contamination risk assessment.

Landscape (NNDC): No Objection.

Norfolk County Council Highways: No Objection, as proposal does not affect the current traffic patterns or the free flow of traffic. Request a condition to secure the onsite parking and turning area.

Natural England: No Objection, subject to appropriate mitigation being secured.

REPRESENTATIONS:

None received.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, refusal of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Core Strategy (September 2008):

Policy SS 1 - Spatial Strategy for North Norfolk

Policy SS 2 - Development in the Countryside

Policy SS 4 - Environment

Policy EN 2 - Protection and Enhancement of Landscape and Settlement Character

Policy EN 4 - Design

Policy EN 9 - Biodiversity & Geology

Policy EN 13 - Pollution and Hazard Prevention and Minimisation

Policy CT 5 - The Transport Impact of New Development

Policy CT 6 - Parking Provision

Material Considerations

National Planning Policy Framework

Chapter 2 - Achieving sustainable development
Chapter 4 - Decision-making
Chapter 5 - Delivering a sufficient supply of homes
Chapter 12 - Achieving well-designed and beautiful places
Chapter 15 - Conserving and enhancing the natural environment

Supplementary Planning Documents:

North Norfolk Design Guide (2008)
North Norfolk Landscape Character Assessment (2021)

OFFICER ASSESSEMENT:

MAIN ISSUES FOR CONSIDERATION:

- 1. Principle of development**
- 2. The external appearance of the dwelling and the effect on the character and appearance of the area**
- 3. Living conditions**
- 4. Effect on habitats sites**
- 5. Environmental considerations**
- 6. Highways and parking**

1. Principle of development

Policy SS 1 of the North Norfolk Core Strategy sets out the spatial strategy for the District, directing the majority of new development to the towns identified as Primary and Secondary Settlements, with a smaller amount of new development focused on designated Service Villages and Coastal Service Villages to support rural sustainability. The remainder of the district is designated as Countryside.

Policy SS 2 limits development in the countryside to that which requires a rural location and where it is for a type of development listed in the policy. New market dwellings as proposed are restricted in order to prevent dispersed dwellings that will lead to a dependency on travel to reach basic services and ensure a more sustainable pattern of development. Furthermore, Policy SS 4 of the Core Strategy requires development proposals to contribute to the delivery of sustainable development and, amongst other requirements, seeks to locate development where it would reduce carbon emissions.

West Raynham is not identified as a Service Village and the site is within the defined Countryside. There are very few basic facilities and services close to the site. There is a primary school 2.6 miles away and a village hall (2.5 miles away) with very limited other local services that would, in turn, support the rural economy. The site itself is not well served by public transport or pedestrian footways; and as such, future occupants of the development would, be heavily reliant on private cars to access essential services and facilities. Public transport is limited with one bus service, (Sanders Coaches service no. 22A) between North Elmham, Litcham and Fakenham, with around eight daily stops and passes through West

Raynham. The limited public transport service makes this rural community functionally remote from key service provisions, such as employment, retailing, medical and service provisions that larger settlements can provide. Although the location is not physically isolated, it sits at the end of a row of three houses and is functionally remote from basic services. The proposed development is therefore considered to be contrary to policies SS 1 and SS 2.

Paragraph 83 of the National Planning Policy Framework (NPPF) states that proposals for new housing in rural areas should be located where it will enhance or maintain the vitality of rural communities, an approach which policies SS 1 and SS 2 are in general conformity with. Given the lack of a basic level of accessible local services/facilities, it is not considered that a single dwelling in this location would contribute in any meaningful way to maintaining or enhancing the vitality of the local rural community and, as such, would not comply with the requirements of Paragraph 83.

However, the site can be regarded as a *“previously developed land” given that it is occupied by a permanent structure serving the car repair garage. Paragraph 89 of the NPPF sets out that “...The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”*. The use of previously developed land is a material consideration that weighs in favour of the proposal, and this will need to be apportioned appropriate weight in the planning balance when assessing the scheme as a whole. Further consideration is given to this matter in the Planning Balance and Conclusion section below.

2. External appearance and the effect on the character and appearance of the area

Policy EN 4 requires that all development be designed to high quality, reinforcing local distinctiveness. Design that fails to have regard for the local context and does not preserve or enhance the character and quality of an area will not be acceptable. Development proposals are expected to have regard to the North Norfolk Design Guide, be suitably designed for the context in which they are set and ensure that the scale and massing of development are sympathetic to the surrounding area.

The application site is part of a wider rural landscape identified as Rolling Open Farmland (ROF1) within the ‘Landscape Character Assessment’ (LCA). The LCA recognises the ‘open, expansive, rural character with a sense of remoteness and tranquillity.’ In such a location, any new dwelling should be mindful of maintaining, complementing and, where possible, enhancing its immediate landscape setting. Policy EN 2 states that a proposal must demonstrate that the scale, design and materials protect, conserve and, where possible, enhance the distinctive settlement character.

A single storey dwelling is proposed which is considered to fit in with the existing adjacent dwellings and the wider context of the application site. The proposed plan indicates a building constructed of masonry brickwork with some timber cladding with concrete roof tiles. The proposed building would be set back into the site with a rear and eastern garden. At the front, there would be a gravelled area designated for parking and turning, with the capacity to accommodate a minimum of two vehicles.

It is considered that the design of the scheme put forward and its overall scale satisfactorily address the reason for refusal (no.2) within the decision notice for application ref: PF/23/1004.

Therefore, in terms of its design, the scheme is deemed compliant with Core Strategy Policies EN 2 and EN 4 and paragraph 135 of the NPPF.

3. Effect on living conditions

There are no significant concerns in respect of the proposed scale and appearance of the proposed dwelling in the context of the immediate locality and street-scene given that it would be located adjacent to three existing dwellings.

Accordingly, it is considered that the proposed development complies with the requirements of Core Strategy Policy EN 4.

4. Effect on habitats site

Recreational impacts

The site is located within the Zone of Influence of multiple habitats sites for the purposes of the Norfolk-wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS). This aims to ensure that the cumulative impacts of additional visitors, arising from new developments of housing and tourism, to European sites, will not result in any likely significant effects which cannot be mitigated. In line with the RAM strategy a mechanism has been secured to ensure the appropriate financial contribution per dwelling (or equivalent) prior to occupation as part of this proposal at the time planning permission is approved.

The appropriate contribution has been secured in accordance with the RAM strategy and as such, it is considered that this is sufficient to conclude that the project will not have an adverse effect on the integrity of the above identified European sites from recreational disturbance, when considered alone or 'in combination' with other development. The proposal therefore complies with Policy EN 9.

An appropriate assessment of the implications of the proposed development has been carried out in view of those conservation objectives and it is considered that the local planning authority may now also agree to the project under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Nutrient Neutrality

Alongside all other local planning authorities in Norfolk, the Council received a letter dated 16 March 2022 from Natural England about nutrient pollution in the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site. The letter advised that new development within the catchment of these habitats comprising overnight accommodation can cause adverse impacts on nutrient pollution. Such development includes amongst others, new dwellings as would be created in this case. Without appropriate mitigation the proposed development would have an adverse effect on the integrity of The Wensum Special Area of Conservation (SAC), the Broads SAC and the Broadland Ramsar.

The existing garage is connected to a shared septic tank that serves one additional property. To provide mitigation it is proposed to upgrade the septic tank to a biological Package Treatment Plant that that will serve the existing and proposed dwelling. This would result in nutrient loads being reduced by 0.69kg Phosphorous/year and 6.62kg Nitrogen/year with the proposed PTP upgrade serving both dwellings. The reduction in nutrient loads is sufficient to offset the proposed development such that the development would be nutrient neutral.

The local planning authority as competent authority, has undertaken an appropriate assessment (dated 9 April 2024) of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). This assessment concludes that the local planning authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England who are statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process, have advised that they concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

Subject to securing the upgrading of the septic tank prior to the commencement of the proposed development, which it is recommended should be via a unilateral undertaking under section 106 of the Town and Country Planning Act 1990, the proposal is considered to be in accordance with Policies SS 4, EN 9 and EN 13 and will not have an adverse effect on the integrity of the Habitats Sites identified above from nutrient pollution when considered 'alone' or 'in combination' with other plans and projects..

5. Environmental Considerations

Due to the historic use of the site, it could potentially be contaminated. Environmental Health have requested a pre-commencement condition to require contamination risk assessment be submitted. This would also identify any remediation that is required in the interests of public health and safety and that of the future occupiers. On that basis the proposal is considered to comply with Policy EN 13.

6. Highways and Parking

Policies CT 5 and CT 6 require that the development is capable of being served by safe access to the highway network and that there are adequate parking facilities to serve the needs of the development.

The dimensions of the front driveway designated for parking purposes appear adequate such that 2 spaces could be provided which would comply with the current adopted parking standards, and as such, there are no anticipated issues concerning parking availability and manoeuvring provisions within the proposed scheme.

The Highway Authority have no objections to the proposal with regards to access or parking arrangements and this was not a reason for refusal previously.

The application is therefore considered to be acceptable in terms of highway impact and in accordance with policies CT 5 and CT 6.

Other considerations

Policy CT 3 has a presumption against proposals resulting in the loss of sites which currently or were last used for important local facilities or services unless an alternative provision is made, or it is demonstrated that there is no reasonable prospect of retention. Whilst petrol filling stations are listed in the policy as an important local facility, vehicle repair businesses are not. There is therefore no conflict with Policy CT 3 and there is alternative provision available in West Raynham and further away in Fakenham.

Planning Balance and Conclusion:

As the proposal is for a new market dwelling within the Countryside it is considered to be contrary to the aims of Core Strategy Policies SS 1 and SS 2 which seek to direct new market dwellings to the most sustainable locations.

It is considered that future occupiers of the proposed development would be heavily reliant on the use of the car to access basic services and facilities. However, because this is an application for the provision of housing and the local planning authority cannot currently demonstrate a five-year land supply for housing, policies SS 1 and SS 2 which are the most important for determining the application are considered to be out of date as set out in paragraph 11d) of the NPPF. In such circumstances the presumption in favour of sustainable development must be applied which, as stated in paragraph 11, for decision making means granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

In this case, none of the circumstances in i) above apply as matters relating to the effect on habitats sites have been addressed and there would be no effect on designated heritage assets. With regards to ii) whilst out of date, appeal decisions received recently continue to confirm that policies SS 1 and SS 2 are broadly consistent with the NPPF in aiming to achieve sustainable patterns of development. Being with the Countryside means that the site location is considered to be inherently unsustainable.

Weighing heavily in favour of the proposal is the fact that the site is previously developed ('brownfield') land as defined in Annex 2 of the NPPF. Meeting housing requirements through the use of small sites and previously developed land is supported by the NPPF (paragraph 70).

With regard to paragraph 83 of the NPPF, as a small single dwelling the contribution the development would make to supporting local services would be limited. There would be modest economic and social benefits in terms of the contribution to housing supply, labour and supply chain demand required during construction, and spending within the local economy by the future occupiers. Now that the previous reasons for refusal in terms of nutrient neutrality in particular have been addressed, the proposed dwelling would be quickly deliverable utilising previously developed land rather than a greenfield site. It would also result in an enhancement of the character and appearance of the area and remove a use which generally would now be considered inappropriate in close proximity to dwellings.

It is however acknowledged in the particular circumstances of this case that the planning balance is very marginal, but cumulatively weighing the considerations outlined above, in particular that the site is previously developed land which tips the balance, are sufficient to outweigh the conflict with policies SS 1 and SS 2 and it is therefore considered that the proposal is acceptable and should be approved.

RECCOMENDATION:

APPROVAL subject to:

1. The completion of a unilateral undertaking under S1106 of the Town and Country Planning Act 1990 to secure the proposed nutrient mitigation proposals (upgrading of the existing septic tank to a biological package treatment plant) and;
2. Conditions to cover the following matters and any others considered necessary by the Assistant Director - Planning:
 - Time limit for commencement
 - Approved plans
 - External materials
 - Risk assessment for contamination
 - On-site parking and turning
 - Notification of commencement for GIRAMS mitigation contribution

Final wording of conditions to be delegated to the Assistant Director - Planning

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BLAKENEY – PF/24/0348 - Erection of two-storey front extension, raising of roof of single-storey side extensions, insertion of dormer windows on front and rear and external alterations at 29 The Pastures, Blakeney, Holt, Norfolk, NR25 7LY

Minor Development

Target Date: 4th June 2024

Extension of time: 4th June 2024

Case Officer: Miss Isobel McManus

Householder development

RELEVANT SITE CONSTRAINTS:

Norfolk Coast National Landscape (formerly AONB)

Glaven Valley Conservation Area

Blakeney Conservation Area

LDF Residential Area

LDF Settlement Boundary

RELEVANT PLANNING HISTORY:

PF/23/2642: Erection of two-storey front extension, raising of roof of single-storey side extensions, insertion of dormer windows on front and rear and external alterations – Refused on 1 February 2024 for the following reasons:

1. In the opinion of the local planning authority, by virtue of its boxy form and appearance, the proposed rear dormer would appear as an incongruous addition to the host dwelling as it would fail to 'plug' comfortably or naturally into the rear elevation and would instead hang awkwardly and heavily off the back of it resulting in harm to the character and appearance of the both the dwelling and the Blakeney Conservation Area in which it is located. The proposal is therefore contrary to Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy and Chapter 12 and 16 of the National Planning Policy Framework (December 2023).
2. The application is not supported by a Preliminary Roost Assessment. Therefore, the local planning authority cannot conclude that the development would not result in harm to protected species or to make an informed decision about the development proposals in accordance with its statutory duties under Regulation 9 of the Conservation of Habitats and Species Regulations 2017 (as amended). The proposal is therefore contrary to Policy EN 9 of the adopted North Norfolk Core Strategy.

THE APPLICATION:

Site Description

The site is occupied by a two-storey dwelling within the residential area of Blakeney. The site is situated within the Norfolk Coast National Landscape, Glaven Valley and Blakeney Conservation Areas. The application site is adjoined by dwellings to the north, east, south and west.

Proposal

To erect a two-storey front extension, raise the roof of existing single-storey side extensions, insert dormer windows on the front and rear elevations and other external alterations.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of Cllr. Holliday who considers that the proposed development would have a significant detrimental effect on the residential amenity of neighbours, along with concerns about the effect on the AONB's dark skies, contrary to Core Strategy policies EN 4 and EN 2.

PARISH/TOWN COUNCIL:

Blakeney Parish Council: Object on amenity grounds; overlooking of neighbouring property. Object on overdevelopment grounds in a conservation area.

CONSULTATIONS:

North Norfolk District Council Landscape: No Objection subject to securing a condition to secure the mitigation and enhancement measures specified in Section 4 of the Preliminary Roost Assessment and requiring Visible Light Transmittance (VLT) glazing of 0.65 or less for domestic windows and 0.5 or less for roof lights.

North Norfolk District Council Conservation and Design: No Objection subject to the attaching of conditions relating to external materials.

Norfolk County Council Highways: No Objection.

REPRESENTATIONS:

Five received **objecting** on the following summarised grounds:

- Amenity: the proposed dormer invites direct overlooking into the neighbouring property.
- Design: the proposed design is out of keeping with the surrounding properties. It would constitute overdevelopment which would undermine the historic character of the conservation area.
- Highways: increase in bedrooms at the property would lead to an increase in cars in the village

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

RELEVANT POLICIES:

North Norfolk Core Strategy (2008):

Policy SS 1 – Spatial Strategy for North Norfolk
Policy SS 3 – Housing
Policy EN 1 – Norfolk Coast Area of Outstanding Natural Beauty and the Broads
Policy EN 2 – Protection and Enhancement of Landscape and Settlement Character
Policy EN 4 – Design
Policy EN 8 – Protecting and Enhancing the Historic Environment
Policy EN 9 – Biodiversity and Geology
Policy CT 5 – The Transport Impact of New Development
Policy CT 6 – Parking Provision

Blakeney Neighbourhood Plan (November 2023)

Policy 6 – Design of Development
Policy 12 – Dark Night Skies

Material Considerations:

The National Planning Policy Framework (NPPF)

Chapter 2 – Achieving Sustainable Development
Chapter 9 – Sustainable Transport
Chapter 12 – Achieving well-designed and beautiful places
Chapter 15 – Conserving and Enhancing the Natural Environment
Chapter 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Documents (SPD):

North Norfolk Design Guide SPD (December 2008)
North Norfolk Landscape Character Assessment SPD (January 2021)

OFFICER ASSESSEMENT:

This application essentially seeks to address the reasons for refusal of the previous application (PF/23/2642) by a redesign and reduction in size of the proposed rear dormer and the submission of a Preliminary Roost Assessment. The previous application was considered to be acceptable in terms of the principle of development, highway impacts and the effect on the surrounding landscape and therefore in compliance with policies SS 3, EN 1, EN 2, EN 4 and CT 5. There were no objections to the previous application from either neighbours or Blakeney Parish Council on residential amenity grounds and these were not a reason for refusal.

MAIN ISSUES FOR CONSIDERATION:

- 1. The external appearance of the proposed development and its effect on the character and appearance of the conservation area**
- 2. The effect on the living conditions of the occupiers of adjacent dwellings**
- 3. Ecology**
- 4. Effect on Landscape**

1. External appearance of the proposed development and its effect on the character and appearance of the conservation areas

Policy EN 4 amongst other matters requires all development to be designed to a high quality, reinforcing local distinctiveness, ensuring appropriate scale and massing, whilst having regard to the North Norfolk Design Guide.

Policy EN 8 requires that development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets through high quality, sensitive design.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 requires that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention must be given to the desirability of preserving or enhancing the character or appearance of that area.

In the previous application (PF/23/2642) the design issue was the long boxy dormer proposed on the north elevation. Officers concluded this would be an incongruous addition to the host dwelling as it would fail to 'plug' comfortably or naturally into the rear elevation and would instead hang awkwardly and heavily off the back of it resulting in harm to the character and appearance of the both the dwelling and the Blakeney Conservation Area in which it is located.

The amended north elevation on this application proposes to retain the existing first floor dormer on the north elevation and add an identical one to the right. This amended design of the north elevation is considered to respect the form and character of the existing dwelling such that officers conclude that there would be no harm to the character and appearance of the surrounding area. The representations relating to overdevelopment of the site are noted,—the main part of the application dwelling is two storey with single storey side sections. Firstly, the single storey elements would be increased by less than 1 metre as part of the proposal. This increase is considered acceptable because the single storey elements will remain subservient in height and scale to the two-storey centre piece. Secondly, the two-storey front extension is not considered to be out of scale with the host dwelling and its curtilage, nor would it be out of context with the surrounding built environment. This is because the wider development is host to similar gables on mainly two-storey buildings. Thirdly, the three additional dormers are considered to integrate well into the roof slopes and their addition would echo an existing precedent set across The Pastures development.

On balance, this application proposes an array of additions that are spread evenly across the four elevations. It is also noted that a similar recent scheme at No. 3 The Pastures was allowed on appeal which was for the whole building to be raised up a storey.

The Council's Conservation and Design team have no objections to the proposal.

Taking account of the above, the proposed development is considered acceptable and complies with Policies EN 4 and EN 8, paragraphs 135 and 203 of the NPPF, Policy 6 of the Blakeney Neighbourhood Plan and, the North Norfolk Design Guide SPD.

2. Living conditions

Policy EN4 requires that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Residents have the right to adequate privacy levels and to be kept free from excessive noise and unwanted social contact.

The representations relating to overlooking have been considered. The proposed dormer window on the north elevation would serve a bedroom. For the purposes of the North Norfolk Design Guide, this is a secondary window. The adjacent dwelling (32 The Pastures) has ground floor doors into a dining room as well as an upper floor window serving a landing on the southern elevation. This upper floor window is classed as tertiary for the purposes of the Design Guide. The separation distance from the proposed dormer window (secondary) on the application dwelling to the upper floor window (tertiary) on the southern elevation of the neighbouring property (32 The Pastures) would be approximately 16.6 metres. This well in excess of the Design Guide recommendation of 9 metres separation distance between a secondary and tertiary window.

It is also considered that significant weight must be given to the fact that there is an existing first floor dormer window on the north elevation serving a bedroom which allows for views across to neighbouring dwellings and their gardens. As part of the proposals, the upper floor bedroom window on the west elevation will be removed which currently allows overlooking of the dwelling to the west (30 Foxy Cottage). Whilst the concerns of the adjacent property about the perception of being overlooked are noted, given the existing site situation and well-established boundary treatment of a mature hedge and fence along the northern boundary it is considered there are no justifiable reasons for refusal on amenity grounds. In a recent appeal decision that was allowed where amenity was considered to be an issue, the inspector noted that *'it is not unusual to have bedroom windows at first floor level looking across the rear garden and having something of a view across neighbouring gardens'*.

For the reasons stated, it is considered that the proposed development would not have any significant harmful effects on the living conditions of the occupants of neighbouring properties and therefore complies with Policy EN 4 in this respect and paragraph 135 of the NPPF.

3. Ecology

The application is supported by a Preliminary Roost Assessment (PRA). This found the dwelling to have very low/negligible potential for roosting bats. The mitigation and enhancements set out within Section 4 of the PRA include the removal of any roof tiles and lead flashing by hand, the installation of a number of bat and bird boxes and, any external lighting to be installed following Guidance Note 08/23: Bats and Artificial Lighting at Night.

With the above mitigation and enhancement measures being secured via a condition, the application complies with policy EN 9.

4. Effect on Landscape

The application site is situated within the Norfolk Coast National Landscape (AONB) where the impact of individual proposals and their cumulative effect, on it and its setting should be carefully assessed.

The concerns are noted regarding overdevelopment of the site and the impact this may have on dark skies. The application site is located within a relatively built-up residential area in The Pastures housing development where dormer windows and rooflights are the norm. In this context it is considered that the small-scale extensions proposed would not have any harmful effects on the designated landscape area

Furthermore, the Council's Landscape Team have no objection to the proposal subject to a condition requiring Visible Light Transmittance (VLT) glazing of 0.65 or less for domestic windows and 0.5 or less for roof lights. The agent has agreed to such a condition, but it would only be reasonable to require this for new windows and rooflights, not those existing.

With the above condition, it is considered that the proposal would not be detrimental to the special qualities of the Norfolk Coast National Landscape (formerly AONB) and would therefore accord with Core Strategy Policy EN 1 and policy 12 of the Blakeney Neighbourhood Plan.

Other Matters

The application is for a householder extension. The objections received relating to the property in question being used as a second home or holiday let cannot be considered as part of this application. Whilst there is a policy (Policy 2), in the Blakeney Neighbourhood Plan relating to second home ownership this only applies to proposals for new open market housing.

Planning Balance and Conclusion

The development is considered to be in accordance with the requirements of the Development Plan. There are no material considerations that indicate the application should be determined otherwise. Approval is therefore recommended subject to conditions.

RECOMMENDATION:

APPROVAL subject to conditions to cover the following matters and any other considered to be necessary by the Assistant Director - Planning:

- Time limit
- Approved plans
- External materials
- Protected species mitigation and enhancement measures
- VLT glazing to new windows and rooflights

Final wording of conditions to be delegated to the Assistant Director - Planning.

NORTH WALSHAM – PF/24/0795 - Two storey rear extension and single storey side extension to dwelling at 1 Millfield Road North Walsham Norfolk

Minor Development

Target Date: 12th June 2024

Extension of Time: N/A

Case Officer: Mr H Gray

Householder Planning Permission

RELEVANT SITE CONSTRAINTS

The application site is within the North Walsham Settlement Boundary

The application site is within the North Walsham Residential Area

RELEVANT PLANNING HISTORY

RV/23/2461

Variation of condition 2 (approved plans) of planning permission PF/22/2259 (Single storey detached building to provide annexe accommodation (part retrospective)) to allow changes to annexe roof height (retrospective)

Approved – 31.01.2024

PF/22/2259

Single storey detached building to provide annexe accommodation (part retrospective)

Approved – 20.01.2023

AP/22/0033

Appeal against enforcement notice - Erection of single-storey garden annexe building

Appeal Dismissed – 23.05.2023

AP/21/0045

Appeal against Enforcement Notice for Unauthorised development in back garden

Quashed – 16.05.2021

PF/21/1379

Erection of detached single storey garden annex building (part retrospective)

Refused – 03.09.2021

EF/21/0821

Lawful Development Certificate for proposed erection of single storey detached building within curtilage of the dwelling for use as an annexe ancillary use of the property as a dwelling

Application Withdrawn – 13.05.2021

THE APPLICATION

This application seeks permission to erect a two-storey rear extension and single-storey side extension partly upon the footprint of an existing single-storey rear extension at the property.

REASONS FOR REFERRAL TO COMMITTEE

This application has been referred to the Development Committee at the request of Councillor Shires in light of concerns regarding overdevelopment of the site.

REPRESENTATIONS

One letter of **objection** was received as summarised below:

- The redline area as submitted is incorrect

CONSULTATIONS

North Walsham Town Council: No objection

HUMAN RIGHTS IMPLICATIONS

Art. 8: The right to respect for private and family life.

Art. 1 of the First Protocol: The right to peaceful enjoyment of possessions

Having considered the above matters, the recommendation to approve this application is considered to be justified, proportionate and in accordance with planning law

CRIME AND DISORDER ACT 1998 - CHAPTER 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Chapter 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

STANDING DUTIES

Due regard has been given to the following duties: Environment Act 2021 Equality Act 2010 Crime and Disorder Act, 1998 (S17) Natural Environment & Rural Communities Act 2006 (S40) The Conservation of Habitats and Species Regulations 2017 (R9) Planning Act 2008 (S183) Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law - Article 8 – Right to Respect for Private and Family Life Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT POLICIES

North Norfolk Core Strategy (Adopted September 2008):

Policy SS 1 (Spatial Strategy for North Norfolk)

Policy SS 10 (North Walsham)

Policy EN 2 (Protection and Enhancement of Landscape and Settlement Character)

Policy EN 4 (Design)
Policy CT 5 (The Transport Impact of New Development)
Policy CT 6 (Parking Provision)

Material Considerations

National Planning Policy Framework (December 2023):

Chapter 2 (Achieving sustainable development)
Chapter 4 (Decision-making)
Chapter 9 (Promoting sustainable transport)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 15 (Conserving and enhancing the natural environment)

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)
Landscape Character Assessment (LPF1 Low Plains Farmland) (January 2021)

OFFICER ASSESSMENT:

Main issues for consideration

- 1. Principle of development**
- 2. Design and Impact on character of the area**
- 3. Residential amenity**
- 4. Highways and parking**

1. Principle

Policy SS 1 states that the majority of new development in North Norfolk will take place in the towns and larger villages whilst a smaller amount of development will be focused on designated Service and Coastal Service Villages to support rural sustainability.

The site is located within the settlement boundary of North Walsham where extensions to existing dwellings are acceptable in principle subject to compliance with other relevant Core Strategy Policies.

2. Design and Impact on the character of the area

The existing property is at one end of a Victorian terrace of three properties. The existing dwellings are of traditional brick construction with clay tile roofs. Each property originally had two-storey projecting rear extensions with single storey "outhouse" type buildings attached. Some alterations and extensions have taken place to the properties over time and the neighbouring property has painted their brickwork a beige colour and has an additional single storey structure in their garden.

The proposed development would see the existing single-storey "outhouse" partially demolished, and a two-storey rear and a single-storey side extension erected. The proposed

development would result in a notable increase to the built form as existing but the scale of development would nonetheless be regarded as subservient to the existing house.

The proposed two-storey extension would have a asymmetric roof with a higher and off-centre ridgeline compared to the existing two-storey extension it would adjoin. The proposal would also have a greater width than the two storey extension it adjoins being of similar width to the main part of the dwelling. The proposed palette of materials would also be in stark contrast to the traditional materials on the existing property. Windows serving the extension would also be starkly modern by comparison to those on the existing property.

Direct sightlines of the development would be present from both Millfield Road and Norwich Road. However, these would only be through gaps between dwellings and would not be prevalent throughout the entirety of either road. Whilst the proposed extension would appear as a modern contrast and somewhat out of context with the design of the host property, on balance, Officers do not consider that the design of the extension overall would an adverse impact on the character and appearance of the area.

Whilst the proposed development would be constructed out of different materials that would juxtapose those used on the existing dwelling, in this instance, Officers consider that the contrasting palette creates a clearly defined division between new and old and ensures that the character and appearance of the existing property would be preserved.

Regarding the proposed cladding for the extension, it has been detailed on annotations within plans as “timber effect/timber cladding”. A condition would be proposed to restrict the materials to be exclusively natural timber cladding to ensure the finish of the modern extension is appropriate.

In conclusion, whilst it is acknowledged that alternative “traditional” designs may have related better to the host dwelling, the proposal as submitted would not give rise to significant design concerns to warrant objection. The application would therefore be considered, on balance, to comply with Policy EN 4 of the Adopted North Norfolk Core Strategy.

3. Residential amenity

The properties on this side of Millfield Road face in a north-easterly direction and so rear gardens face south-westerly. This means that most of the properties will have some sun in their gardens as the sun moves from east to west in the sky. The extent of sunlight will depend on the height and scale of any buildings and structures in gardens

At its peak, the proposed two-storey rear extension would measure 6.45m in height, an increase of 2.35m over the 4.10m height of the existing single-storey rear extension. Whilst the overall height has increased, the proposed eaves adjacent to the boundary of No. 3 to the north-west would retain the 4.10m height of the existing ridgeline. The off-centre ridgeline of the extension moves the highest point of the extension away from the neighbour.

Whilst the proposal may result in a modest reduction in daylight and morning sunlight into the neighbouring property, the neighbouring property would already have reduced sunlight in the morning as a result of existing single and two storey elements on the original dwelling together with boundary treatments.

On balance, Officers consider that the proposed development would not result in a significantly detrimental increase in the effects of loss of light and overbearing experienced by neighbouring properties.

The majority of the proposed windows would face into the rear garden of the applicants property, thus creating no issues regarding overlooking. Whilst initial concerns were raised regarding the south-east facing window, it was considered that the separation distance of just over 7.00m to the closest boundary and 15.00m to the closest dwelling from the window would prevent significant concerns from arising.

The development would therefore, on balance, be compliant with the aims of Policy EN 4 of the Adopted North Norfolk Core Strategy as well as Chapters 12 and 15 of the NPPF in respect of protecting residential amenity.

4. Highways and parking

The proposal would not increase the number of bedrooms present within the dwelling and would therefore not increase the required number of vehicle parking spaces, as detailed within Appendix C of the adopted North Norfolk Core Strategy. The proposal would not alter the existing parking or highways access for the dwelling. As such, it is considered that the proposal would not give rise to any highways or parking concerns.

The development is therefore considered to be in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

Conclusion

Whilst the proposal seeks a starkly modern extension to the host property, Officers consider the proposal would, on balance, be broadly consistent with the aims of Policies SS 1 and EN 4.

RECOMMENDATION:

APPROVAL subject to conditions

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason for Condition: As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents, except as may be required by specific condition(s):
 - Proposed Elevations; Drwg Ref. PL_011; dated 27th March 2024; received 16th April 2024
 - Proposed Elevations & Sections; Drwg Ref. PL_012; dated 27th March 2024; received 16th April 2024
 - Proposed Plans; Drwg Ref. PL_013; dated 27th March 2024; received 16th April 2024

- Site Location Plan; Drwg Ref. PL_001 Rev A; dated 14th May 2024; received 14th May 2024
- Proposed Block Plan; Drwg Ref. PL_010; dated 14th May 2024; received 14th May 2024

Reason for Condition: To ensure the development is carried out in accordance with the expressed intentions of the application and to ensure the satisfactory development of the site, in accordance with Policies EN 4 of the adopted North Norfolk Core Strategy.

3. Except as required by Condition 4, the materials to be used on the external surfaces of the development hereby permitted shall be constructed in accordance with the details submitted in the application and listed on the application form.

Reason for Condition: For the avoidance of doubt and to accord with the expressed intentions of the applicant, in the interests of the visual amenities of the area to ensure the acceptable appearance of the extended building in accordance with Policies EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

4. Notwithstanding the details provided within the application, the external cladding for the development hereby permitted shall be installed using natural timber cladding only and retained as such thereafter.

Reason for Condition: In the interests of the visual amenities of the area to ensure the acceptable appearance of the extended building in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

INFORMATIVE(S):

1. The Local Planning Authority considers that it has worked positively and proactively with the applicant to address any arising issues in relation to determining this planning application, to secure a policy compliant proposal that has been determined in the wider public interest at the earliest reasonable opportunity, in accordance with the requirements of the National Planning Policy Framework (paragraph 38).

Final wording of conditions to be delegated to the Assistant Director – Planning

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE – 30 MAY 2023

1. INTRODUCTION:

- 1.1 This report briefly sets out performance in relation to the determination of planning applications in Development Management the period **April 2024**.
- 1.2 This report sets out the figures for the number of cases decided and percentage within time set against the relevant target and summary of 24-month average performance.
- 1.3 The tables also set out the percentage of the total number of decisions made that are subsequently overturned at appeal as 24-month average performance.
- 1.4 In addition, the tables set out the number of cases registered and validated within the specified months.

Performance Measure	Actual Performance	Target	Comments
(Speed) Decisions Made (Period Apr 2024)	Major 1 decision issued. 100% within time period	60% (80% NNDC)	24 month average to 30 April 2024 is 100.00% 
	Non-Major 79 decisions issued 99% within time period (one out of time)	70% (90% NNDC)	24 month average to 30 April 2024 is 96.00% 
(Quality) % of total number of decisions made that are then subsequently overturned at appeal	Major	10% (5% NNDC)	24 month average to 30 April 2024 is 1.85% (one case RV/22/1661) 
	Non-Major	10% (5% NNDC)	24 month average to 30 April 2024 is 0.57% 

Performance Measure	Actual Performance	Target	Comments
Validation (Period Apr 2024)	294 applications registered 244 applications validated	3 days for Non- Major from date of receipt 5 days for Majors from date of receipt	Datasets do not currently breakdown validated apps by Major / Minor or those on PS2 returns, but performance data retrieval being reviewed.

2. S106 OBLIGATIONS

- 2.1 A copy of the list of latest S106 Obligations is attached. There are currently four S106 Obligations being progressed, one of which have been completed and can be removed from the list.

3. RECOMMENDATIONS:

- 3.1 Members are asked to note the content of this report.

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OFFICERS' REPORTS TO DEVELOPMENT COMMITTEE 30 MAY 2024

APPEALS SECTION

NEW APPEALS

EDGEFIELD - PU/23/1670 - Change of use of agricultural building to 1 'larger' dwellinghouse (Class C3), and building operations reasonably necessary for the conversion
Land North East Of Wood Farm Barn, Plumstead Road, Edgefield, Norfolk

For Mr & Mrs Ben & Anita Jones

WRITTEN REPRESENTATION

Appeal Start Date: 09/05/2024

WELLS-NEXT-THE-SEA - PF/23/1018 - Erection of two storey dwelling
34 Freeman Street, Wells-next-the-sea, Norfolk, NR23 1BA

For Mr Underwood

WRITTEN REPRESENTATION

Appeal Start Date: 14/05/2024

INQUIRIES AND HEARINGS – IN PROGRESS

CROMER – ENF/22/0026 - Appeal against Enforcement Notice Re Installation of a flue
Lily Mai's, New Street, Cromer, Norfolk, NR27 9HP

For Mr Hubbard, Lily Mai's

INFORMAL HEARING – No date as yet

Appeal Start Date: 17/01/2024

**THURNING – ENF/19/0307 – Appeal against breach of planning control
(and RV/21/2645 linked with the above) - Removal of Condition 3 of planning permission
PF/13/1048 the condition to be simply deleted and not included in the the new permission
Courtyard Barn, Roundabout Farm, Hindolveston Road, Thurning, NR20 5QS**

For Mr & Mrs Kerrison

Appeal Start Date: 13/09/2022

INQUIRY – Date of Inquiry was 16 April 2024 – Awaiting Decision

**THURNING – ENF/19/0307 - Appeal against breach of planning control
(and CL/20/2055 linked with the above) - Certificate of lawfulness for existing use of "The Office"
at Courtyard Barn as a residential dwelling (C3)**

The Office, Roundabout Farm, Hindolveston Road, Thurning, NR20 5QS

For Mr & Mrs Kerrison

Appeal Start Date: 13/09/2022

INQUIRY - Date of Inquiry was 16 April 2024 – Awaiting Decision

WRITTEN REPRESENTATIONS APPEALS - IN HAND

ALBY WITH THWAITE – ENF/20/0066 - Appeal against Enforcement Notice Re: Erection of a building for residential use, garage and landscaping to create a garden

Field View, Alby Hill, Alby, Norwich NR11 7PJ

For Mr Karl Barrett

WRITTEN REPRESENTATION

Appeal Start Date: 24/07/2023

BODHAM – ENF/23/0169 - Appeal against Enforcement Notice against Change of Use of the land for the stationing of a static caravan for residential purposes. Change of Use of land for stationing of motor vehicles, vans, and body of Luton Van. Operational development consisting of the siting of a container.

Land North Of Hurricane Farm Bungalow, Church Road, Lower Bodham, Norfolk

For Mr David Gay

WRITTEN REPRESENTATION

Appeal Start Date: 10/11/2023

BLAKENEY - PF/23/1825 - Erection of single-storey holiday lodge

Hilltop Retreats, Langham Road, Blakeney, Holt, Norfolk, NR25 7PR

For Mr James Bunn

WRITTEN REPRESENTATION

Appeal Start Date: 10/04/2024

CROMER - PF/23/0958 - Change of use of annexe from ancillary accommodation to allow use for holiday let

Annexe At, Great Gable, Metton Road, Cromer, Norfolk, NR27 9JH

For Mr Duane Wright

WRITTEN REPRESENTATION

Appeal Start Date: 19/03/2024

CROMER - PF/23/2053 - Reinstatement of first floor balcony with installation of glass balustrade (resubmission of PF/22/2200)

The Bath House , Promenade, Cromer, Norfolk, NR27 9HE

For Mrs J Kinnaird

WRITTEN REPRESENTATION

Appeal Start Date: 03/04/2024

EAST BECKHAM – ENF/22/0289 - Appeal against Enforcement Notice Re: Material change of use of agricultural to land to storing of machinery and creation of a bund

Land North Hwrc, Holt Road (a148), East Beckham, Norwich, Norfolk NR11 8RP

For Mr Eamon Denny

WRITTEN REPRESENTATION

Appeal Start Date: 02/03/2023

EDGEFIELD – ENF/23/0092 - Unauthorised works to a protected trees and new camping activity. Dam Hill Plantation, Holt Road, Edgefield, Norfolk

For Mr Nigel Marsh

WRITTEN REPRESENTATION

Appeal Start Date: 23/02/2024

GUNTHORPE – ENF/23/0214 - Erection of a dwelling, the material change of use of the land for residential purposes and the creation access drive.

Land On Holt Road, Bale, Norfolk

For Mr Josh Robinson

WRITTEN REPRESENTATION

Appeal Start Date: 19/02/2024

GREAT SNORING – PO/23/1216 - Erection of self build two storey detached dwelling (outline with all matters reserved)

Land West Of School Farm, Fakenham Road, Great Snoring, Norfolk

For Mr Tim Schofield

WRITTEN REPRESENTATION

Appeal Start Date: 06/02/2024

HAPPISBURGH – PF/23/0640 - Change of use of detached building ancillary to Wishing Well to single dwelling

Wishing Well, The Street, Happisburgh, Norwich. Norfolk NR12 0AB

For Mr David Pugh

WRITTEN REPRESENTATION

Appeal Start Date: 08/02/2024

HEMPSTEAD – PO/23/0695 - Erection of two detached single storey dwellings - outline with all matters reserved

Land Rear Of, The Knoll, Hempstead, Norfolk

For Ms Trudi Seaman

WRITTEN REPRESENTATION

Appeal Start Date: 11/01/2024

HINDRINGHAM – PF/22/2657 - Demolition of existing dwelling and erection of two-storey detached dwelling

Banes Cottage, Blacksmiths Lane, Hindringham, Fakenham, Norfolk NR21 0QA

For Mr C Tucker

WRITTEN REPRESENTATION

Appeal Start Date: 13/11/2023

HOLT – PA/22/2683 - Installation of a 15m lattice mast comprising 3 no antennas together with 4 no ground-based cabinets and ancillary development thereto for radio base station

Land At Riverside Farm, Riverside Road, Letheringsett, Norfolk

For Cornerstone & Telefonica UK Ltd

WRITTEN REPRESENTATION

Appeal Start Date: 18/12/2023

NORTHREPPS – PF/22/1708 - Siting of 2 glamping pods for holiday use and creation of permissive footpath

Shrublands Farm Camping Site, Craft Lane, Northrepps, Cromer, Norfolk NR27 0LL

For Northrepps Farming Company

WRITTEN REPRESENTATION

Appeal Start Date: 27/02/2024

POTTER HEIGHAM - PF/22/1306 - Erection of two storey semi-detached dwelling to side of 14 Reynolds Lane

14 Reynolds Lane, Potter Heigham, Great Yarmouth, Norfolk, NR29 5LY

For Alison Vanner

WRITTEN REPRESENTATION

Appeal Start Date: 17/04/2024

POTTER HEIGHAM - PU/23/2311 - Application to determine if prior approval is required for the change of use and building operations reasonably necessary for the conversion of an agricultural building - Barn B to create 1 Larger and 2 Smaller Dwellinghouses

Glebe Farm, Marsh Road, Potter Heigham, Great Yarmouth, Norfolk, NR29 5LN

For Mr Robert Hall

WRITTEN REPRESENTATION

Appeal Start Date: 14/03/2024

ROUGHTON – CL/23/1650 - Lawful Development Certificate for use of land for siting of static caravan, and use of static caravan as a dwelling.

Static Caravan At Woodview, Thorpe Market Road, Roughton, Norwich, Norfolk NR11 8TB

For Mr Alexander Brackley

WRITTEN REPRESENTATION

Appeal Start Date: 10/11/2023

RUNTON – ENF/23/0027 - Appeal against enforcement notice against erection of boundary wall above 1 metre in height

Homewood, Mill Lane, East Runton, Cromer, Norfolk NR27 9PH

For Mr Calvin Pigott

WRITTEN REPRESENTATION

Appeal Start Date: 09/01/2024

SOUTHREPPS – ENF/22/0281 - Stationing of caravan and associated works including installation of septic tank and engineering works.

Land Rear Pit Street, Southrepps, Norwich, Norfolk NR11 8UX

For Charlotte Daniels

WRITTEN REPRESENTATION

Appeal Start Date: 26/05/2023

SWANTON ABBOTT - EF/23/2459 - Lawful Development Certificate for proposed siting of modular building within curtilage of dwelling for use as an annexe to the main dwelling

Ambleside, The Footpath, Aylsham Road, Swanton Abbott, Norwich, Norfolk, NR10 5DL

For Gibbons

WRITTEN REPRESENTATION

Appeal Start Date: 08/04/2024

WELLS-NEXT-THE-SEA – ENF/23/0124 - Material change of use of the land for the siting of a pizza van

Land West Of 3, The Quay, Wells-next-the-sea, Norfolk

For Mr Roger Lightfoot

WRITTEN REPRESENTATION

Appeal Start Date: 31/08/2023

WEYBOURNE – ENF/23/0278 - Change of use of barn to a pilates studio

Weybourne House, The Street, Weybourne, Holt, Norfolk

For Mr Hawkins

WRITTEN REPRESENTATION

Appeal Start Date: 29/04/2024

APPEAL DECISIONS - RESULTS AND SUMMARIES

ALBY WITH THWAITE - PO/23/0523 - Erection of 7 dwellings (2 pairs of semi detached properties and a terrace of 3 (all 2 bedroom) properties) to be sold under the government first homes scheme & Car park for Aldborough School and footpath (Outline application with all matters reserved apart from access)

Land At , Alby Hill , Alby, Norfolk

For Mr. Matthew Hales

WRITTEN REPRESENTATION

Appeal Start Date: 22/03/2024

APPEAL WITHDRAWN BY APPELLANT

SLOLEY – PF/23/1717 - Erection of garden room and fence (retrospective)

The Old Workshop, Sloley Road, Sloley, Norwich, Norfolk NR12 8HA

For Mr & Mrs Harper Gray

HOUSEHOLDER APPEAL SERVICE – FAST TRACK

Appeal Start Date: 20/02/2024

Part allowed – Fence Allowed – Garden Room Not Succeeded

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