

APPLICATION REFERENCE: PF/23/1004

Location: West Raynham Auto Clinic, Massingham
Road, West Raynham, Fakenham

Proposal: Demolition of existing workshop
and construction of new dwelling



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

28th September 2023

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2023

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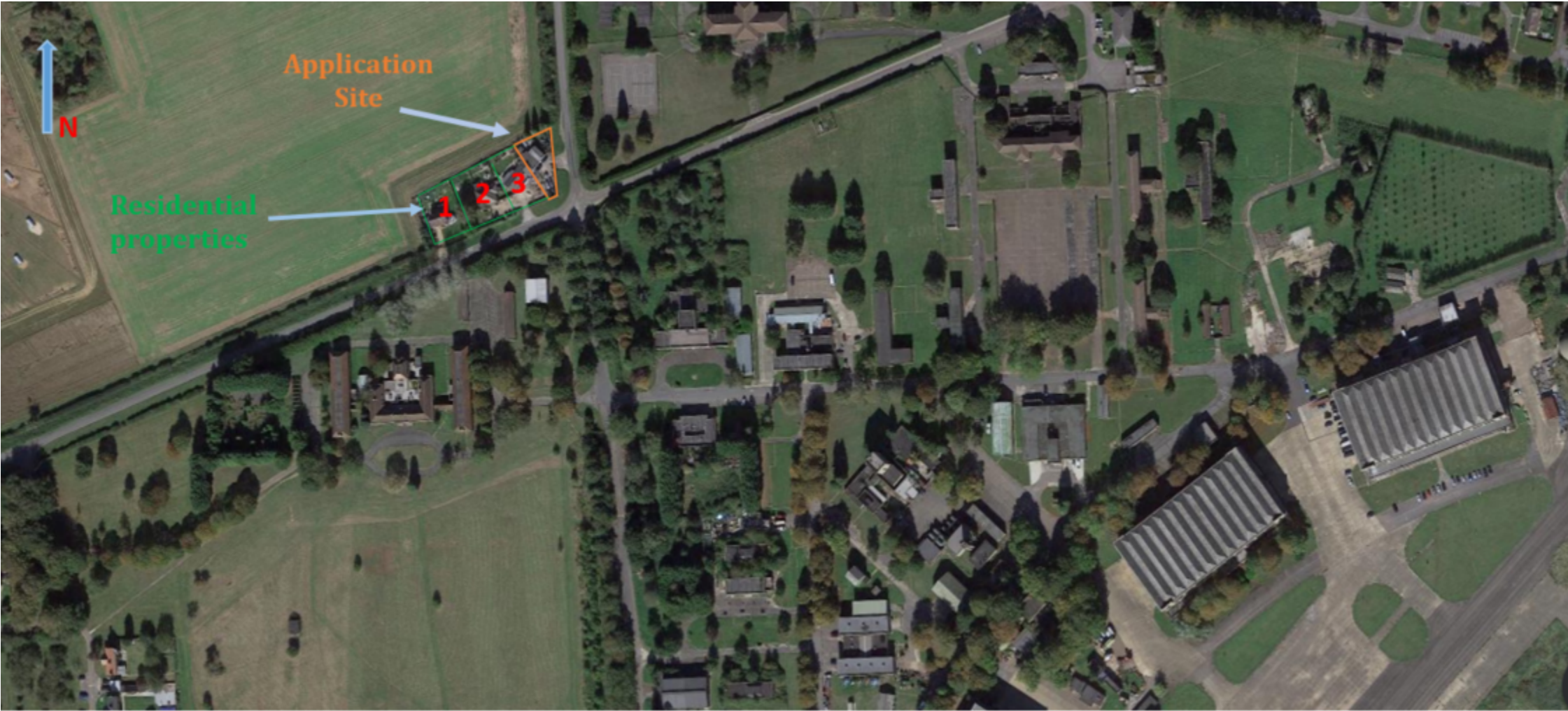
SITE LOCATION – Wider Context

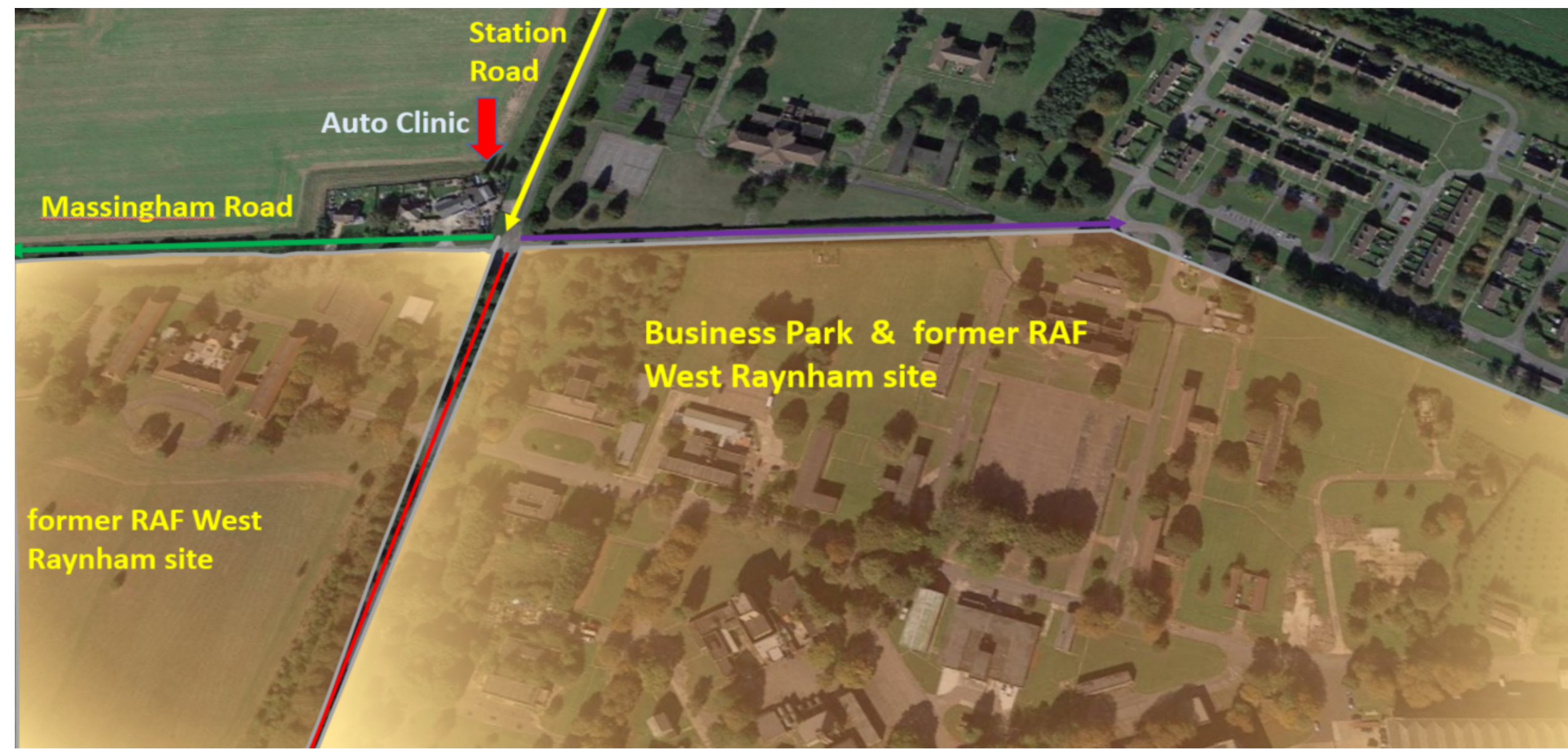


Application site

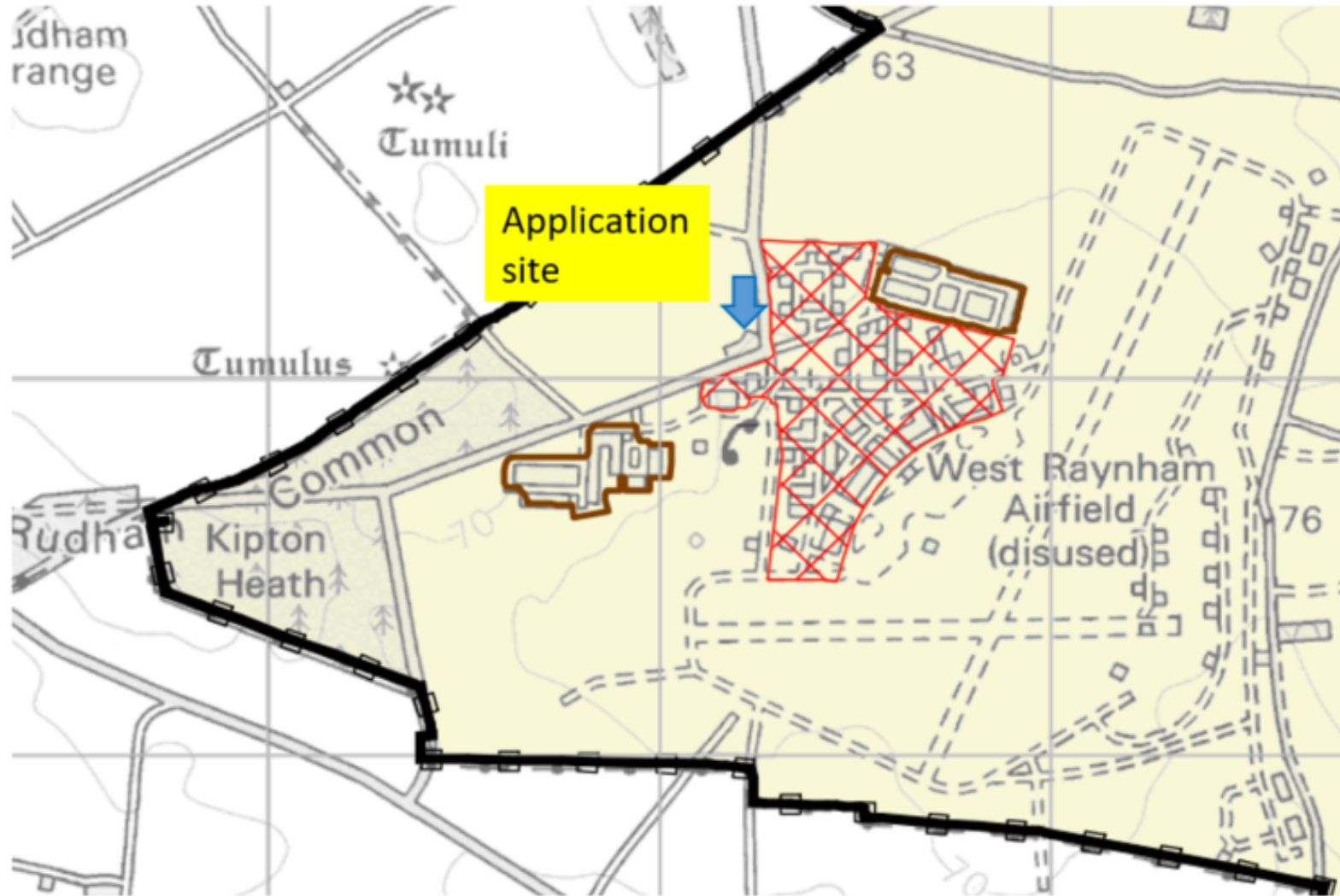
Fakenham Town Centre

SITE LOCATION





Geographical Map that shows where the Core Strategy policies apply



Key to Proposals Map

- Local Development Framework Boundary
 - Inset Boundary
 - Settlement Boundary
- Development Strategy**
- Countryside Policy Area SS1, SS2
 - Residential Area SS3
 - Boundaries for reuse and adaptation of buildings in the Countryside LP29
See Policy HO9 Proposals Map
- Community**
- Education and Formal Recreation Area CT1
 - Health Care Campus CT3
 - Open Land Area CT1
- Econom**
- Airbase Technical Area EC4
 - Bacton Gas Terminal EC3
 - Employment Area SS5
 - Primary Retail Frontage SS5, EC5
 - Primary Shopping Area SS5, EC5
 - Public Realm EN5
 - Town Centre SS5
 - Tourism Zone Boundary EC7, EC10

West Raynham Business Park



Former RAF West Raynham – Grade II listed buildings

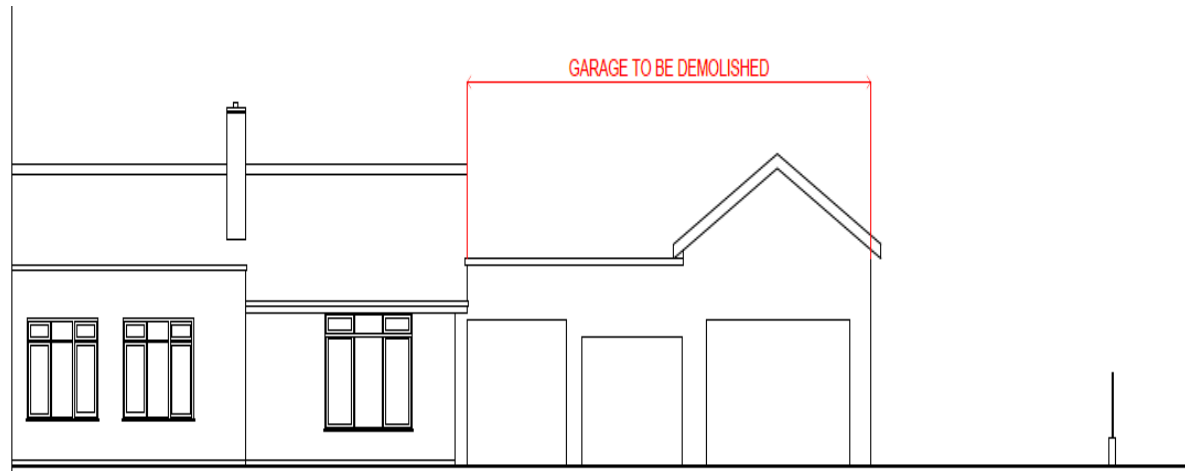




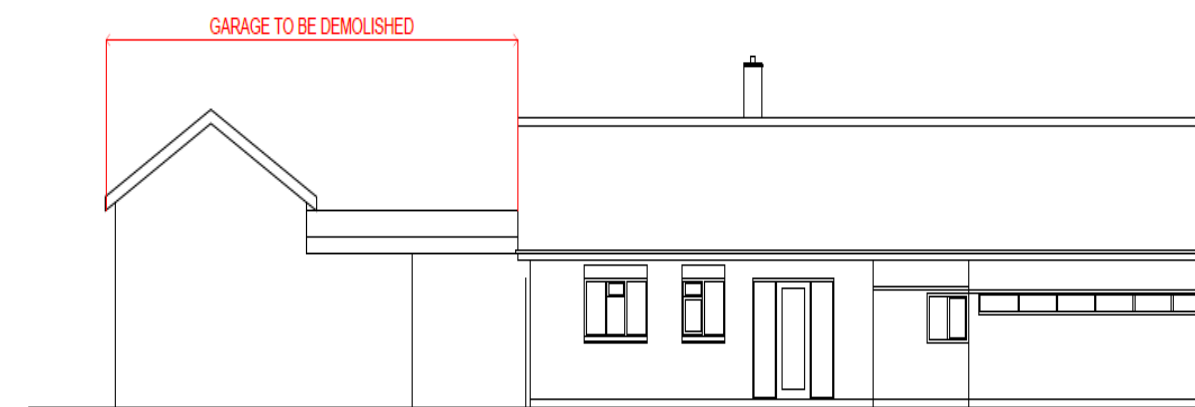
Photos - Current site



Existing garage – front & rear elevations

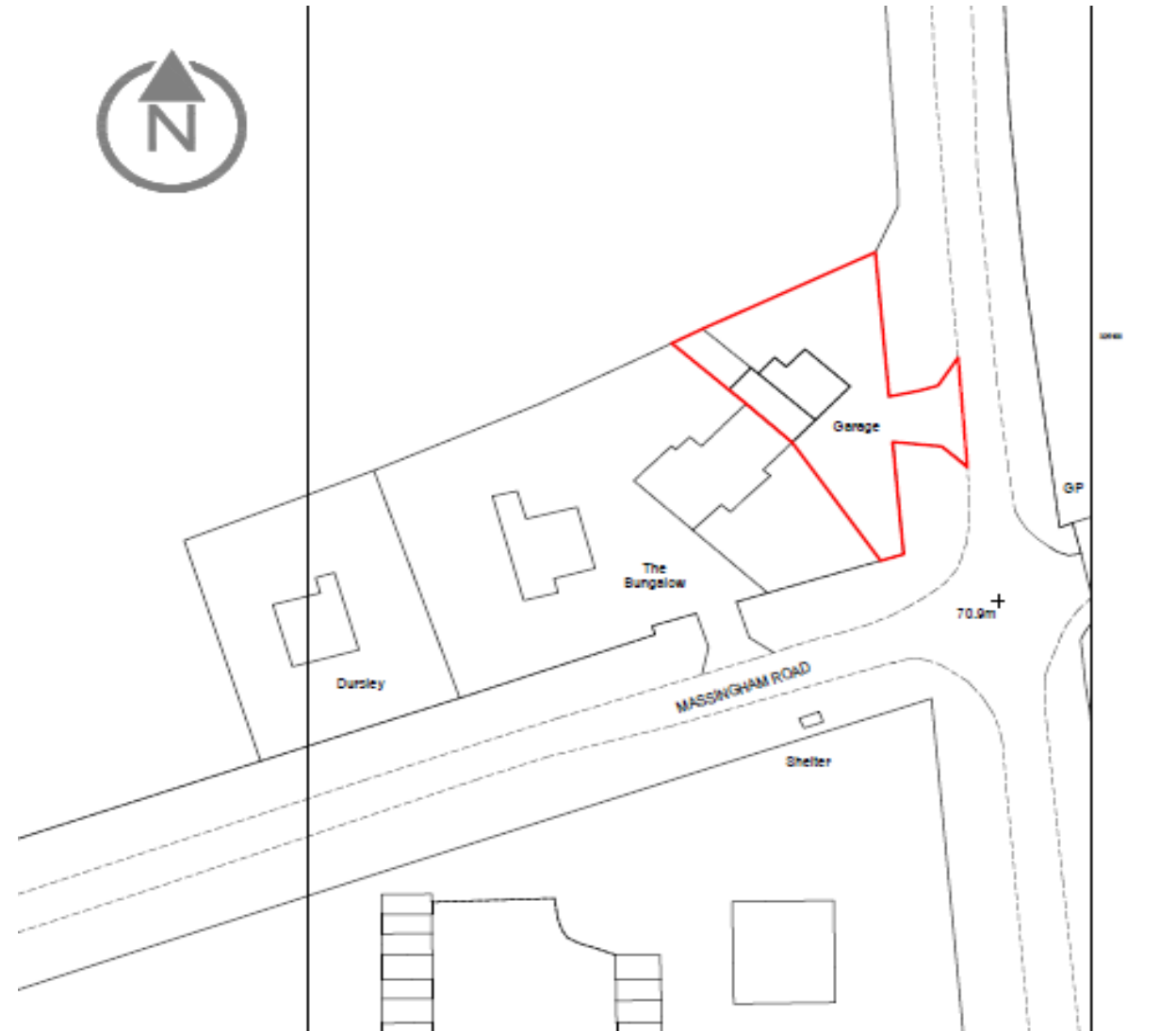


Existing front garage elevation and neighbouring property



Existing rear garage elevation and neighbouring property

Block Plan





Proposed - Front Elevation

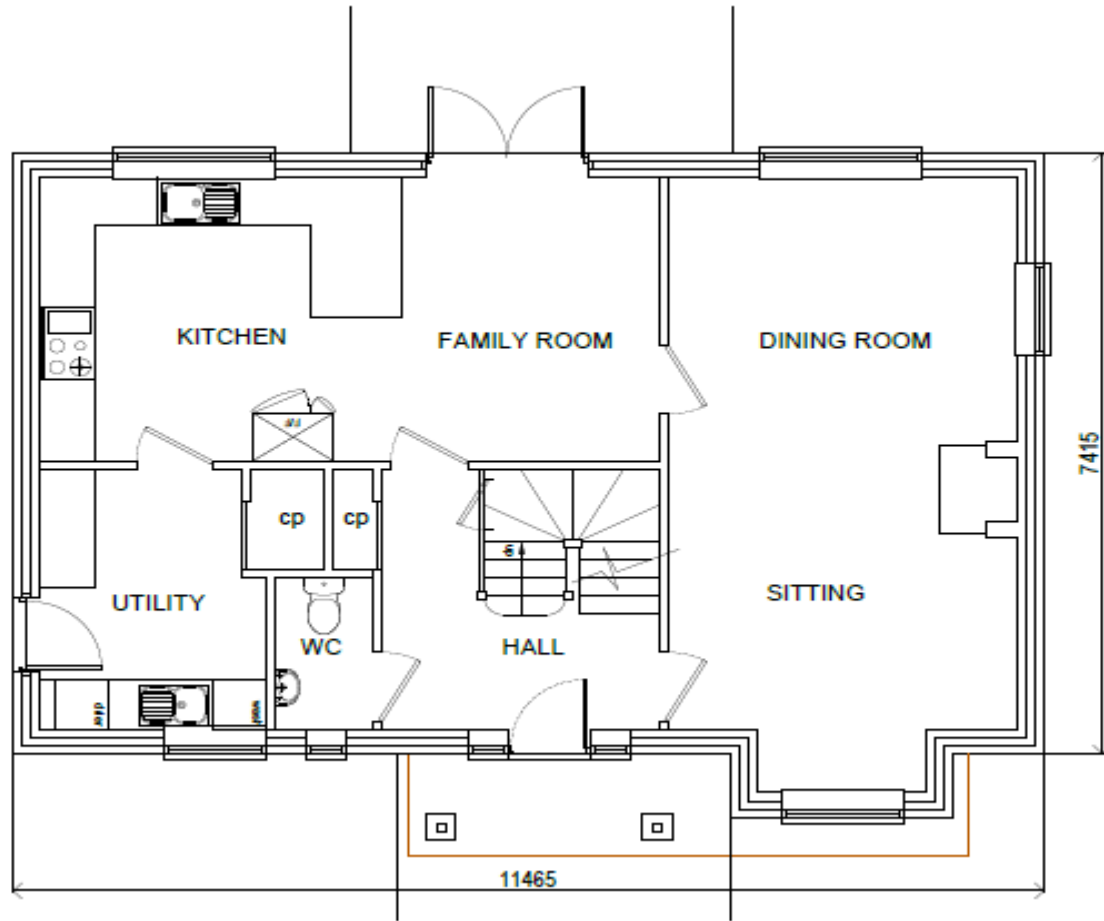


Proposed - Rear Elevation

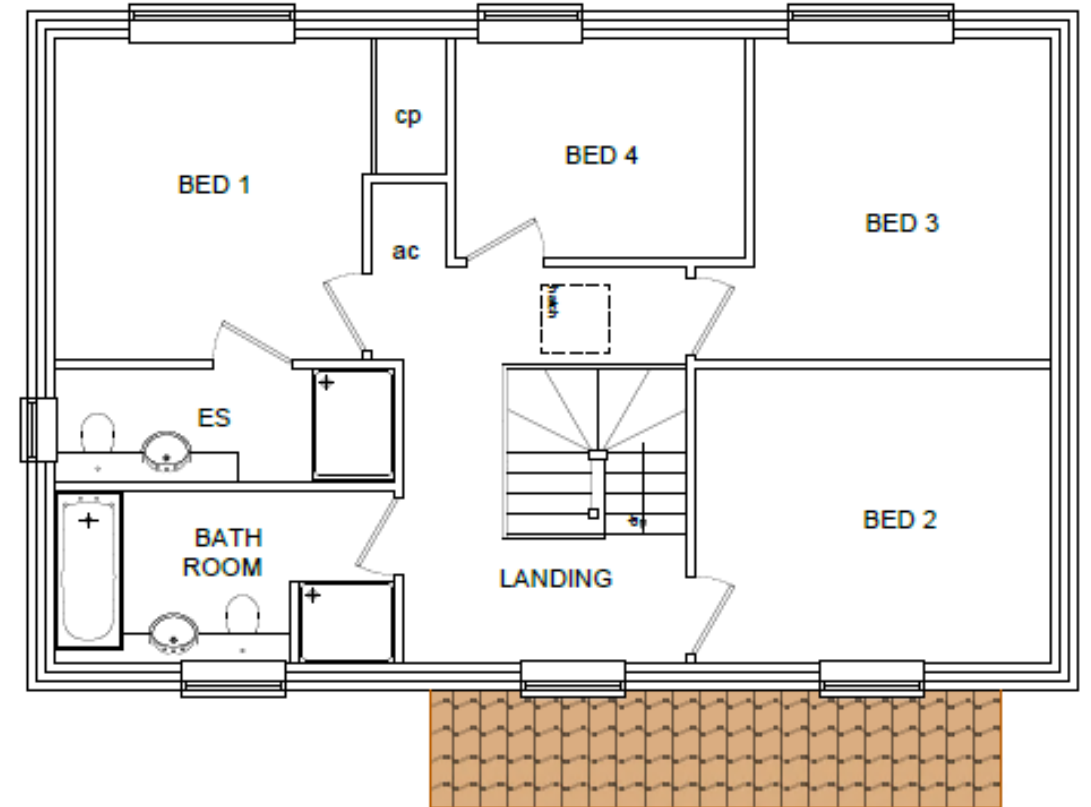
Proposed Block Plan



PROPOSED FLOOR PLANS



Ground Floor Plan



First Floor Plan

KEY ISSUES

1. Principle of development
2. Design and amenity
3. Landscape
4. GIRAMS
5. Nutrient Neutrality
6. Environmental Considerations
7. Highways and Parking

National Planning Policy Framework (2023)

11. Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this 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 this Framework taken as a whole.

181. The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

182. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

RECOMMENDATION

It is recommended that the application be REFUSED for the following reasons:

The District Council adopted the North Norfolk Core Strategy on 24 September 2008, and subsequently adopted Policy HO9 on 23 February 2011, for all planning purposes. The following policy statements are considered relevant to the proposed development:

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

SS 4 - Environment

EN 4 - Design

EN 9 - Protection and Enhancement of Landscape and Settlement Character

EN 13 – Pollution and Hazard Prevention and Minimisation

National Planning Policy Framework (NPPF) (2023) Paragraphs 8, 11 and 79

The Conservation of Habitats and Species Regulations 2017 as amended

RECOMMENDATION

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 in the context of the existing built form, accentuated by its prominent corner position, to the detriment of the overall street-scene dwellings and taking account of the prominent positioning of the site on the corner of the road.

Accordingly, it is considered that the proposed development would be contrary to policy EN 4 of the adopted North Norfolk Core Strategy.

RECOMMENDATION

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).