

BINHAM – PF/23/1513 – Erection of two-storey detached dwelling (amendment to design of dwelling on plot 1 previously approved as part of planning permission PF/15/1221 and PF/19/0002) at 10 Walsingham Road, Binham, Norfolk for Mr Rupert Young.

Minor Development

Target Date: 8th September 2023

Extension of time: TBC

Case Officer: Miss Jamie Smith

Full Planning Permission

RELEVANT CONSTRAINTS

Conservation Area

Countryside

C Road

Areas Susceptible to Groundwater SFRA

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

RELEVANT PLANNING HISTORY:

PF/22/0196 - Two storey detached dwelling (previously approved under application ref. PF/19/0002) – Approved.

PF/19/0002 - Two storey detached dwelling (amendment to design of dwelling on plot 1 previously approved as part of planning permission PF/15/1221 for erection of twenty-eight residential units (Class C3) with associated highway, landscape works and new pumping station) - Approved.

PF/17/1053 - Amendments to design, external appearance, layout, and landscaping of approved scheme for (erection of 28 residential units (Class C3) with associated highway, landscape works and a new pumping station) by variation/removal of conditions 2, 3, 5, 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 19, 23, 24, 25, 26 of planning permission PF/15/1221 – Approved.

PF/15/1221 - Erection of twenty-eight residential units (Class C3) with associated highway, landscape works and a new pumping station - Approved.

THE APPLICATION

Seeks permission to erect one detached two storey dwelling, with garage, parking and garden area accessed from Walsingham Road in Binham. The application amends the design of the dwelling previously approved on this plot as part of planning permissions PF/15/1221 and PF/19/0002.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of Cllr Butikofer given concerns regarding design, scale and impact upon the Conservation Area.

CONSULTEE COMMENTS – in relation to the amended scheme

Binham Parish Council - comments

- Support the changes by way of removal of the flue pipe on the west side of the proposed building for a chimney stack.
- Note that Solar PV units have been added to the south facing roof slope and have no objection to this addition.
- Support the re-orientation of the property away from 12 Walsingham Road?.
- Note that no further objection is raised by the Conservation and Design Officer (comments October 9th, 2023), however, the Parish Council are still concerned with the scale of the dwelling compared? to that approved under PF/19/0002 and that of the original application.
- The building extends beyond the boundary line of 12 Walsingham Road? resulting in overlooking.
- Whilst there is no objection to the proposed new house design, the change in relation to the house design on the remainder of the estate will create an anomaly in the streetscape.
- Support the Ward Member (email of 19 September 2023) in that the application should be considered a committee.

Conservation and Design – No objection subject to conditions.

Highways Authority - No objection subject to conditions.

REPRESENTATIONS –

Three representations were received following in respect of the originally submitted scheme setting out the following:

1 comment

- No objection to the principle of a building on this site but concern regarding the scale, proximity to neighbouring property and the schemes deviation to that of the original permission.

1 Objection on the following grounds.

- Intrusive design in the street scene.
- Garage has moved closer to the road.
- Cramped design.
- Highway safety concerns regarding position of garage.
- Aesthetically displeasing.

1 Supporting on the following grounds.

- Stunning layout.
- Makes a good use of the plot.
- Enhance the street scene.
- Interesting use of brick and flint.

No representations received in relation to the amended scheme which was subject to a full re-consultation and publicity (advertisement and site notice).

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 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 8 Protecting and Enhancing the Historic Environment

Policy EN 9: Biodiversity and Geology

Policy CT 5: The transport impact on new development

Policy CT 6: Parking Provision

Material Considerations:

Supplementary Planning Documents

North Norfolk Design Guide (2008)

National Planning Policy Framework (2023):

Chapter: 2: Achieving sustainable development.

Chapter: 5: Delivering a sufficient supply of Homes.

Chapter 12: Achieving well-designed places.

Chapter 15: Conserving and enhancing the natural environment.

Chapter 16: Conserving and enhancing the historic environment.

OFFICER ASSESSMENT

Background

Application PF/15/1221 gained planning permission for the erection of twenty-eight residential units with associated highway, landscape works and a new pumping station. Revisions were

made under application PF/17/1053. The proportion of market and affordable housing at the site was approved at a 50% split with 14 market and 14 affordable dwellings (10 affordable rent and 4 shared ownership). The site was supported by a viability assessment and was subject to a section 106 agreement (the scheme was part of a group of five applications delivering affordable housing across the District, enabled by some market housing such as those at Binham).

Plot 1, to which the application relates was subject to a land swap deal and is now in private ownership as a market dwelling. Legal advice confirmed as part of approved application (PF/19/0002) that the granting of planning permission for this single market plot would not prejudice the delivery of the affordable housing across the wider site by issuing a separate decision for this plot.

MAIN ISSUES FOR CONSIDERATION

- 1. Principle of Development**
- 2. Design and impact on heritage assets**
- 3. Amenities**
- 4. Highways and parking**
- 5. Recreational impacts on designated habitats sites**

1. Principle of Development

The principle of a dwelling on this site has been accepted through the grant of planning permission ref. PF/15/1221 and revisions under planning permission ref. PF/17/1053.

Planning permission was later granted through applications PF/19/0002 & PF/22/0196 (the latter a resubmission of details contained within PF/19/0002 where the permission had expired) for the erection of a two-storey detached dwelling and garage.

There is currently an extant permission for a two-storey dwelling on the site. The proposed scheme is considered to accord with Core Strategy Policies SS 1 and SS 2.

2. Design and impact upon heritage assets

Concern was raised with regards to the scheme as originally presented. These related to the re-positioning of the dwelling on the site, along with the increase in the overall scale of the building including the extent of garage link, its proposed design features (including an external stainless-steel flue, its porch and three bay design) and the lack of subservience of the rear wing element. It was considered that these collective changes compared to the approved scheme would result in harm being caused to the overall significance of the Binham Conservation Area.

Amended plans have been received which re-orientate the building to align with that of the extant permission. This has resulted in an improved relationship with the existing built form along Walsingham Road. There has also been a reduction in the overall scale of the dwelling by way of its general width, the width of rear wing and the ridge height of the rear wing. The frontage design has been simplified along with a brick external chimney, as opposed to a stainless-steel flue and a reduction in the linkage element to the garage. Solar PV panels have also been included.

The Conservation and Design Officer raises no further design or heritage concerns in respect to the amended scheme. It is considered that the amended scheme is acceptable with regards to its design, layout, scale, and massing and as such accords with Core Strategy Policies EN 4 and EN 8 and sections 12 and 16 of the NPPF.

3. Amenity

The proposed dwelling is located in a similar position on the site to that previously approved. The layout, scale and orientation of the proposed dwelling in relation to neighbouring dwellings would not result in harm to the amenities of their occupiers with regards to privacy between dwellings, including future occupiers of the development, overlooking, overbearing or loss of daylight or sunlight.

The proposed dwelling would have sufficient amenity space commensurate with the size of the property footprint. Details of boundary treatments are shown on the site plan, comprising approximately 1.8 metre high fencing to the west and north, and mature hedgerow to the east, which is considered appropriate to ensure privacy for the private amenity space.

Overall, the proposal is considered to not give rise to significant overlooking, loss of light or overbearing impacts on the dwelling to the west. The proposed development is therefore considered to be acceptable in terms of Core Strategy Policy EN 4 and Section 12 of the NPPF.

4. Highways and Parking Provision

The Highways Authority raise no objections subject to conditions. The proposed development is considered to be acceptable in relation to highway safety and parking provision and complies with Core Strategy Policies CT5 and CT6 and, Section 12 of the NPPF.

5. Recreational impacts

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 either alone or in combination. Increased recreation without mitigation is likely to affect the integrity of these Habitat Sites across Norfolk. All new net residential and tourism development are required to mitigate the effects of the development. Whilst the application is for a new dwelling, the extant permission (PF/22/0196) for one dwelling is considered to be a fall-back with significant weight as a material consideration in this respect.

As a result, it is considered that the requirement for a mitigation contribution would not be justified.

Conclusion And Planning Balance

The proposed development is considered to be acceptable and compliant with the relevant Development Plan policies as outline above. The design revisions have overcome the initial

concerns raised by officers, further to which it is considered that the proposed development would not result in any significantly detrimental impact upon neighbouring amenity. Sufficient parking can be accommodated within the site and the access is considered acceptable. Approval is therefore recommended subject to appropriate conditions.

RECOMMENDATION:

APPROVAL subject to conditions to cover the following matters:

- Time Limit – 3 years
- In accordance with approved plans
- Details of bricks/tiles
- Flint sample panel to be agreed.
- Joinery details to be agreed.
- First-floor bathroom window to west elevation window be installed with obscured glazing.
- Highways - vehicular access to be agreed with the LPA prior to occupation.
- Highways – provision of visibility splays.
- Highways – access and highways verge laid out and levelled prior to occupation.
- Removal of permitted development rights – no openings first floor east elevation.
- Front boundary treatment.

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director - Planning.