

APPLICATION REFERENCE: PO/23/2643

LOCATION: Land East of Williams Barn, Church Road, West Beckham

PROPOSAL: Erection of dwelling and car port with ancillary works (All matters reserved except for access)



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN

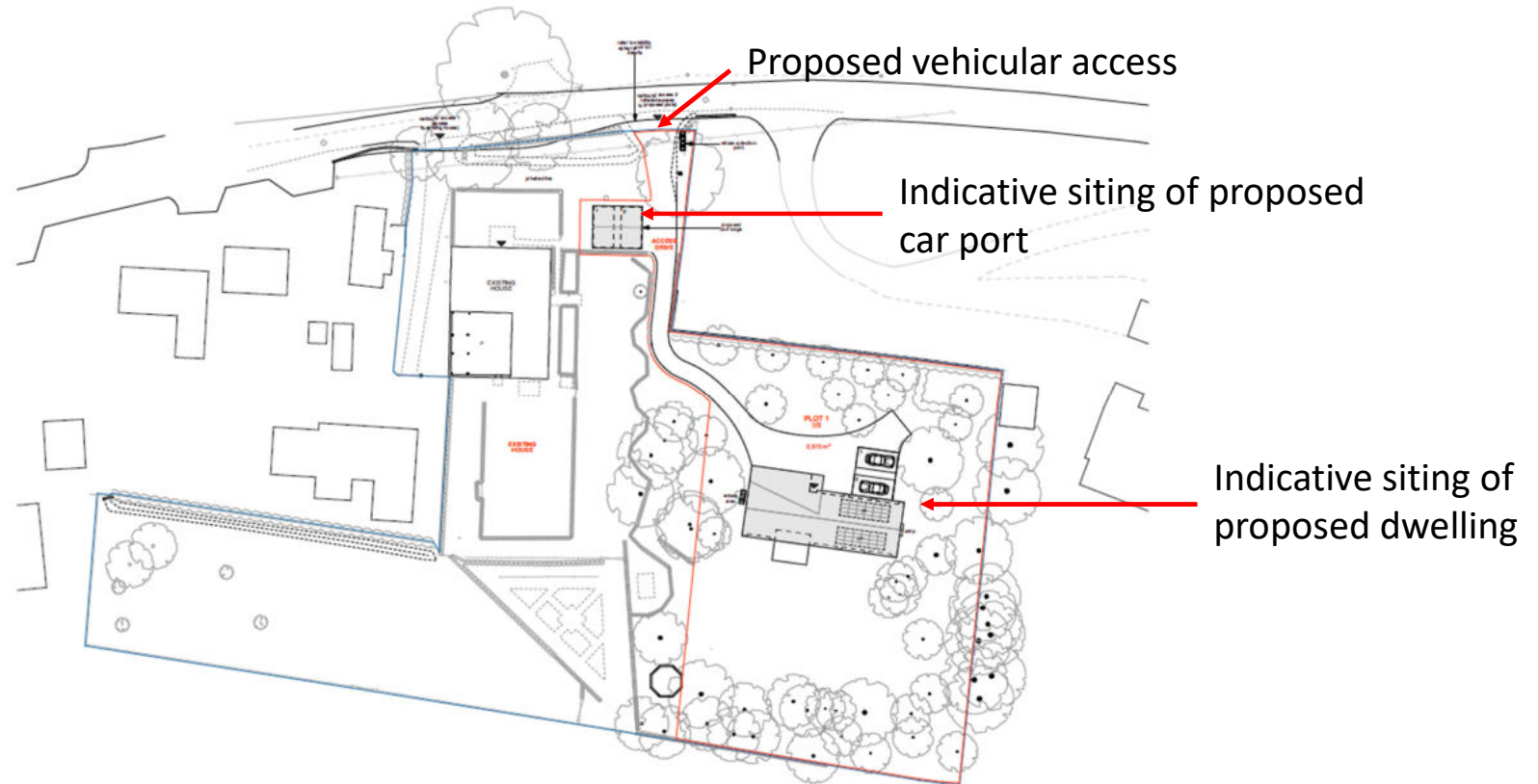


SITE PLAN FOR DEMOLITION



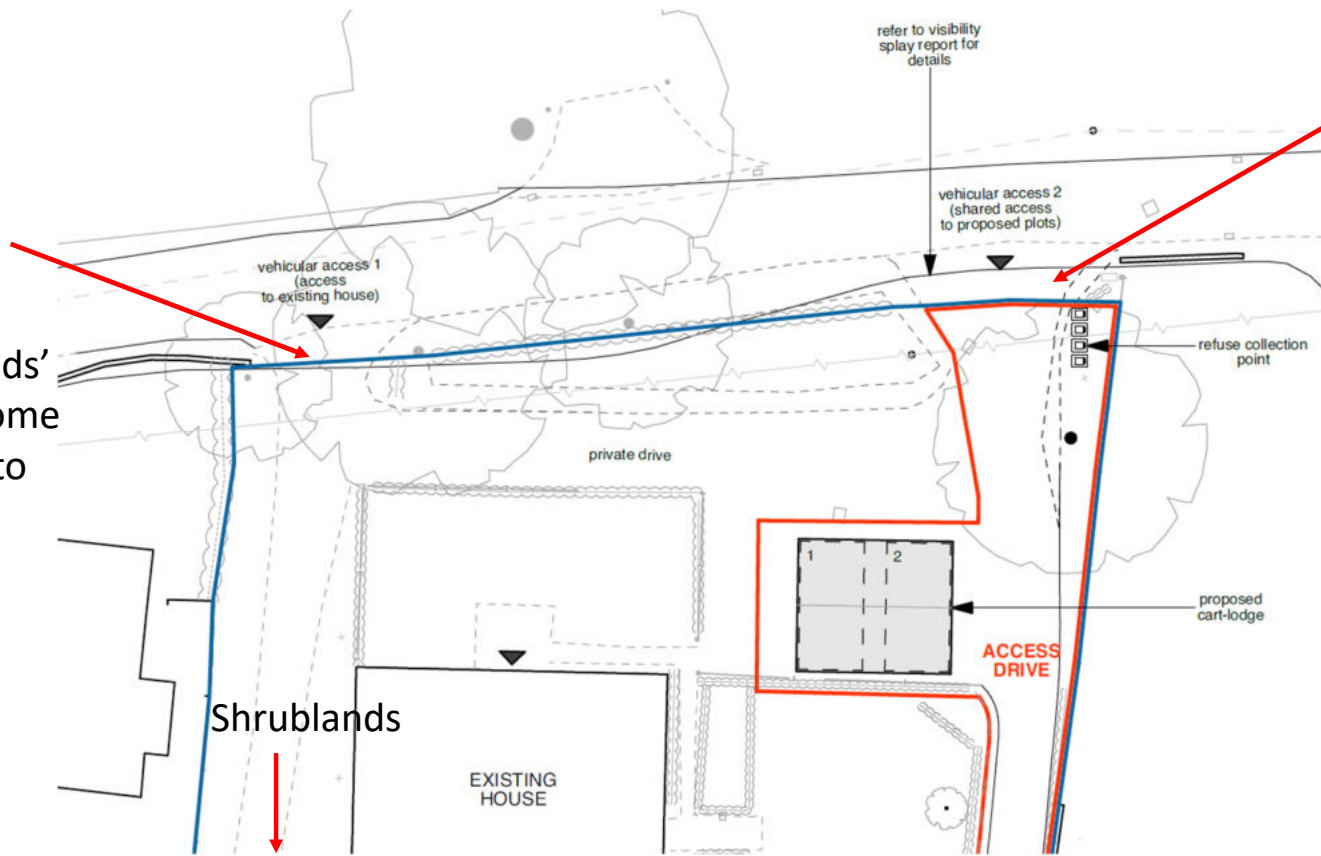
Summerhouse and trees indicated in red for demolition and removal

PROPOSED SITE PLAN (INDICATIVE) ACCESS ONLY FOR CONSIDERATION



VEHICULAR ACCESS

One of two existing vehicular accesses to existing dwelling, also shared with 'Shrublands' to the south – to become sole vehicular access to existing dwelling



Second existing vehicular access to existing dwelling to serve the proposed new dwelling only

TYPICAL HOUSE PLANS AS PROPOSED (INDICATIVE ONLY)



BIODIVERSITY ENHANCEMENT

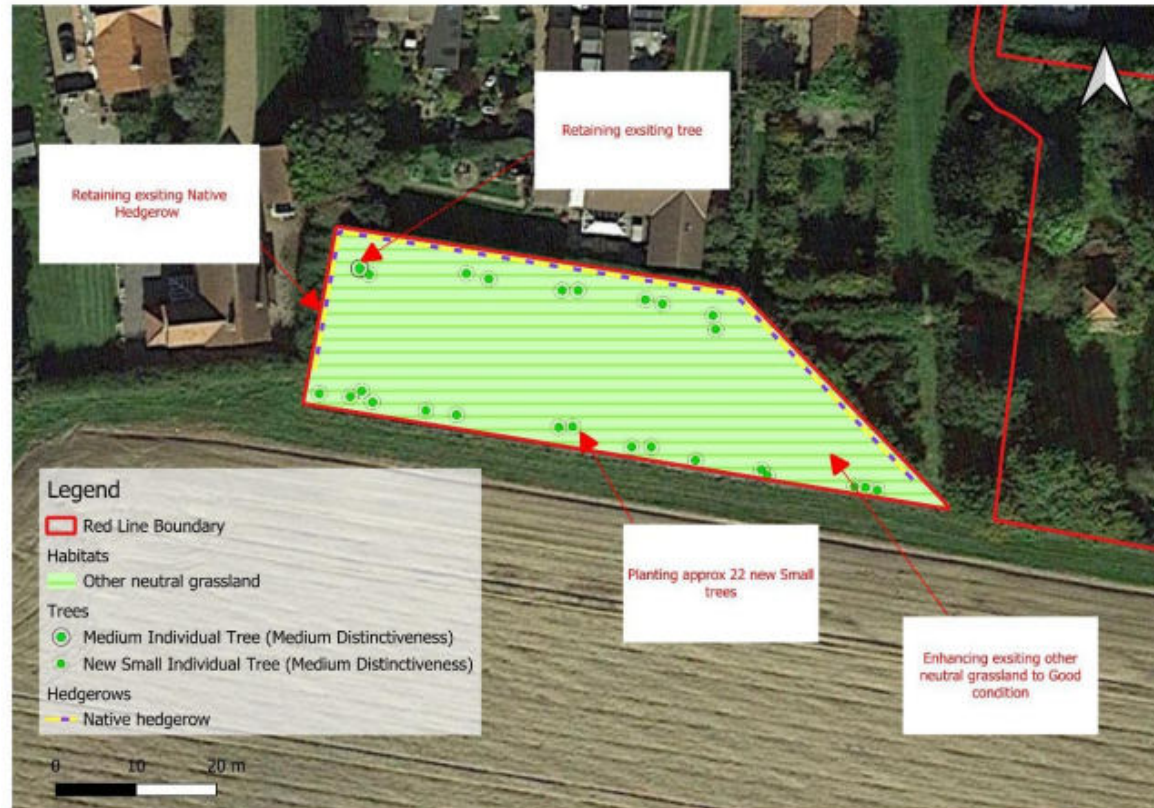


Figure 3 – Indicative Off-site Habitats

Western access
point (serving
Williams Barn
only)



Eastern access point (proposed access for new dwelling only)



View looking
east from
eastern access
point (proposed
access for new
dwelling only)



View looking
west from
eastern access
point (proposed
access for new
dwelling only)



View across
front of Williams
Barn (proposed
car port location
to left)



View east side
of Williams Barn
(proposed
access drive to
left through
hedge)



East side of
Williams Barn
(side/rear
garden)



East side of
Williams Barn
(side/rear
garden)



14/09/2023 11:01

View north-west
from rear
garden towards
Williams Barn



Existing garden
(north side of
outbuilding)



Existing garden
(site of
proposed
dwelling,
outbuilding to
be demolished)



Existing garden



Existing garden
(rear boundary)



Existing garden



Existing garden
(rear boundary)



MAIN ISSUES

- 1. Principle of Development**
- 2. Highway Safety**
- 3. Design and layout**
- 4. Energy efficiency**
- 5. Amenity**
- 6. Landscape/Trees**
- 7. Ecology/ Biodiversity/GIRAMS/NN**
- 8. Drainage**
- 9. Other matters**
- 10. Conclusion and recommendation**

RECOMMENDATION

The District Council adopted the North Norfolk Core Strategy on 24 September 2008, and subsequently adopted Policy HO 9 on 23 February 2011, for all planning purposes. The following policy statements are considered relevant to the proposed development:

Policy SS 1: Spatial Strategy for North Norfolk

Policy SS 2: Development in the Countryside

Policy SS 4: Environment

Policy SS 6: Access and Infrastructure

Policy EN 2: Protection and enhancement of landscape and settlement character

Policy EN 4: Design

Policy CT 5: The transport impact of new development

National Planning Policy Framework (NPPF) (2023): Paragraphs 7, 8, 9, 10, 11, 12, 83, 84 and 89

RECOMMENDATION

1. In the opinion of the Local Planning Authority, the proposed development site lies within the Countryside where proposals for new build market dwellings and custom and self-build dwellings are not permitted in principle. Whilst the demand for a serviced self-build plot may be established by the Council's self-build register, the location is remote, lacking in day-to-day services and facilities, and suffers from poor accessibility including limited public transport options, which would result in a high reliance on the private car to access an adequate level of services and facilities. It is not considered that there are any sufficient material considerations, taking account of the very limited social, economic and environmental benefits, along with the proposed self-build nature of the development, and current land supply, which would outweigh the principle policy conflict in this instance. The proposal would therefore be contrary to Policies SS 1, SS 2, SS 4 and SS 6 of the adopted North Norfolk Core Strategy and Paragraphs 7, 8, 9, 10, 11, 12, 83, 84 and 89 of the National Planning Policy Framework.
2. The proposed development would result in an increase in use of an existing access point that suffers from an unacceptable level of visibility, to the detriment of highway safety. The applicant has failed to demonstrate that the access visibility can be improved, without the use of third party land, and without detriment to existing trees which, if removed, would be visually detrimental to the character and appearance of the locality. Accordingly, the proposed development is contrary to Policies CT 5, EN 2 and 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).