

WALSINGHAM – PF/24/2612 - Erection of a two storey detached dwelling within rear garden area at 18 Bridewell Street ,Walsingham, Norfolk, NR22 6BJ

Minor Development

Target Date: 14th February 2025

Decision Due Date: 7th April 2025

Case Officer: Olivia Luckhurst

Full Planning Application

RELEVANT SITE CONSTRAINTS:

Within the Walsingham Settlement Boundary

Within the designated Residential area

Walsingham Conservation Area

Adjacent Grade II Listed Building

RELEVANT PLANNING HISTORY:

IS2/21/1032 - Proposed two bedroom dwelling - Advice Given

DE21/13/0163 - Erection of dwelling - Advice Given

PF/20/0590 - Erection of detached two storey dwelling - Refused

PF/21/3302 - Two storey detached dwelling; new vehicle access off Chapel Yard - Refused

THE APPLICATION:

Planning permission is sought for the erection of a two-storey detached dwelling within the rear garden area of 18 Bridewell Street, Walsingham which is a grade II listed building located within the settlement boundary and conservation area of Walsingham.

An application for a detached dwelling was refused on the site (PF/21/3302) in 2021 and was later dismissed at appeal, however, the current application proposes an amended design and layout.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of the Director for Place and Climate Change – A Councillor has an ownership interest in the site. Therefore it is necessary to report the application to Committee for determination (see note 4(d) on page 92 of the Council's Constitution).

CONSULTATIONS:

Parish/Town Council – Concerns raised regarding the loss of green space, narrow access and limited parking and that the new house would not be large enough for a family home.

Historic Environment Service – **No objections** subject to conditions

Conservation and Design (NNDC) - No objection

The Conservation & Design (C&D) has been assessing a proposed development on the Walsingham Conservation Area, following an appeal decision. The inspector dismissed the appeal, stating that the only heritage harm would be due to the proposed works to the flint boundary wall facing Chapel Yard. The inspector concluded that the existing verdant character of the site does not form a key component in its overall significance, and the loss of a new dwelling would not be harmful in heritage terms. The design of the property will determine whether the scheme preserves or enhances the designated area.

The plans for a modest 1½-story cottage-style property are set back into the site, combining brick and flint under a tiled roof. The elevations are generally inoffensive and could be a nod towards the prevailing 18th architecture found locally. However, the flintwork does not extend to the west-facing gable, which could be improved by lowering the eaves line. The rear elevation may have a relatively unrelieved and plain appearance, which would not create the best outlook for the listed building. A small FF casement with obscured glass could help enliven this blank façade. The expectation is for windows to be vertical sliding sashes, not hinged casements, with some dialogue with the sashes below. The preference is for brick dentils on the eaves and verges, ensuring a more traditional and compatible end result. The block plan stays quiet on boundary treatment, and a swept path analysis may be justified to prevent pressure on the wall. The parking court appears to be tight on plan and would be difficult to manoeuvre from Chapel Yard.

Summarising, the notion of building on this site remains an unappealing one from a heritage perspective. However, mindful of the previous appeal decision, the grounds for objection have to a greater extent now been eroded. Therefore, with the latest plans having been adjusted to address the inspector's remaining substantive concern, and with the proposed design being generally acceptable (subject to the provisos above), a 'no objection' has to be the C&D recommendation

Norfolk County Council Highways – No Objection Concerns were originally raised regarding the suitability of the site access to provide vehicular access in such close proximity to the pedestrian accesses beyond, however, this is not within the adopted highway and would fall outside of NCC Highways remit. The access onto Bridewell Street benefits from suitable visibility of oncoming vehicles, but little provision for pedestrians and other vulnerable road users, however, it is considered that an objection on this matter alone difficult to substantiate for a single dwelling within this central location.

Landscape (NNDC) – Objection

Landscape

The proposed scheme for a conservation area in a village faces concerns over vegetation loss and the lack of capacity to provide proportionate mitigation planting. The application lacks an updated AIA assessment of vegetation loss and does not provide information on boundary treatments or on-site replacement planting. Previous applications have required approximately 6 trees out of 11 on-site to be removed. The inspector's assessment of vegetation loss was based on the harm to the built environment, not considering the loss of habitat, biodiversity, or amenity value of orchard trees. The Landscape section believes this proposal represents over-development, will result in the removal of priority habitat, is not mitigated on site, and conflicts with Local Plan Policy EN4.

Trees

Several fruit trees exist on the site, but no information about them has been provided in this application. An Arboricultural Impact Assessment (AIA) was submitted with a previous application (PF/21/3302), which noted several fruit trees, some intended for removal, and suggested tree protection measures. A tree protection plan is required for the current application, and without it, there is an objection due to lack of information.

The 2020 report recommended planting two new fruit trees to replace those lost for development, but the current plan does not show how to accommodate these trees, which is a significant omission.

The appeal statement for PF/21/3302 mentioned that the site feels like a small orchard, but the inspector noted that while beautiful, the loss of trees wouldn't harm the Conservation Area's significance. I disagree, as trees are essential to the area's character, and the fewer trees there are, the more valuable the remaining ones become.

The biodiversity statement notes that some fruit trees will be lost for the proposals, with off-site biodiversity net gain (BNG) suggested as mitigation. However, the inspector's assessment overlooked the ecological value of the trees, which is now necessary under BNG. The orchard-like characteristic of the land is a priority habitat that should not be easily dismissed, and relying only on off-site BNG could harm this historic part of the conservation area.

Ecology

No ecology information has been submitted for this application. A Preliminary Ecological Appraisal (PEA) by Glaven Ecology in August 2020 was submitted for a previously refused application, but it did not identify significant ecological impacts. It suggested mitigation for bats and birds, and enhancements like bat boxes and nest boxes.

However, the report missed that the site has 'Traditional Orchard' priority habitat with nine fruit trees, three of which would be retained, leading to habitat loss. Traditional orchards are rare in the UK and important to conserve.

Losing this priority habitat goes against Policy EN9 of the Local Plan, which aims to protect biodiversity and prevent habitat fragmentation. Therefore, the Landscape section objects to the proposed development.

BNG

The Landscape section has reviewed the Statutory Metric and BNG Assessment (Arbtech, 14th October 2024) and has provided comments. The evaluator's qualifications in ecology are unclear. The habitat information conflicts with a previous application, noting that trees are categorized differently. The Metric assesses the tree condition inaccurately; they should be considered 'Good', increasing habitat units. The site supports Traditional Orchard priority habitat, which must be reflected in the Metric. No habitat photos were provided, making assessment difficult. The Council needs to agree on an accurate baseline value, as current assessments undervalue the biodiversity. The proposed development would lead to significant biodiversity loss and limited opportunities for gains.

Further comments received 19.03.2025

Ecology

The preliminary ecological appraisal from October 2024 indicates that the site does not have habitats of principal importance according to the NERC Act (2006). However, it contains a collection of fruit trees classified as a 'Traditional Orchard' priority habitat, which was overlooked in the report. These traditional orchards are defined as groups of fruit trees planted at low densities, and the site has nine trees, of which only three would remain after development, resulting in habitat loss.

The importance of conserving traditional orchards is highlighted by their rarity in the UK. The loss of such habitats contradicts Policy EN9 of the Local Plan, which calls for protecting

biodiversity and preventing habitat fragmentation. Therefore, the Landscape section objects to the proposed development.

The appraisal did note that the trees may connect to nearby priority habitats and support bats and breeding birds. If the Local Planning Authority decides to approve the application, ecological mitigation and enhancement conditions must be included.

BNG

The Landscape section reviewed the submitted Statutory Metric and BNG Assessment (Arbtech, 14th October 2024). Although the metric was completed by a person with an ecology degree, there is no information on their experience or skills. The habitat baseline conflicts with previous submissions, stating that onsite trees range from young to semi-mature, while earlier documents list them as semi-mature to over-mature. The assessment categorizes the trees as being of 'Moderate' condition, but evidence suggests they should be in 'Good' condition, which would affect the habitat units positively. The site supports Traditional Orchard priority habitat, which is not reflected in the Metric. Individual trees proposed for removal need to be considered to ensure accurate biodiversity values. The lack of habitat photos makes it hard to verify the data. The Council should establish an accurate baseline value before making a decision, as the current assessment undervalues the site's biodiversity. The Landscape section notes a significant loss of biodiversity due to the proposed development and limited opportunities for gains due to the nature of the proposal.

Further comments received 20.03.2025

The Landscape section cannot assess the impact of the development on existing habitats and landscape features due to the lack of updated Arboricultural information. The amended site plan allows for limited planting but lacks detail on species. A detailed landscape condition is needed. Recommendations include native hedges, specific shrubs, and tree types, all of which should be sourced in specified sizes and conditions.

REPRESENTATIONS:

Public consultation of the application took place for a period of 21 days between 23.12.2024 and 30.01.2025. **One** letter of **objection** was received from one individual as summarised below:

- Will not enhance the historic centre of Walsingham
- Will cause an historic orchard to be destroyed
- Will create a bad precedent for the development of similar "strip gardens" in Walsingham

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 SS 4 - Environment

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

Policy EN 4 - Design

Policy EN 6 - Sustainable Construction and Energy Efficiency

Policy EN 8 - Protecting and Enhancing the Historic Environment

Policy EN 9 - Biodiversity & Geology

Policy CT 5 - The Transport Impact of New Development

Policy CT 6 - Parking Provision

Material considerations

National Planning Policy Framework (NPPF):

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

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

Supplementary Planning Documents and Guidance

North Norfolk Design Guide (2008)

North Norfolk Landscape Character Assessment (2021)

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION

- 1. Principle of development**
- 2. Design**
- 3. Impact on Heritage Assets**
- 4. Amenity**
- 5. Landscape**
- 6. Highways and Parking**
- 7. Biodiversity**
- 8. Planning Balance and Conclusion**

The Site and Application

The application site is located within the settlement boundary of Walsingham comprises of amenity land serving the host dwelling No.18 Bridewell Street which is grade II listed. The site is also positioned within the Walsingham Conservation Area and is classified as River Valleys within the North Norfolk Landscape Character Assessment.

Permission was refused under application PF/21/3302 for a detached dwelling and was later dismissed at appeal. The current application seeks permission for a dwelling of an amended design and layout.

1. Principle of Development

The site is located within the settlement boundary of Walsingham which is classified as a Service Village within Policy SS 1 and is considered capable of accommodating a small amount of new development to support rural sustainability.

Officers consider that the principle of development is acceptable subject to compliance with other policies in the adopted development plan. Officers note that the principle of development was not queried by the Inspector under appeal reference: APP/Y2620/W/22/3308197, therefore.

2. Design

Policy EN 4 states that all development will be of a high-quality design and reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Proposals will be expected to have regard to the North Norfolk Design Guide, incorporate sustainable construction principles, make efficient use of land, be suitably designed within their context, retain important landscape and natural features and incorporate landscape enhancements, ensure appropriate scale, and ensure that parking is discreet and accessible amongst other matters.

The development proposes a two storey, detached dwelling positioned within the garden space of the host dwelling No.18 Bridewell Street. The property would front Chapel Yard with two parking spaces (as originally proposed) positioned to the south. The dwelling would be constructed from red brick with coated aluminium and oak timber windows and doors. The property would feature two dormer windows on the front elevation with no windows located at the rear to prevent overlooking to the neighbouring property.

The previous application (PF/21/3302) originally proposed a dwelling of a similar appearance however, the application also proposed the partial demolition of the existing brick and flint wall which encloses the site to enable the creation of a new access. The proposals also showed another section of wall (as well as the existing rear gate) as being replaced with a brick wall.

In rejecting the appeal, the inspector determined that the primary heritage impact of the proposed development would stem from alterations to the flint boundary wall adjacent to Chapel Yard. The inspector remarked that "the removal of a significant portion of the existing wall would considerably diminish its important role in linking and preserving the historic character of the nearby buildings," leading to the dismissal of the appeal.

The revised proposal aims to retain the wall while utilising an existing access point as the main entrance for the properties. The inspector clearly indicated that, although the site's lush character is appealing and somewhat distinctive within the conservation area, it does not constitute a critical element of its overall significance. Consequently, he concluded that the loss of this character would not pose a heritage concern. While he did not explicitly state it, he appeared to have no significant objections to the introduction of a new dwelling in this location. His decision implied that the new construction would align well with the "intimate and compact relationships" that characterise the area's historic essence. Therefore, with parking to be accommodated within the site and no changes proposed to the boundary wall, the design of the property will ultimately dictate whether the proposal will preserve or enhance the

designated area, as mandated by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed dwelling is considered to be of a modest design comprising of a two-storey property of a cottage style set back within the site with parking positioned to the front. The elevations are generally inoffensive and could, with the right detailing and materials choices, tip an appropriate nod towards the prevailing c18th architecture found locally. Some elements of the design have been described as unfortunate by the Conservation and Design Officer including the height of the eaves, which if lowered would improve the proportions and outline of the property and the lack of openings on the rear elevation. However, it is understood that this design choice is to prevent overlooking. Whilst some elements could have been improved, details such as specific materials, boundary treatment and brick dentils can be secured via condition.

The Inspector primarily emphasised the significant concern regarding the loss of the historic boundary wall. However, the revised application now ensures that the wall is fully preserved. The proposed dwelling's scale, design, and form are deemed acceptable and align well with the character and aesthetic of the conservation area, utilising suitable materials. Consequently, the proposal is found to be in accordance with policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy, and paragraph 135 of the NPPF.

3. Impact on Heritage Assets

The application site is located within the Walsingham Conservation Area, an area recognised for its historical significance and architectural heritage. This site is part of the amenity land associated with No. 18 Bridewell Street, a grade II listed building that stands in close proximity to other notable listed structures. The building itself, which dates back to either the 17th or 18th century, is particularly significant due to its well-preserved external architecture. It features distinctive elements such as a pantiled roof with a hipped end, widely spaced windows that contribute to its character, and an overall aesthetic that is both charming and historically relevant.

The Inspector's assessment highlighted that the significance of the Conservation Area is largely derived from the presence of numerous historic buildings, many of which are designated as listed. This abundance of heritage structures contributes to the overall character and appeal of the area. The Inspector also noted that the site in question currently enhances the character of the Conservation Area, as it comprises garden space that is complemented by a flint and stone wall, materials that are characteristic of the region and add to the historical context of the area.

In terms of the donor property, it is noteworthy that it features a longer garden compared to the neighbouring residences. This aspect is significant because it has been determined that the garden does not contribute to the significance of the listed buildings in the vicinity. Therefore, any reduction in the size of the garden would not have a detrimental effect on the listed structure, allowing for potential development without compromising the historical integrity of the area.

The Inspector further observed that the layout and orientation of historic buildings within the Conservation Area typically exhibit intimate and compact relationships. This observation suggests that the introduction of a new dwelling in this particular location would be acceptable and in keeping with the established character of the area.

The current application seeks to preserve the existing boundary wall while making use of an already established access point. This approach is viewed as a positive development, especially in light of previous proposals that suggested the removal of the wall, which was

considered potentially harmful to the Conservation Area's character. The overall scale and design of the proposed development are considered unobtrusive, and the materials selected for the development are consistent with those found in the surrounding area, further ensuring that the new dwelling will harmonise with its environment.

Given the close and compact relationships that characterise the area, along with the fact that the host property possesses a larger garden than its neighbouring homes, the proposal is not anticipated to have any negative impact on the Conservation Area or the listed structures within it. Therefore, the proposal is considered to comply with policy EN 8 of the adopted North Norfolk Core Strategy, and paragraphs 135 and 210 of the NPPF. Approval of the application would accord with the statutory duties placed on the Council under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Amenity

Policy EN4 (Design) of the Core Strategy stipulates that development proposals must not significantly harm the residential amenity of neighbouring properties, and new homes should ensure acceptable living conditions.

The application site is located centrally within a group of residential buildings, with gardens adjacent to the site on the north, east, and west sides. While the proximity of the properties may limit separation, this arrangement is typical of the area's historical context. Additionally, the site will be bordered to the east and south by an existing flint and stone wall, with further boundary treatments to be established through conditions.

To mitigate overlooking, no windows are included on the rear elevation of the property. The east side elevation features a first-floor window for the staircase, while the western elevation will have a first-floor window serving bedroom 1. This window will be situated 9.3 metres from the rear of the neighbouring property at no. 8 Bridewell Street, allowing views only between no. 8 and no. 10 Bridewell Street, thus avoiding direct overlooking.

The front elevation will be set back 11.7 metres from the front wall of the opposite properties, with a road and parking area providing separation between the homes.

The proposed dwelling will have a modest height of 6 metres, and due to the site's orientation, it is not expected to cause unacceptable overshadowing or loss of light.

Both the proposed property and the existing dwelling will maintain an adequate amount of amenity space.

In summary, the proposed development is not anticipated to adversely affect residential amenity and is in compliance with policy EN 4 of the adopted North Norfolk Core Strategy.

5. Landscape and Trees

The previously refused application highlighted concerns about a net decline in biodiversity. The Landscape Team has also expressed concerns regarding the current proposal, particularly about the loss of vegetation. Due to the extensive built environment and hard surfaces on this constrained site, there is insufficient capacity for adequate mitigation planting to preserve the site's green character, necessitating reliance on off-site planting to fulfil Biodiversity Net Gain (BNG) requirements.

An amended plan was provided showing the parking provision reduced from 2no. spaces to 1no. allowing room for replacement planting. Further details of the planting including species would be secured via condition.

In addition, an updated Arboricultural Impact Assessment is also required as the current submission includes a report which was considered under the previous application and therefore, requires updating. This would need to be provided prior to the issuing of a decision.

The Inspector noted that the site is home to various trees that, when viewed from the garden, create the impression of a small orchard. Some of these trees will need to be removed to accommodate the development. They contribute to a lush character that is relatively distinctive within the Conservation Area. However, despite their aesthetic appeal, the Inspector concluded that this verdant character is not a critical element of the Conservation Area's significance, and their removal would not be detrimental from a heritage perspective.

In summary, although the reduction of vegetation is unfortunate, the trees are not deemed essential to the significance of the Conservation Area and will not adversely affect the area's character. Further details of the replacement planting would be secured via condition and therefore, the proposal is considered to comply with policies EN 2 and EN 4 of the adopted North Norfolk Core Strategy.

6. Highways and Parking

Concerns were expressed by the Highway Authority regarding the adequacy of the site access for vehicular traffic, particularly due to its proximity to nearby pedestrian access points. While the entrance onto Bridewell Street offers adequate visibility of approaching vehicles, it lacks sufficient provisions for pedestrians. However, considering the compact layout and historical context of the area, along with the fact that this access is already in use by other residential properties, it is deemed insufficiently detrimental to justify a refusal.

The application site features an existing access point located to the south, which will be utilised for the proposed development. This access will accommodate one parking space (reduced from two spaces to accommodate the additional planting required), which given the sites located within a settlement boundary is considered acceptable. Despite some initial concerns regarding the ability to turn into/out of the site, Officers consider that, on balance, the proposal would accord with the aims of policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

7. Ecology

Policy EN 9 sets out that development proposals should protect the biodiversity value of land and buildings and minimise fragmentation of habitats, maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate. Development proposals that would cause a direct or indirect adverse effect to nationally designated sites or other designated sites or protected species will not be permitted unless prevention, mitigation and compensation measures are provided.

The application has been submitted along with a Preliminary Ecological Appraisal conducted by Arbtech in October 2024. The report indicates that the trees on the property likely maintain functional connectivity to areas of priority habitat, specifically deciduous woodland in the surrounding landscape, due to their close proximity to the site and the abundance of trees in the garden area. Bats are known to use linear features for navigation while foraging and traveling to various roosting locations therefore, an assessment was carried out on all trees for potential bat roosting features. It was determined that the trees on-site offer negligible habitat value for roosting, although they do provide nesting opportunities and resources for birds.

The report outlines several mitigation and enhancement strategies, including the installation of bird boxes, wildlife-friendly planting, and access points for small mammals. It also stipulates that no hedgerows, trees, or shrubs that may harbour breeding birds should be removed between March 1st and August 31st, to comply with the Wildlife and Countryside Act 1981 (as amended).

The findings and recommended mitigation measures presented in the report are deemed acceptable and align with policy EN 9.

Biodiversity Net Gain

Biodiversity net gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand. The mandatory requirement came into place on 12 February 2024 for all Town and Country Planning Act development. Demonstrating BNG requires an approach to measuring biodiversity. The Biodiversity Metric is a habitat-based approach to determining a proxy biodiversity value developed by Natural England. The Biodiversity Metric is designed to provide ecologists, developers, planners and other interested parties with a means of assessing changes in biodiversity value (losses or gains) brought about by development or changes in land management.

The Landscape Team has evaluated the preliminary ecological appraisal from October 2024, along with the Statutory Metric and the accompanying BNG Assessment (Arbtech, 14th October 2024). According to the report, the site does not feature any habitats classified as of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006).

The Landscape Team believes that the site should be recognised as supporting Traditional Orchard priority habitat, rather than merely Modified Grassland as indicated by the applicant.

While additional assessment and clarification are necessary to establish the site's baseline condition, this information can be gathered and reviewed post-determination and will be ensured through a condition.

GIRAMS

The site falls within the Zone of Influence of a number of European Habitats sites as listed under the constraints above. The Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS) is a strategy agreed between the Norfolk planning authorities to enable 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.

The GIRAM Strategy is a strategic approach to ensure no adverse effects are caused to European sites across Norfolk, either alone or in-combination from qualifying developments. Taking a coordinated approach to mitigation has benefits and efficiencies and ensures that developers and the Local Planning Authorities (LPA) meet with the Conservation of Habitats and Species Regulations 2017 (as amended).

The proposed development is qualifying development under GIRAMS development as it involves the creation of new overnight accommodation. In this case, having undertaken a Habitats Regulations Assessment (HRA), it has been concluded that the development it acceptable in all other respects, could be made acceptable in relation to GIRAMS through the payment of the tariff that provides a contribution to mitigation projects within the area.

The agent confirmed agreement to the payment of this tariff and this has now been received

as of 11th March 2025. For the above reasons, the proposal is considered to comply fully with the GIRAM requirements and comply with Policies SS 4 and EN 9 of the adopted North Norfolk Core Strategy.

8. Planning Conclusion and Balance

At the current time the Council is unable to demonstrate that it has 5 years' worth of deliverable housing sites. Planning applications must therefore be considered in line with paragraph 11(d) of the NPPF (the "tilted" balance) 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.

The proposal would provide one dwelling positioned within a defined settlement boundary, making a modest contribution to the housing supply shortfall. The proposal would also provide limited short-term economic benefits through labour and supply chains demand required. These issues both attract modest positive weight in favour when undertaking the planning balance.

The proposed development effectively addresses the issues highlighted in the previous refusal (PF/21/3302), particularly by preserving the flint boundary wall, which contributes to the character of the conservation area. The design, scale, and form of the proposed dwelling are considered suitable and in harmony with the area's character, ensuring that it does not adversely impact the amenity of the listed building or its setting.

While there are concerns regarding the loss of vegetation on the site, appropriate replacement planting will be ensured through conditions, along with details regarding boundary treatments. Additionally, the proposal is not anticipated to detract from the character or appearance of the conservation area.

When undertaking the planning balance and applying the "tilted balance", Officers consider that there are no individual or cumulative adverse impacts which significantly and demonstrably outweigh the benefits in this case to indicate that development should be refused. In other words, the proposal would accord with NPPF, para 11 d ii such that the development should be approved.

RECOMMENDATION:

APPROVE subject to the receipt of an updated Arboricultural Implications Assessment (AIA), and subject to the imposition of conditions relating to the following matters:

- Time Limit
- Accordance with approved plans
- Written Scheme of Investigation - archaeology
- Provision of on-site parking
- Brick and tile samples
- Flint sample panel
- Windows and doors details
- Dormer details
- Details of verges and eaves

- Rainwater goods details
- Details of enclosures
- Hard and soft landscaping
- Arboricultural Impact Assessment (once received)
- Replacement planting
- Replacement planting if removed/damaged
- Standard Biodiversity Net Gain Plan
- Removal of Permitted Development Rights

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