

BRINTON – PF/24/2057 – Demolition of existing dwelling and erection of replacement dwelling with garage at Homestead, Sharrington Road, Brinton, Melton Constable, Norfolk, NR24 2QG.

Minor Development

Target Date: 16.12.2025

Extension of Time: 16.12.2025

Case Officer: Jamie Smith

Full Planning Permission

RELEVANT SITE CONSTRAINTS

The site lies within a Countryside location in policy terms

The site lies within Brinton with Thornage and Glaven Valley Conservation Areas

The site lies within the Tributary Farmland and River Valley landscape type in the North Norfolk Landscape Character Assessment

The site is within a Mineral Safeguarding Area

A small section of the southern part of the site is at risk of ground water flooding

RELEVANT PLANNING HISTORY

PF/14/0436 - Demolition of single-storey dwelling and erection of two-storey replacement dwelling – Approved

THE APPLICATION

Site Description:

The site is situated at the junction of The Street and Old Hall Lane, with the access to the site being proposed from The Street only.

The application proposes the demolition of an existing single storey dwelling and the erection of a replacement two storey dwelling with garage.

The application has been amended though the application process to reduce the height of the dwelling, repositioning of the footprint, scaled-back glazing on the first floor of the south and east elevation and changes to the spiral staircase.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Brown for the following reasons:

The principle of replacement dwellings is accepted. However, the design, scale and mass of the proposed dwelling represents an unacceptably large increase in the height and scale compared to the original dwelling to be demolished. This would result in a material impact on the appearance of the surrounding countryside and heritage assets managed by the Glaven Valley Rural Conservation Area Plan. This proposal is contrary to Core Strategy Policies HO 8, EN 2,4 & 8 and NPPF para 215.

There is support from Brinton & Sharrington Parish Council for the matter to be referred to Committee following significant objections from the local community.

CONSULTATIONS

Brinton Parish Council: Object.

North Norfolk District Council Landscape: No objections to amended scheme as a result of further information and subject to appropriate conditions.

North Norfolk Conservation and Design Officer: No objection to amended scheme.

Norfolk County Council Highways: No objection, subject to conditions.

REPRESENTATIONS

Nine supporting representations received for the following summarised reasons:

- The proposal features a modern, innovative design that incorporates traditional and vernacular materials. The building is designed to reflect the site's context and sits broadly on the footprint of the original structure. Elements like the curved staircase add visual appeal, contributing to an inspiring piece of architecture. The proposal carefully addresses key issues such as location, massing, materials, and elevation. The site is considered suitable for a two-storey building, in keeping with neighbouring properties.
- The current building is an eyesore; the new scheme would transform and enhance the site
- Plans include sympathetic landscaping and tree retention, ensuring the building won't be overly imposing.
- Old Hall Lane features a mix of dwelling styles and ages; the proposal complements this diversity.
- The scheme supports a local architect and adds positively to the varied housing styles in Brinton and Sharrington.
- While in a conservation area, thoughtful development like this can improve the site and support village growth

Five objecting representations received for the following summarised reasons:

- The building is too large, out of place, and not in keeping with the rural character of the narrow corner plot. Impact upon Cedar House.
- The proposed roof is assertive and intrusive; unlike the 2014 approved "Victorian cottage style" which was more sympathetic to local architecture.
- Uncertainty around the use of a septic tank.
- Northern part of the site lies near Flood Zones 2 and 3a, increasing vulnerability to flooding. The land was historically boggy before tree planting, raising concerns about stability and drainage
- The submitted photo of the original bungalow (from 2009) does not reflect its current deteriorated condition.
- Roof height comparisons are inaccurate due to Brook House being on higher ground.
- The proposal does not enhance the area and is incompatible with its sensitive setting.
- Contrary to Core Strategy Policies HO 8 and EN 8.
- Loss of trees and landscaping.

- Notwithstanding the amendments, the two-storey design and ridge height will be visually intrusive. The Tree screening is unreliable; key trees removed. Height unchanged; moved to lower ground, making it more dominant from The Street

HUMAN RIGHTS IMPLICATIONS

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 above matters, refusal of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER

The application raises no significant crime and disorder issues.

EQUALITY AND DIVERSITY ISSUES

The application raises no significant equality and diversity 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 PLANNING POLICIES

North Norfolk Core Strategy

SS 1: Spatial Strategy for North Norfolk

SS 2: Development in the Countryside

SS 4: Environment

HO 8 - House extension and replacement dwellings in the countryside.

EN 2 - Protection and enhancement of landscape and settlement character.

EN 4 - Design.

EN 8 - Protecting and enhancing the historic environment.

EN 9 - Biodiversity and geology.

EN 10 - Development and Flood risk.

EN 13 - Pollution and hazard prevention and minimisation.

CT 5 - The transport impact of new development.

CT 6 - Parking provision.

Material Considerations:

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide (2008)

North Norfolk Landscape Character Assessment (2021)

North Norfolk Landscape Sensitivity Assessment (2021)

National Planning Policy Framework

Chapter 2: Achieving sustainable development
Chapter 5 – Delivering a sufficient supply of homes.
Chapter 12 - Achieving well-designed places.
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change.
Chapter 15 - Conserving and enhancing the natural environment.
Chapter 16 - Conserving and enhancing the historic environment.

Conservation Area Appraisals

Brinton Conservation Area Appraisal and Management Plan
Glaven Valley Conservation Area Appraisal and Management Plan

Emerging North Norfolk Local Plan

The emerging North Norfolk Local plan has reached the **Main Modifications** stage following examination by the Planning Inspectorate. Public consultation on the modifications was undertaken during August and September 2025, and the Inspector's final report has been received, which has found the plan to be sound subject to a number of Main Modifications being incorporated prior to adoption. Adoption is currently anticipated in December 2025.

Application of NPPF Paragraph 49

In accordance with Paragraph 49 of the National Planning Policy Framework (NPPF), weight may be given to policies in emerging plans based on:

1. **Stage of Preparation** - *The more advanced its preparation, the greater the weight that may be given.* The plan is at an advanced stage in the examination which supports giving **significant weight to its policies**
2. **Extent of Unresolved Objections** - *The less significant the unresolved objections, the greater the weight that may be given.*

If there are major unresolved objections, especially to policies relevant to the application, the weight is reduced.

If objections are minor or resolved, more weight can be given.

There are no significant unresolved objections and therefore **SIGNIFICANT** weight may be afforded to the following relevant Emerging Local Plan Policies:

- CC 1- Delivering Climate Resilient Sustainable Growth
- CC 3 - Sustainable Construction, Energy Efficiency & Carbon Reduction
- CC 4 - Water Efficiency
- CC 7 - Flood Risk & Surface Water Drainage
- CC 8 - Electric Vehicle Charging
- CC 9 - Sustainable Transport
- CC 10 – Biodiversity Net Gain
- CC 12 – Trees, Hedgerows & Woodland
- SS 2 - Development in the Countryside
- HC 5 - Fibre to the Premises (FTTP)
- HC 7 - Parking Provision
- ENV 2 - Protection & Enhancement of Landscape & Settlement Character
- ENV 4 - Biodiversity & Geodiversity
- ENV 5 - Impacts on international & European sites, Recreational Impact Avoidance Mitigation Strategy

- ENV 6 - Protection of Amenity
 - ENV 7 – Protecting and Enhancing the Historic Environment
 - ENV 8 - High Quality Design
 - HOU 6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation
 - HC 7 -Parking Provision
 - HOU 8 - Accessible & Adaptable Homes
 - HOU 9 - Minimum Space Standards
3. **Consistency with the NPPF** - *The closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.* The overall Plan as modified is considered to be consistent with national policy. **This supports giving greater weight to the policies identified above.**

Conclusion on Weight

The Plan has been found legally compliant and sound, subject to the incorporation of a number of Main Modifications prior to adoption and is in conformity with the NPPF. Having reached the Main Modifications stage, the Plan, as modified, remains a material consideration.

Taking into account the above factors, it is considered appropriate to give significant weight to the policies as set out above of the emerging Local Plan (as modified) in the determination of this application.

Main Issues for consideration:

1. **Principle of development**
2. **Design and heritage**
3. **Landscape and visual impact**
4. **Residential amenities**
5. **Arboriculture implications**
6. **Ecology**
7. **Flood Risk**
8. **Highways and parking**
9. **Energy efficiency**
10. **Planning balance**

1 Principle of development

The property is within the designated Countryside policy area of North Norfolk, as defined under Policy SS 2 of the North Norfolk Core Strategy (CS). Within this area, proposals to replace existing dwellings are considered to be acceptable in principle, subject to compliance with other relevant CS policies.

CS Policy HO 8 makes no reference to the need for a replacement dwelling to either be on the same footprint as the existing property or for it to be in close proximity or indeed within the immediate curtilage. Instead, the policy concentrates on whether the replacement dwelling would result in a disproportionately large increase in the height or scale of the original dwelling, **and** whether it would materially increase the impact of the dwelling on the appearance of the surrounding countryside. In addition, the policy makes allowances for the fact that the existing dwelling could be extended under permitted development rights.

The general thrust of the CS Policy HO 8 has followed through to Policy HOU 6 of the emerging Local Plan (ELP), whereby when considering replacement of dwellings in a countryside location, the new building should not result in a 'material increase in impact', i.e. look significantly bigger, taller, or more visually intrusive than the one it is replacing.

The following details a comparative schedule of floor areas.

Schedule of Floor Areas

Existing Dwelling

| | |
|-------------------|------------------------------|
| Main House | 138 sq. metres |
| Total Area | <u>138 sq. metres</u> |

2014 approved two storey Dwelling

| | |
|-----------------------|------------------------------|
| Main House and garage | 186 sq. metres |
| Total Area | <u>186 sq. metres</u> |

Proposed Dwelling

| | |
|-----------------------|------------------------------|
| Main House and garage | 141 sq. metre |
| Total Area | <u>141 sq. metres</u> |

Net increase in ground floor area compared with existing dwelling +3 sq. metres

Net decrease in ground floor area compared with 2014 dwelling -45 sq. metres

With regards to the height and scale of the proposed dwelling, both it and the 2014 approval are two storeys whereas the existing is single storey. The footprint of the dwelling has been shifted back on site and now corresponds more closely with the existing and previously approved footprints. Its height has been reduced by some 400mm and now would sit just under 1 metre lower than the adjacent Brook House next door (albeit on lower ground). Additionally, the proposed dwelling is approximately 600 mm higher than that of the 2014 approval.

In landscape terms, whilst the proposed dwelling is larger in overall scale than that of the existing dwelling, regard has been given to the 2014 approval which is a material consideration (as the current CS was in force at that time) and the changes made throughout the current application process to overcome concerns raised, i.e. scale, siting, design, existing and proposed landscaping and planting in and surrounding the site.

The scheme is considered to comply with CS policy HO 8 and ELP Policy HOU 6.

2 Design and Heritage

Core Strategy Policy EN 4 requires that all development is of a high-quality design and reinforces 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 scales, make clear distinctions between public and private spaces, create safe places, are accessible to all, incorporate footpaths and green links, ensure that parking is discreet and accessible and where possible, contain a mix of uses, buildings and landscaping.

Paragraph 131 of the NPPF highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 advises amongst others matters, that developments should function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history while not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place creating attractive, welcoming and distinctive places; create places that are safe, inclusive and accessible.

The application site also lies within the Brinton and Glaven Valley Conservation Area; which are designated heritage assets. Any new development within this area must aim to at least preserve its established character and appearance. In accordance with paragraph 203 of the NPPF, proposals should also consider the desirability of making a positive contribution to local character and distinctiveness.

The existing dwelling (the Homestead) is single storey fronting The Street and is now in a poor state. The 2014 permission for a replacement dwelling has expired, but still attracts weight as a material planning consideration. There have been a number of pre-application enquiries to enhance/improve the site by way of a replacement dwelling, since 2021. The building has been neglected, is overgrown and appears not to have been occupied for some time, however, it is not considered that abandonment has occurred.

In terms of the principle of its demolition, the dwelling appears to be of mid c20th construction. It is therefore considered not to be of any particular architectural or historic interest. As a result, there are no objections to the wholesale removal of this building from site, or its ancillary structures which are similarly of little significance.

Approved application PF/14/0436 established the principle of a two-storey form for the replacement dwelling. This permission provided for an additive building based around two conjoined hipped roof volumes. With a single-storey range then springing from this core. The increase in volume was considered to be appropriately moderated and ultimately considered acceptable, in relation to CS policies EN 4, EN 8 and HO 8 at the time of determination.

The current application proposes a two-storey dwelling with both traditional and contemporary elements. Revisions to the current scheme have come forward through this application process to address concerns which include a reduced height, repositioned footprint, scaled-back glazing on the first floor of the south and east elevation and consideration of the position of the spiral staircase. These changes have collectively lessened the building's visual impact and improved its relationship with both the adjacent Brook House and the wider streetscape. It would also be more deferential in its relationship to the grade II listed building opposite, Cedar House. It is considered that the revised proposal has softened the earlier perception of being "shouty" or overly assertive.

Design is subjective, as reflected in the range of representations received both in support and objecting. Whether through extension, remodelling, or full replacement of the existing bungalow, the site was always likely to undergo change, especially given its current condition. As the surrounding vegetation is thinned/managed and the site becomes more visible, it is

inevitable that the/any new building will have a greater presence within the street scene. A key consideration is whether this presence constitutes undue visual impact or causes demonstrable harm to the overall significance of the conservation areas.

It is considered that the scheme offers a number of design 'credentials'. It responds well to the site and would enable the building to appropriately address its corner location. The brick elevations would offer good levels of visual interest reflecting vernacular patterning seen across the district including a contemporary plinth around the base of the building. It is also considered that the removal of the derelict bungalow from site would be a positive.

Officers note the concerns regarding the increased scale of the proposed replacement dwelling relative to the existing bungalow and the necessary tree removal and thus the impact upon the wider landscape are noted. The more recent revisions to the scheme have however, made significant progress in addressing many initial reservations raised by Officers. Given the existing context of the site, and introduction of a two-storey dwelling, any change would inevitably increase the building's presence on the site. However, given the amendments and delivery of a sensitive landscaping scheme for the site (which the Landscape Officer has advised is acceptable), the scheme is not considered to result in harm to the overall significance of either of the conservation areas.

The scheme is therefore considered to comply with CS policies EN 4 and EN 8, and ELP policies ENV 7 and ENV 8.

3 Residential amenity

Core Strategy Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Paragraph 135 of the NPPF states that developments should create places with a high standard of amenity for existing and future users.

Paragraph 3.3.10 of the North Norfolk Design Guide (NNDG) states that residents have the right to adequate privacy levels, nor should new development lead to any overbearing impacts upon existing dwellings. Existing residents should also be kept free from excessive noise and unwanted social contact.

In terms of the relationship with existing nearby dwellings, given the combination of distance from them, the type of and position of openings to the first floor, it is considered that the proposed scheme would not give rise to significant overshadowing, overbearing, loss of light or loss of privacy impacts. The scheme would provide adequate amenity for the future occupants of the proposed dwelling.

The scheme is considered to comply with CS policy EN 4, and ELP policies ENV 6 and HOU 9.

4 Landscape and Visual Impact

CS Policy EN 2 requires development proposals to be informed by, and sympathetic to, the distinctive landscape character type. The site lies on the cusp of two Landscape Types - Tributary Farmland and River Valley (RV5 River Glaven) as defined in the North Norfolk Landscape Character Assessment. Historic villages, such as Brinton, with their strong

vernacular and little modern development are noted as one of the defining characteristics of the RV5 Landscape Type and are key components of the Glaven Valley Conservation Area.

The application site sits on a corner plot between two roads and is characterised by mature trees and hedged boundaries, such that the existing dwelling is not at all visible. As a result, any replacement dwelling (or renovation of the existing) would likely result in any dwelling having increased presence in the wider landscape as the site would be subject to tidying up/management due to its current condition.

The applicant has considered concerns raised by Officers regarding the dwelling's position on site, height, levels of glazing, scale of spiral staircase and landscape visibility. The revised design proposals demonstrate a more considered relationship between the building and its site. Relocating the dwelling northwards has enabled greater retention of boundary vegetation, which is important to maintaining the site's verdant character. The reduction in glazed openings on the north and east elevations, along with the lowered ridgeline, contributes to a dwelling that would be less impactful and would not have such an immediate presence on the corner. Importantly, the application has been supported with additional information detailing clarity regarding removal, retention and management of existing vegetation and the location of new mitigation planting.

In order to ensure an appropriate finish, details of external materials will be secured via condition. Additionally, a condition requiring approval of any external lighting prior to installation is recommended to reduce light spill.

Having regard to the amendments to the dwelling and further details of existing and proposed landscaping, on balance, the proposed dwelling is considered to comply with CS Policy EN 2 and ELP Policy ENV 2.

5 Arboricultural Implications

CS Policy EN 2 aims to ensure that development protects, conserves and, where possible, enhance distinctive landscape features, such as woodland, trees and field boundaries. CS Policy EN 4 advises that development will be expected to retain existing important landscaping and natural features. Policy EN 9 seeks to maximise opportunities for restoration, enhancement and connection of natural habitats.

Paragraph 187 of the NPPF indicates that decisions should recognise the intrinsic character and beauty of the countryside, including the benefits associated with trees and woodland.

Concerns have been raised regarding both the loss of trees and the visibility of the proposed dwelling. The revised scheme, which repositions the dwelling, will now require the removal of 7 trees (6 Category C and 1 Category B), compared with the 9 originally identified. The updated arboricultural assessment also notes that 2 of these 7 trees are already in visible decline and would have limited retention value irrespective of development. It is also relevant that trees were a material consideration in the 2014 approval, where a similarly sited dwelling necessitated the removal of 5 trees.

The application was supported by an Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement, Planting Plan, Site Working Plan and a Landscape Management Plan. No further objection has been received from the Landscape Officer in terms of the impact of the development on trees.

It is therefore considered that with the imposition of appropriate conditions, the proposed development would accord with CS policies EN 2 and EN 4, and ELP policies EN 4 and CC 12.

6 Ecology

The Council has a duty under the Natural Environment and Rural Communities Act 2006 to have full regard to the purpose of conserving biodiversity which extends to being mindful of the legislation that considers protected species and their habitats and to the impact of the development upon sites designated for their ecological interest.

CS Policy SS 4 states that areas of biodiversity interest will be protected from harm, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged. Policy EN 2 states that development should protect, conserve and, where possible, enhance distinctive landscape features, such as woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife.

CS Policy EN 9 requires that all development should protect the biodiversity value of land and buildings and minimise the fragmentation of habitats, and maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate.

NPPF paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity value, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

NPPF paragraph 193 states that when determining planning applications, significant harm to biodiversity should be avoided, adequately mitigated, or, as a last resort, compensated for. Should this not be possible, then permission should be refused.

Protected Species

The application is supported by an Ecology Report. The Council's Ecology Officer has considered the proposed development and raises no objection in respect to on-site ecological impacts. Conditions are required to secure the required licence, mitigation and enhancement measures.

Recreation impacts on European sites

Norfolk local planning authorities (LPAs) 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 application site is within the Zone of Influence of several such sites with regards to potential recreational impacts.

As the application proposes a replacement dwelling which would not create a net new dwelling there would be no material difference in impact and therefore mitigation via the GIRAMS tariff would not apply. As such the proposal complies with CS Policy EN 9 and ELP Policy ENV 5.

Biodiversity Net Gain (BNG)

The application is supported by a completed copy of the Council's Biodiversity Gain Statement template and Statutory Metric. The baseline calculations are considered to be accurate.

The use of off-site units or statutory credits to deliver the habitat units necessary to achieve a 10% gain can be established when discharging the statutory biodiversity gain condition which requires submission of a Biodiversity Gain Plan and Habitat Monitoring and Management Plan. A condition and informative are recommended to secure the BNG provisions. On that basis the proposal complies with CS Policy EN 9 and ELP Policy CC 10.

7 Flood risk

Policy EN 10 of the Core Strategy states that the sequential test will be applied rigorously across North Norfolk and most new development should be located in Flood Risk Zone 1. A site-specific Flood Risk Assessment which takes account of future climate change must be submitted with appropriate planning applications in Flood Zones 2, 3a and 3b and for development proposals of 1 hectare or greater in Flood Zone 1. The policy states that appropriate surface water drainage arrangements for dealing with surface water runoff from new development will be required. The use of Sustainable Drainage Systems will be the preference unless, following an adequate assessment, soil conditions and / or engineering feasibility dictate otherwise.

The Council's Strategic Flood Risk Assessment position the site as being within Flood Zone 1 which is at the lowest risk of flooding (less than 1 in 1000 annual probability). The Government's long-term flood risk mapping shows the site falling within an area of predominantly low groundwater presence.

As the proposal falls below the relevant thresholds for requiring a site-specific Flood Risk Assessment and it is not 'major development', there is no requirement for the application to be supported by flooding/drainage information, or for the Lead Local Flood Authority to be consulted.

Surface/ground water

The Government's Planning Practice Guidance details the types of sustainable drainage system that should be considered. Generally, the aim should be to discharge surface run-off as high up the following hierarchy of drainage options as reasonably practicable. This is 1) into the ground (infiltration); 2) to a surface water body; 3) to a surface water sewer, highway drain or another drainage system; 4) to a combined sewer. This hierarchy follows the same order of priority of Approved Document H3 of the Building Regulations.

A small part of the site is within an area highlighted as susceptible to ground water flooding and surface water drainage issues have been identified by local residents. Given the scale and type of development, in that it is a replacement an existing dwelling, it is considered that details regarding the surface water drainage arrangements can be dealt with by way of planning condition.

Foul drainage

The first priority under the Building Regulations is for foul drainage to connect to the public foul sewer system. Only if a public foul sewer is not available, should alternative means of disposal be considered. A Package Treatment Plant will be installed, which accords with the drainage hierarchy.

The scheme is considered to accord with CS Policy EN 10 and ELP Policy CC 7.

8 Highways and parking provision

Core Strategy Policy CT 5 requires that proposals provide safe and convenient access on foot, cycle, public and private transport inclusive of those with a disability. They must be capable of being served via a safe highway network without detriment to the character or amenity of the locality. The expected nature and volume of traffic generated by the proposal should be accommodated by the existing road network without detriment to the amenity or character of the surrounding area or highway safety.”

Core Strategy Policy CT 6 requires that adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the Council's parking standards, including provision for parking for people with disabilities. Annex C of the Core Strategy sets out the current adopted parking standards.

The proposal would utilise the existing access onto Sharrington Road which was also approved within the 2014 application. Access via Old Hall Lane will be blocked up. Given the proposal seeks to replace an existing dwelling utilising an existing access, the principle is considered acceptable. The Highway Authority have requested planning conditions relating to gates, visibility splays and parking and turning provision.

In terms of parking, the North Norfolk Design Guide states at paragraph 3.3.22 that *“in-curtilage’ parking is recommended where possible to take advantage of personal surveillance and defensible space”*. Based on the current adopted parking standards at Appendix C of the CS for a 3-bedroom dwelling, as proposed, a minimum of 2 spaces are required. There is sufficient space to provide this within the site and can be secured by way of condition.

The proposal is considered to comply with CS Policies CT 5 and CT 6, and ELP Policy HC 7.

9 Energy Efficiency

CS Policy EN 6 considers sustainable construction and energy efficiency.

The proposal is specified as a low energy sustainable house. Any new dwelling with associated parking must have an EV charge point installed along with water efficiency measures as part of Building Regulations requirements.

The application is considered to accord with the aims of CS Policy EN 6 and ELP policies CC 3, 4 and 8.

10 Conclusion and planning balance

Section 38(6) of the Town and Country Planning Compulsory Purchase Act 2004 sets out that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal seeks permission for the demolition of the existing bungalow and the construction of a replacement dwelling. The revised scheme has been designed to respond to the site's context, addressing concerns raised during earlier submissions. The repositioning of the dwelling reduces its overall impact on heritage assets and ensures that the development sits more comfortably within the established landscape setting.

While there are concerns regarding the loss of vegetation/trees on the site, appropriate replacement planting and landscape management will be ensured through conditions. Additionally, the proposal would preserve the character and appearance of the Conservation Area(s).

The development net gains for biodiversity are found to be acceptable, both in terms of on and off-site ecological impacts. Tree protection measures can be secured by condition to ensure that retained trees are suitably incorporated into the development. Suitable surface water drainage arrangements would be as secured by condition.

The development would retain an access onto the site and appropriate vehicular parking provision would be made within the site, to be secured by condition.

It is therefore concluded that, subject to conditions, the proposed development is considered to be acceptable and compliant with the relevant Development Plan policies as outlined above.

Approval of the application is recommended.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters: :

- Time limit for implementation
- Approved plans
- Materials to be agreed.
- Surface water drainage
- Biodiversity net gain
- Soft landscape implementation and on-going management
- External lighting
- Retention of existing vegetation
- Works to be undertaken in compliance with the approved AIA and Arb Method Statement
- Protected species licence
- Visibility splays
- Parking and turning
- 5m set back gates
- EV charging points
- Removal of Permitted Development rights

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