

LITTLE SNORING - PF/19/0404 - Erection of single-storey detached dwelling; 3 Pantile Cottages, Kettlestone Road, Little Snoring, Fakenham, NR21 0JQ for Mr R G Deary

Minor Development

- Target Date: 04 June 2019

Case Officer: Caroline Dodden

Full Planning Permission

CONSTRAINTS

LDF - Residential Area

LDF - Countryside

LDF - Settlement Boundary

Unclassified Road

RELEVANT PLANNING HISTORY

PF/18/0988 PF

3 Pantile Cottages, Kettlestone Road, Little Snoring, Fakenham, NR21 0JQ

Erection of single storey detached dwelling

Refused 29/11/2018

THE APPLICATION

The proposal seeks to sub-divide the plot at No. 3 Pantile Cottages and erect a single storey two bed detached dwelling on the southeastern part of the plot. An existing group of timber sheds would be removed and an existing detached garage would be provided for the proposed dwelling.

Members should note that the proposal is the re-submission of a previous application for the same proposal (see above ref: PF/18/0988), which was refused on two grounds. Firstly, on the principle of being a new dwelling within the Countryside and secondly, due to the inadequacy of the visibility splays for the access.

REASONS FOR REFERRAL TO COMMITTEE

The site is situated within the area identified as Countryside under Policy SS1, where the principle of the proposed new dwelling would not meet any of the exceptions criteria as set out in Policy SS2. The proposal is being recommended for approval and as such, is a departure from policy SS 2.

Councillor Tom FitzPatrick requested that the planning application be referred to the Development Committee if the officer recommendation was for refusal, as he considered that the application complies with Policies EN 4 and SS 2. Section 8 of the Convention of Human Rights (the right to enjoy property) was also felt to be relevant.

PARISH/TOWN COUNCIL

Little Snoring Parish Council

No objection.

REPRESENTATIONS

None received.

CONSULTATIONS

County Council (Highway)

Advise that the visibility shortfall, which was a reason for the refusal of the previous application, has been addressed. As the proposal does not affect the current traffic patterns

or the free flow of traffic there is now no objection. Conditions relating to the upgrading of the existing access, parking and that no gates or other means of enclosure are erected at the entrance are required.

Landscape Officer

No objection. The Arboricultural Method Statement (AMS) submitted with the application demonstrates how the dwelling can be accommodated on the site. Conditions to ensure the proposed development is carried out in strict accordance with Arboricultural Impact Assessment (AIA), AMS and Tree Protection Plan (TPP) are requested.

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.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

HO 7 - Making the most efficient use of land (Housing density)

EN 4 - Design

EN 10 – Development and Flood risk

CT 5 - The transport impact of new development

CT 6 - Parking provision

MAIN ISSUES FOR CONSIDERATION

- Principle
- Design and Amenity
- Highways
- Landscape
- Flood risk

APPRAISAL

Principle

The site is located within the designated Countryside Policy Area as defined under Policy SS 1 of the adopted North Norfolk Core Strategy. Policy SS 2 lists the types of development that can be accepted in principle in the countryside, restricting new development in general to that which requires a rural location, subject to certain exemptions. These restrictions are necessary as the 'countryside' is the least sustainable location in terms of access to basic facilities by means other than the car and new developments in areas which are principally undeveloped run the risk of undermining the intrinsic value of the countryside. New market housing in the countryside is therefore restricted both by adopted Core Strategy policies and the NPPF.

Little Snoring village is one of the Selected Settlements in the adopted Core Strategy and this categorisation is currently proposed to be retained within the first Draft North Norfolk

Local Plan (2016 - 2036). This means that the Council considers Little Snoring to be a suitable (sustainable) location for modest growth. However, the acceptable locations for this growth are limited by adopted policies to locations within the approved development boundary of the village or to one of the specifically identified development sites made in the Site Allocations Development Plan. The defined boundary and the site allocations process are intended to ensure that growth is both modest in scale and well related to built up areas, with the development boundary serving to broadly define the currently built up areas and distinguishing these from the wider countryside. The site lies outside of the adopted development boundary and is not specifically allocated for development and hence the proposal is a departure from adopted policies.

In this instance, however, the proposed dwelling would be very well related to the built up part of the village, it lies behind existing dwellings, is close to the village primary school, and is immediately adjacent to a Local Plan housing allocation for approximately ten dwellings. Given this, and the principally 'built up' character of the vicinity, and the fact that the proposal is for a small single storey dwelling on an unobtrusive plot, it is considered that it would be very difficult to argue that the proposal would have adverse impacts on the character of the Countryside. Furthermore, given that adopted policies recognise that Little Snoring is a sustainable location for development and that the, albeit limited services, available in the village are all within convenient walking distance, it is considered that would be equally difficult to sustain a refusal on wider sustainability grounds.

Therefore whilst the proposal does not comply with policies SS 1 and SS 2, taking into account all the specific circumstances in this case, it is considered a departure from these policies is justified.

Design and amenity

Policy EN 4 requires that all new development is designed to a high quality that reinforces local distinctiveness in order to preserve or enhance the character of the area. No. 3 Pantile Cottages has a substantial garden area situated to the south and southeast of this end of terrace cottage. The proposal would provide a detached 2 bed bungalow in the southeastern part of the existing garden area and an existing detached garage utilised for the new dwelling by relocating the doors its eastern elevation. The scale and design of the proposed dwelling would most closely reflect the existing bungalow development immediately to the southeast of the plot. It would be constructed in red brick and pantiles and be orientated so that its main elevation would face towards the road and its rear elevation face onto a south-facing garden. The existing dwelling would maintain a sizeable garden area to the south

Overall the design, scale and position of the new dwelling would accord with Policy EN 4.

The proposed new dwelling would be positioned an adequate distance from the nearest dwellings at No. 23 Kettlestone Road and No. 10 Stevens Road and, along with its proposed orientation, it is considered that there would be no detrimental impact on the residential amenities of these closest properties, in accordance with Policy EN 4.

Highways

The proposed new dwelling would be accessed from the existing driveway that serves No. 3 Pantile Cottages from Kettlestone Road. The existing dwelling has a parking and turning area. The proposed dwelling would be provided with a detached garage and adequate parking and turning within the plot, in accordance with Policy CT 6.

The previous difficulty with regard to visibility splays onto Kettlestone Road has been overcome as part of this re-submission and consequently, subject to the imposition of conditions relating to the upgrading of the existing access and to prevent any gates being erected across the entrance, the proposal would comply with Policy CT 5.

Landscape

There are a number of existing trees close to the driveway and a small number within the plot boundary. However, the proposal does not require the loss of any trees and consequently, the proposed development is considered to accord with Policy EN 4 in this regard, subject to the imposition of a condition to ensure the proposal is carried out in accordance with the arboricultural reports submitted.

Flood Risk

The plot itself and access is not susceptible to flood risk, but it should be noted that Kettlestone Road is prone to surface water flooding.

RECOMMENDATION:

Subject to there being no further material comments received in response to further publicity advertising the application as a departure from the current development plan, delegate approval of the application to the Head of Planning Approve subject to conditions relating to the following:

- Commencement of development within three years.
- To be carried out in accordance with the approved plans.
- Submission of samples of materials for external surfaces of new dwelling.
- Development to be carried out in strict accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan .
- Prior to first occupation of the new dwelling, the vehicular access improvement works shall be constructed in accordance with Drawing No. LS102/01/2019 rev.A.
- No gates/ bollards or other means of obstruction shall be erected across the approved access unless otherwise agreed in writing with the Local Planning Authority.
- Prior to first occupation of the new dwelling, provision of sufficient space for two cars to park in each site, turn and re-enter the highway in forward gear.