

<b>Application Number: PF/18/1848</b>	<b>Appeal Reference: APP/Y2620/D/19/3221780</b>
<b>Location: 15 Church Road, Hoveton, Norwich NR12 8UG</b>	
<b>Proposal: Rear extension and complete new roof structure containing three bedrooms and a bathroom</b>	
<b>Officer Recommendation: Refuse</b>	<b>Member decision (if applicable): N/a</b>
<b>Appeal Decision: DISMISSED</b>	<b>Costs: N/a</b>
<p><b>Summary:</b> The main issues the Inspector considered were:</p> <ul style="list-style-type: none"> <li>• the effect of the proposal on the character and appearance of the surrounding streetscene; and</li> <li>• the effect of the proposal on the living conditions of occupiers of adjacent properties, with particular reference to visual impact, daylight and sunlight..</li> </ul> <p><b>Character and Appearance:</b> The Inspector found that due to the bulk and design of the proposed roof structure, that it would appear as an excessively dominant addition, not in keeping with the modest scale of the host dwelling and other dwellings in the immediate surroundings. This would be to the detriment of the character and appearance of the surrounding streetscene. He therefore concluded on this matter that the proposal would have an adverse effect on the character and appearance of the surrounding streetscene contrary to Policy EN 4 in the North Norfolk Core Strategy (2008).</p> <p><b>Living Conditions:</b> The Inspector found that due to the separation distance between the appeal dwelling and neighbouring dwellings, and the siting of the neighbouring garages, that the proposal would not have an overbearing visual impact on neighbours or result in an unacceptable loss of daylight or sunlight for these neighbours. He therefore concluded that the proposal would be in accordance with Policy EN 4 where it seeks to protect residential amenity.</p>	
<b>Relevant Core Strategy Policies:</b> EN4 – Design and amenity	
<b>Relevant NPPF Sections/Paragraphs:</b> None	
<b>Learning Points/Actions:</b> N/a.	

<b>Application Number: PO/18/1402</b>	<b>Appeal Reference: APP/Y2620/W/19/3227252</b>
<b>Location: Dove House Farm, Dove House Lane, Potter Heigham NR29 5LJ</b>	
<b>Proposal: sub division of garden to form plot for detached bungalow and garage</b>	
<b>Officer Recommendation: Refuse</b>	<b>Member decision (if applicable): N/a</b>
<b>Appeal Decision: DISMISSED</b>	<b>Costs: N/a</b>
<p><b>Summary:</b> The main issue the Inspector considered was:</p> <ul style="list-style-type: none"> <li>• whether the site is a suitable location for a dwelling having regard to development plan and national planning policies</li> </ul> <p>The inspector noted that Potter Heigham is a village identified in the North Norfolk Local Development Framework Core Strategy (2008) (the Core Strategy) as being Countryside. Although the village has been divided in two by the A149, a busy road, the village retains a rural setting within open countryside. Together Policies SS1 and SS2 of the Core Strategy establish a spatial strategy and development hierarchy that seek to protect the</p>	

countryside and concentrate development growth in more sustainable locations. He agreed that the aims of these policies are broadly consistent with the aims of the Framework, including Section 9 of the Framework: Promoting sustainable transport.

Of great importance he noted that Potter Heigham has a primary school and a village hall, on the same side of the A 149 as the appeal site. He noted that the intervening streets are unlit and there is no continuous footpath provision. The village centre of Potter Heigham contains a limited range of services and shops. However, these are separated from the appeal site by the A149, and he considered there to be little evidence to suggest that these would satisfy all of the day to day needs of residents, and in consequence there would be a need for journeys to larger settlements further afield. He also noted that the bus stops identified by the Council are also on the opposite side of the A149 and a significant distance from the appeal site. He therefore considered that the available public transport links would not provide a meaningful alternative to the use of the private car.

He considered that the nature of the local roads with their lack of lighting or, in places, footways, vehicular speeds and the distances involved, are such that they would deter pedestrians and cyclists, particularly after dark, with children or during inclement weather and so residents of the site would still rely heavily upon the private car for their day-to day needs.

In reaching a view the Inspector noted the Framework's promotion of sustainable development in rural areas where it will enhance or maintain the vitality of rural communities especially where this will support local services. However, he considered that the proposed development would provide limited benefits to the local economy in terms of short term employment in the construction industry and longer term support to local shops and businesses and as such, it could not be said that the development would contribute meaningfully to the vitality of villages outside the town.

In conclusion he found that Whilst the Framework provides some support for the development, in that it would provide limited benefits to the local economy this is outweighed by the disbenefits accruing from the lack of easy accessibility to sustainable transport to meet the day to day needs of the occupants. He concluded that the site is not a suitable location for a new dwelling, having regard to development plan and national planning policies for the delivery of housing. The development would therefore be contrary to Policy SS1 and SS2 of the Local Plan.

**Relevant Core Strategy Policies:**

SS1 – Spatial Strategy for North Norfolk  
SS2 – Development in the Countryside

**Relevant NPPF Sections/Paragraphs:**

N/a

**Learning Points/Actions:**

N/a.

<b>Application Number: PF/18/1124</b>	<b>Appeal Reference: APP/Y2620/W/19/3224957</b>
<b>Location: Gipsies Lane Works, Weybourne, Road, Bodham, Holt NR25 6QJ</b>	
<b>Proposal: erection of a detached building, comprising two light industrial units</b>	
<b>Officer Recommendation: Refuse</b>	<b>Member decision (if applicable): N/a</b>
<b>Appeal Decision: DISMISSED</b>	<b>Costs: N/a</b>
<b>Summary:</b> The main issue the Inspector considered was:	

- whether the appeal site is a suitable location for the proposed development, having regard to local and national policies

The inspector noted the countryside location of the proposed development. He also noted that Policy SS2 makes provision for the extension of existing businesses and new build employment generating proposals where there is particular environmental or operational justification.

He noted that in the context of what is already on the site, the proposal would have little impact on the appearance of the countryside because it would form part of an established commercial site. Furthermore, the appeal site is well screened from public view by the existing built form and an established tree belt to the east. Notwithstanding this, he again referred to the requirement of Policy SS2: a specific justification for new proposals within a countryside location. In the absence of such he found no justification for the new build premises and therefore found conflict with the provisions of Policy SS2.

With regard to sustainable transport, the Inspector noted that Policy CT5 of the NNCS aims to control the transport impact of new development requiring proposals to, amongst other things, provide safe and convenient access for all, including those with disabilities.

The Council's main concern with regards to this proposal was the likelihood of reliance upon the motor car due to the location of the site. The inspector noted the proximity of the nearest bus stop to the appeal site (approximately 650 metres south east of the site within the village of Bodham). He found that whilst this distance was not excessive, there is no footpath or streetlighting along either Gipsies Lane or Cromer Road, and therefore it is unlikely that employees or customers visiting the site would use sustainable modes of transport. Consequently, it is highly likely that any further intensification of use on this site would increase vehicle movements to and from the site. He also noted the objections made by the Highways Officer.

In conclusion on this point he did not consider that the site, acknowledging its current uses and location, could sustain any intensification of use without further reliance on the private motor car. Accordingly, he found conflict with Policy CT5 of the NNCS.

**Relevant Core Strategy Policies:**

SS1 – Spatial Strategy for North Norfolk  
 SS2 – Development in the Countryside  
 CT5 – Transport Impact of New Development

**Relevant NPPF Sections/Paragraphs:**

N/a

**Learning Points/Actions:**

N/a.

<b>Application Number: PF/18/1700</b>	<b>Appeal Reference: APP/Y2620/W/19/3224141</b>
<b>Location: Grange Farm, Grange Road, Felmingham, North Walsham, NR28 0LT</b>	
<b>Proposal: conversion of barn to a dwelling (ancillary to property).</b>	
<b>Officer Recommendation: Refuse</b>	<b>Member decision (if applicable): N/a</b>
<b>Appeal Decision: DISMISSED</b>	<b>Costs: N/a</b>
<b>Summary:</b> The main issue the Inspector considered was: <ul style="list-style-type: none"> <li>• whether the proposed dwelling (ancillary to property) would be an appropriate form of development in this location, having regard to local and national policies</li> </ul>	

The Inspector noted that the countryside location.

The Inspector also noted the appellant companies' requirements for visitors to the business premises to be able to stay on the site for short periods of time.

Both the appellant and the Council proposed conditions which might be applied in the event of an approval such that would tie the use of the barn to the main residence and company, and seek to ensure it was used in an ancillary manner and therefore not to be used as a separate dwelling. The Inspector concluded on all the proposed conditions that neither were sufficiently precise so that it is absolutely clear what the appellant company must do to comply. For example, he said that the suggested conditions do not outline who, how often or for how long people may reside at the dwelling. Without such controls the dwelling could be occupied by anyone, including employees of the business and for any length of time which would run counter to the reasons why the appellant company seeks the accommodation.

Secondly, the Inspector also had concerns about the enforceability of the suggested conditions for the same reason. Added to this, he considered that the conditions as drafted would put an undue burden on the Council to monitor the site and secondly pose an issue around detecting a contravention.

He concluded that the proposal would be an inappropriate form of development in this location which would be in conflict with the aims of NNCS Policy SS2; which seeks to control inappropriate forms of development within the countryside.

**Relevant Core Strategy Policies:**

SS2 – Development in the Countryside

**Relevant NPPF Sections/Paragraphs:**

N/a

**Learning Points/Actions:**

None.

<b>Application Number: PF/18/0513</b>	<b>Appeal Reference: APP/Y2620/W/18/3206689</b>
<b>Location: The Grove, Cromer Road, Holt NR25 6EB</b>	
<b>Proposal: of 2 no. single storey dwellings and use of an existing access.</b>	
<b>Officer Recommendation: Refuse</b>	<b>Member decision (if applicable): N/a</b>
<b>Appeal Decision: ALLOWED</b>	<b>Costs: N/a</b>
<b>Summary:</b> The main issues the Inspector considered were: <ul style="list-style-type: none"><li>the effect of the proposed development on<ul style="list-style-type: none"><li>(a) the setting of the Grade II listed building known as The Grove and</li><li>(b) protected trees having regard to the character and appearance of the area and the living conditions of future occupiers of the development</li></ul></li></ul>	
<b>Listed Building:</b> The Inspector noted the architectural and historic interest of the Grade II Listed Grove adjacent to the application site and also its setting. He also noted that built development has gradually expanded eastwards from Holt over the past two centuries and that as a consequence, the wider surroundings which form part of The Grove's setting have become less rural.	

He considered that the siting and the use of brick and flint materials would be sympathetic with the location while the simple contemporary design would not compete for attention with the grander detailing of the listed building. He felt that views from the front of The Grove would not be impeded greatly given the siting of the dwellings to one side. As a consequence, the development would not negatively curtail or compromise the grounds of the listed building. Moreover, with the housing development to the east, the introduction of two modest and sensitively designed houses would not harm the setting of the listed building.

Concluding on this main issue, the Inspector found that the proposed development would preserve the setting and special interest of The Grove. Therefore, it would accord with Policies EN4 and EN8 of the North Norfolk Core Strategy 2008 (CS) which, amongst other things, seek high quality design that reinforces local distinctiveness and the preservation of listed buildings and their setting.

**Trees:**

The Inspector noted the findings of the Arboricultural Impact Assessment in respect of shading to the two proposed dwellings and he found this to accord with the requirements of the adopted Design Guide in this respect. He also noted the works proposed to the protected trees but did not find this to be excessive or to result in their long term harm.

Concluding on this main issue, the Inspector stated that the proposed development would have an acceptable effect on trees with regards to the character and appearance of the area and the living conditions of future occupiers. Therefore, it would accord with CS Policy EN4 which, amongst other things, requires development to protect the character and quality of an area and for new dwellings to provide acceptable residential amenity.

**Relevant Core Strategy Policies:**

EN4 – Design

EN8 – Protecting and enhancing the historic environment

**Relevant NPPF Sections/Paragraphs:**

N/a

**Learning Points/Actions:**

N/a

<b>Application Number: PF/18/2202</b>	<b>Appeal Reference: APP/Y2620/D/19/3226221</b>
<b>Location: Windborne, 21 Stalham Road, Hoveton, Norwich, Norfolk NR12 8DJ</b>	
<b>Proposal: Erection of a rear single-storey extension to kitchen. Front first floor extension to bedroom. Demolish existing garage and replace with larger garage with annexe accommodation above.</b>	
<b>Officer Recommendation: Refuse</b>	<b>Member decision (if applicable): N/a</b>
<b>Appeal Decision: DISMISSED</b>	<b>Costs: N/a</b>
<p><b>Summary:</b>  The main issue the Inspector considered was:</p> <ul style="list-style-type: none"> <li>the effect of the proposed garage with annexe accommodation above on the character and appearance of the host property.</li> </ul> <p>The Inspector noted that planning permission has been granted for the rear single-storey extension and front first floor extension (Ref: PF/17/1636). A front extension has subsequently been constructed. That planning permission includes a replacement detached garage, which would be smaller than the proposal currently under consideration.</p>	

The Inspector considered that the proposed building would appear as disproportionately large in terms of height and mass for a curtilage outbuilding for this modest bungalow. Due to the height, mass and gable end design, he considered that it would overwhelm the appearance of the host dwelling, to the detriment of the character and appearance of this dwelling. In particular, the large front gable would appear as excessively prominent and would not relate well to the roof pattern on the main roof of the host dwelling.

He therefore concluded that the proposed garage with annexe accommodation above would have an adverse effect on the character and appearance of the host property. Thus, the proposal would be contrary to Policy EN 4 in the adopted North Norfolk Core Strategy (2008), where it seeks to ensure high quality design that has regard to local context.

**Relevant Core Strategy Policies:**

EN 4 - Design

**Relevant NPPF Sections/Paragraphs:**

N/a

**Learning Points/Actions:**

N/a

**Sources:**

Sarah Ashurst – Development Management Manager