

HOVETON - PF/19/1335 - Erection of detached chalet bungalow; 1 Three Acre Close, Hoveton, Norwich, NR12 8QL for Mr Bunting

Minor Development

- Target Date: 21 October 2019

Case Officer: Mrs L Starling

Full Planning Permission

RELEVANT CONSTRAINTS

- LDF - Residential Area
- LDF - Settlement Boundary
- LDF - Employment Area (adjacent site)
- Contaminated Land
- SFRA - Areas Susceptible to Groundwater Flooding
- SFRA - Risk of Flooding from Surface Water + CC
- Landscape Character Area

RELEVANT PLANNING HISTORY

PLA/19950584: Extension to dwelling - Approved 25/05/1995

PLA/19791528: Erection of a mast to carry antennae for amateur radio operation - Approved 05/10/1979

RELEVANT HISTORY RELATING TO ADJACENT EMPLOYMENT LAND

PF/15/0536: Tilia Business Park, off Horning Road West, Hoveton - Demolition of existing redundant building and erection of extension to existing manufacturing facility, construction of new road and creation of new site junction onto the B1354 (Horning Road West) - Approved 09/10/2015

THE APPLICATION

The application is for the erection of a detached chalet bungalow on land which currently forms part of the garden of 1 Three Acre Close. The proposed dwelling would be located to the west of the existing dwelling. As first submitted the proposal included a detached garage, but this has now been removed in response to officer's concerns and the design of the proposed dwelling has also been amended.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor N Dixon for the following reasons:

- Proposal constitutes overdevelopment despite deletion of the garage and detailed design changes. It is an example of 'garden grabbing' which harms the immediate area and reduces the availability of established spacious properties which are much sought after in Hoveton.
- The approach to and the journey through Three Acre Close is characterised by well established bungalows with good residential amenities on spacious plots meeting the needs of those seeking quality mid-range housing stock. The division of what is possibly the smallest plot (there are 2 others further away) amongst those of much more generous size creates 2 noticeable minimal size plots visibly out of proportion with the

surroundings in terms of space, leisure and privacy amenities. It would create an urban density in a rural type setting and thus harmful to the prevailing character of the Close contrary to NPPF Section 12 and Policies HO1, EN 2 & EN 4 and it does not support the need to retain quality properties with good space and privacy amenities in Hoveton.

- Site adjoins a large long established employment site which is part way through major regeneration involving a new, long awaited and approved, access road for the upper and lower levels in place of the existing upper level access off Tunstead Rd. Whilst currently the nearest industrial premises are mainly retail, the adjacent vacant areas are yet to be redeveloped and the new access road passes next to this plot. Employment land options in Hoveton are very constrained and this residential proposal would fetter and restrict employment options on that site. Moreover, it is considered that the local planning authority should not allow residential development where it is likely to be affected by industrial traffic and operational activities which create noise, dust and odours. The traffic growth and future disturbance will be considerable and will degrade the quiet residential amenity of the proposed property; moreover, there is no space or scope for mitigation measures. To that extent the scheme does not comply with Policies SS4 and EN13.

PARISH/TOWN COUNCIL

Hoveton Parish Council - objection due to concerns about the overdevelopment of the site (bearing in mind the size of the plot in question).

REPRESENTATIONS

None received.

CONSULTATIONS

Environmental Health - no objections or conditions requested.

County Council (Highway) - no objections or conditions requested.

Economic Development - awaiting comments.

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 3 - Housing

SS 4 - Environment

SS 11 - Hoveton

HO 1 - Dwelling mix and type

HO 7 - Making the most efficient use of land (Housing density)
EN 2 - Protection and enhancement of landscape and settlement character
EN 4 - Design
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

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development
Section 5 – Delivering a sufficient supply of homes
Section 11 – Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

North Norfolk Design Guide SPD (2008)

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design, scale and visual impact
3. Amenity and environmental considerations
4. Highways

APPRAISAL

1. Principle:

The site lies within the Settlement Boundary for Hoveton, in an area designated as 'Residential' in the North Norfolk Core Strategy. Policies SS1, SS 3 and SS11 support the principle of new residential dwellings in this location, with Sections 2, 5 and 11 of the NPPF also supportive of the principle of new housing in sustainable locations with good access to essential services and facilities.

2. Design, scale and visual impact:

Whilst the site would be relatively restricted in its dimensions, following the subdivision of the applicant's existing garden to accommodate it, the revised proposals are for a modest detached dwelling which is considered acceptable in terms of its design, siting, materials and form. Whilst a one and a half storey dwelling is proposed, set amongst predominantly single-storey properties, the proposed dwelling is considered acceptable in terms of its proportions and scale, and given that the dwelling would be set some distance down an unadopted shared access road with only partial views possible from the public highway, the proposed dwelling would not be significantly visible or detrimental to the character and appearance of the wider area. Furthermore, the site is located in a built up area, directly adjacent to an employment area to the west, and set against buildings of a greater scale, helping to further mitigate any visual impacts in the surrounding area.

With regard to concerns that the scheme constitutes the overdevelopment of the site, the host property currently sits on a relatively generous sized plot, similar to its neighbours to the north and east, and it is acknowledged that its subdivision to create the new plot would result in the creation two more modest sized plots. Notwithstanding this, given the scale of the properties involved (the existing property being a three bed bedroom bungalow and the proposed comprising of a two bedroom property), the fact that the plot sizes would be comparable to properties located further along Three Acre Close with sufficient on-site parking and amenity areas provided to serve the future occupants of the dwellings, and

following the deletion of the proposed garage building from the scheme, it is not considered that the proposal would constitute overdevelopment of the site. A condition is recommended to be attached to any permission removing permitted development rights for alterations and extensions to the proposed dwelling and restrict any outbuildings, to avoid the overdevelopment of the site and protect the amenities of neighbouring properties in the future.

On that basis it is considered that the scheme is acceptable in design terms and would comply with Policies HO 1, HO 7, EN 2 and EN 4 of the Core Strategy and Sections 2, 5, 11 and 12 of the NPPF.

3. Amenity and environmental considerations:

Residential properties lie directly to the north, south and east of the site. The proposal as amended, has been designed in a manner which, along with the distances of separation involved, would protect the residential amenities of existing and future occupants in respect of privacy, outlook and light. Whilst it is acknowledged that the proposed dwelling would be sited closer to the employment area than the existing property, this is not a dissimilar arrangement to the existing dwellings at the northern end of Three Acre Close.

Planning permission was granted for extensions to the adjacent employment area to the west in 2015 (ref: PF/15/0536) which included a new access to serve the site, off Horning Road West. In considering that application, it was recognised that whilst four properties immediately to the east on Three Acre Close (including No. 1), would experience more traffic movements, the access would have a hard surface which would reduce any noise and disturbance previously experienced as a result of the existing gravel finish. Further, given that the Business Park normally only operated within business hours, it was concluded that the proposal would be unlikely to result in a significant increase in noise and disturbance. Whilst the proposed dwelling would be closer to the approved access road than the existing dwelling, any impacts on residential amenity in respect of noise and disturbance would need to be deemed significant to justify the refusal of this application on amenity grounds.

Whilst the Council's Environmental Health Officer has raised no objection to the scheme on drainage, amenity or environmental grounds, given Councillor Dixon's concerns relating to the impact of the adjacent employment uses on the amenities of the future occupiers of the proposed dwelling, and the impact of a dwelling on the employment uses, further comments have been sought. Having considered the Noise and Vibration Impact Assessment for the proposed new roadway running through the industrial site (subject of planning permission PO/15/0539) which will run along the back boundary of the proposed dwelling, Environmental Health have no concerns with regards to noise that any extra traffic predicted to be travelling on the roadway may generate.

It is therefore considered that the future occupants of the proposed dwelling would not be significantly impacted by noise disturbance and that the proposal would provide acceptable living conditions for the future occupiers, in accordance with Policy EN4 of the Core Strategy.

4. Highways:

The proposed dwelling would be accessed via the existing shared unadopted road off the public highway (Three Acre Close) and served by a new access and on-site parking area, with the current access and parking area retained to serve the applicants existing property. The Highway Authority have raised no objections on highway safety grounds. A condition has been attached to the permission to ensure that the new access and parking areas are provided and retained in accordance with the submitted details. On that basis the proposal is considered to be acceptable in terms of Policies CT5 and CT6.

RECOMMENDATION:

APPROVE subject to conditions covering the following matters and any others deemed necessary by the Head of Planning;

- 3 year time limit commencement.
- Development to accord with amended plans.
- Materials to be agreed prior to first use on site.
- Parking and access laid out in accordance with submitted details.
- Removal of permitted development rights for extensions, alterations and domestic outbuildings.

Final wording of conditions to be delegated to the Head of Planning