

HINDOLVESTON – PO/19/1751 – Erection of 2 no. dwellings with access (Outline application with all matters reserved other than access); Land off The Street, Hindolveston, NR20 5AW for Mr Macann

Minor Development

Target Date: 13 December 2019

Case Officer: Mr J Cosgrove

Outline Planning Permission

RELEVANT SITE CONSTRAINTS

Landscape Character Area

SFRA - Areas Susceptible to Groundwater Flooding

LDF Tourism Asset Zone

LDF – Countryside

RELEVANT PLANNING HISTORY

No relevant planning history.

THE APPLICATION

The application is an Outline Application for two dwellings reserving all matters for future consideration except for access.

REASONS FOR REFERRAL TO COMMITTEE

Cllr Fitzpatrick has asked the application to be determined at Committee due to the planning arguments being finely balanced in this case.

PARISH COUNCIL

Hindolveston Parish Council: Object on the grounds of being outside the development boundary, highway safety and ribbon development.

REPRESENTATIONS

No representations received.

CONSULTATIONS

Norfolk County Council (Highways) - No objections subject to conditions and a preference for an extension of the pedestrian footpath across the entire access, as opposed to the proposed western end only.

Environmental Health - Support in principle

Landscape Officer - No objections at this stage

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 above matters, refusal 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):

SS1: Spatial Strategy for North Norfolk

SS2: Development in the Countryside

EN2: Protection and Enhancement of Landscape and Settlement Character

EN4: Design

EN13: Pollution and Hazard Prevention and Minimisation

CT5: Transport Impact of New Development

CT6: Parking Provision

National Planning Policy Framework (NPPF):

Section 5 – Delivering a sufficient supply of homes

Section 12 - Achieving well-designed places

Section 15 - Conserving and enhancing the natural environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design & Amenity
3. Highways & Access
4. Landscape
5. Environmental Considerations
6. Other Issues

APPRAISAL

1. Principle

Policy SS1 sets out spatial strategy for the district. Hindolveston is within the area identified as Countryside where development is restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy. Policy SS2 states that development in the Countryside will be limited to that which requires a rural location and lists the types of development that can be acceptable. New market dwellings are however, specifically precluded.

Since the publication of the Core Strategy in September 2008, the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) have been published, both of which are material planning considerations. The NPPF (revised February 2019) sets out the Government's planning policies for England and how these are expected to be applied whilst the NPPG sets out Government guidance in relation to planning related issues. Paragraph 78 of the NPPF states that in order to promote sustainable development in rural locations, housing should be sited where it enhances or maintains the vitality of rural communities. While, Paragraph 79 requires development to avoid isolated homes in the countryside. The proposed development is for new market housing in an area designated as countryside where limited services are available, therefore the proposed development is not considered to represent sustainable development and would be contrary to the provisions of

Policies: SS1 and SS2 of the Local Plan, and Paragraphs, 78 and 79 of the NPPF and is therefore considered unacceptable in principle.

2. Design & Amenity

There is little detail in this regard at Outline stage and as such little to be commented on. While the site is of a sufficient size to accommodate two dwellings. The proposed design and layout would result in a tandem development which would introduce a pattern of development not in keeping with the character and appearance of the area and which would result in harm to the Landscape and Settlement Character. While, the rear boundary of the northern most plot is in line with the rear boundaries of the properties to the east and west and as such regularises the boundary of the settlement in some ways, the development would result in encroachment into the open countryside and would fail to respect the density and character of the surrounding area, contrary to the provisions of Policy: EN4.

3. Highways & Access

The proposal is for outline permission but does include access. It was accompanied by details of access improvements and a transport/traffic survey and was broadly considered acceptable by County Council Highways. Conditions were suggested by the Highways Authority that could be applied ensuring a suitable standard of work and retention of clear visibility splays. It was also suggested that the proposal within the application to improve pedestrian access from the west be extended to cover the entire access. This would appear reasonable and be in the interests of Highway Safety. As such a condition could also be applied to ensure details of a scheme including these improvements be submitted and approved. Therefore, subject to the conditions requested by the Highway Authority, the proposal could be considered to comply with Policies CT5 and CT6 of the Core Strategy.

4. Landscape

At this stage with all matters reserved except for access it is difficult to comment comprehensively on the landscape impacts. The proposal is relatively small scale in terms of numbers and is adjacent to existing residential properties. The site is in the open Countryside and an area of Landscape Value but there is scope for design considerations and landscaping schemes which could mitigate some of the visual harm that would result from the proposed development. It is considered that these matters could be satisfactorily addressed during the consideration of a future reserved matters application. While, the site currently is overgrown grassland it is considered that it makes a positive contribution to the character and appearance of the area by way of its openness.

5. Environmental Considerations

The Council's Environmental Protection Team support the proposal in principle subject to the final design, drainage requirements, waste storage and pollution minimisation design features could be achievable within the site, likewise there are no concerns regarding contamination. Therefore, the proposal is considered to comply with policy EN13 of the Core Strategy.

6. Other Considerations

The Parish Council has objected to the proposal on three grounds. Firstly that the proposal is outside of the development area, secondly that it constitutes ribbon development and thirdly that the access is unsafe.

In terms of the access, the proposed access subject to the conditions requested by the Highways Authority can be considered acceptable. The site is in the open Countryside and as such greater consideration is given to the suitability of housing at this location. Ribbon Development, while no longer a term in common use, refers to a line of buildings served by a

single access off a main route. In this case only two dwellings in a tandem layout are proposed and as such the proposed development is not considered to constitute ribbon development. However, the site is located in an area of open countryside wherein, new market dwellings are specifically precluded by Policies: SS1 and SS2 and therefore the proposed development is considered unacceptable in principle.

7. Conclusion

The development is considered not to be in accordance with the requirements of the Development Plan. There are no material considerations that indicate the application should be determined otherwise. Refusal is therefore recommended for the reasons detailed below.

RECOMMENDATION:

Delegate authority to the Head of Planning to REFUSE for the following reason:

1. In the opinion of the Local Planning Authority, the proposal comprises residential development on a site which is located outside of the established settlement hierarchy and on land designated as Countryside under Policy SS1 of the adopted Core Strategy. Policy SS2 prevents new housing development in the countryside apart from certain limited exceptions which do not apply in this case. In the opinion of the Local Planning Authority there are no material considerations which would justify the erection of an additional dwelling in the Countryside contrary to policies SS1 and SS2 of the adopted North Norfolk Core Strategy
2. In the opinion of the Local Planning Authority, the proposal would result in a form of back land development not in keeping with the prevailing pattern of development and which would encroach on the open countryside. The proposed development would fail to respect the density and character of the surrounding area, and would result in harm to the open landscape characteristic of the site. The proposed development would therefore, be contrary to the provisions of Policy EN4 of the adopted North Norfolk Core Strategy.