

Development Management Committee

Agenda

Members of the Development Management Committee:

Cllr V Thomson (Chairman)	Cllr T Holden
Cllr L Neal (Vice Chairman)	Cllr C Hudson
Cllr D Bills	Cllr T Laidlaw
Cllr F Ellis	Cllr G Minshull
Cllr J Halls	

Date & Time:

Wednesday 16 November 2022
10.00am

Place:

Please note the change in location

Council Chamber Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU

Contact:

Leah Arthurton tel (01508) 533610
Email: committee.snc@southnorfolkandbroadland.gov.uk
Website: www.southnorfolkandbroadland.gov.uk

PUBLIC ATTENDANCE / PUBLIC SPEAKING

This meeting will be live streamed for public viewing via the following link:

<https://www.youtube.com/channel/UCZciRgwo84-iPyRImsTCIng>

If a member of the public would like to observe the meeting in person, or speak on an agenda item, please email your request to committee.snc@southnorfolkandbroadland.gov.uk, no later than **5.00pm on Friday 11 November 2022**

Large print version can be made available

If you have any special requirements in order to attend this meeting, please let us know in advance.

AGENDA

1. To report apologies for absence and to identify substitute members;
2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972; [Urgent business may only be taken if, "by reason of special circumstances" (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.]
3. To receive Declarations of interest from Members;
(Please see guidance form and flow chart attached – page 6)
4. Minutes of the Meeting of the Development Management Committee held on Wednesday 19 October 2022;
(attached – page 8)
5. Planning Applications and Other Development Control Matters;
(attached – page 14)

To consider the items as listed below:

Item No.	Planning RefNo.	Parish	Site Address	Page No.
1	2021/2764/F	SPOONER ROW	Land opposite Turnpike Farm London Road Sutton Norfolk	14
2	2022/1083/F	HOWE	Church Farmhouse The Green Howe Norfolk NR15 1HD	25
3	2022/1084/O	WYMONDHAM	Land North of Elm Farm Norwich Common Wymondham Norfolk	33
4	2022/1118/CU	STARSTON	Thurlings Farmhouse Hardwick Road Starston Norfolk IP20 9PH	45
5	2022/1417/H	HEMPNALL	2 Freemasons Cottages Mill Road Hempnall Norfolk NR15 2LP	50
6	2022/1548/F	CARLETON RODE	Land North of The Turnpike, Carleton Rode, Norfolk	56

Updates received after publication of this agenda relating to any application to be considered at this meeting will be published on our website:

<https://www.southnorfolkandbroadland.gov.uk/south-norfolk-committee-meetings/south-norfolk-council-development-management-planning-committee>

6. Sites Sub-Committee;

Please note that the Sub-Committee will only meet if a site visit is agreed by the Committee with the date and membership to be confirmed.

7. Planning Appeals (for information);

(attached – page 67)

8. **Date of next scheduled meeting-** Wednesday 14 December 2022

GUIDELINES FOR DETERMINING THE NEED TO VISIT AN APPLICATION SITE

The following guidelines are to assist Members to assess whether a Site Panel visit is required. Site visits may be appropriate where:

- (i) The particular details of a proposal are complex and/or the intended site layout or relationships between site boundaries/existing buildings are difficult to envisage other than by site assessment;
- (ii) The impacts of new proposals on neighbour amenity e.g. shadowing, loss of light, physical impact of structure, visual amenity, adjacent land uses, wider landscape impacts can only be fully appreciated by site assessment/access to adjacent land uses/property;
- (iii) The material planning considerations raised are finely balanced and Member assessment and judgement can only be concluded by assessing the issues directly on site;
- (iv) It is expedient in the interests of local decision making to demonstrate that all aspects of a proposal have been considered on site.

Members should appreciate that site visits will not be appropriate in those cases where matters of fundamental planning policy are involved and there are no significant other material considerations to take into account. Equally, where an observer might feel that a site visit would be called for under any of the above criteria, members may decide it is unnecessary, e.g. because of their existing familiarity with the site or its environs or because, in their opinion, judgement can be adequately made on the basis of the written, visual and oral material before the Committee.

2. PUBLIC SPEAKING: PLANNING APPLICATIONS

Applications will normally be considered in the order in which they appear on the agenda. Each application will be presented in the following way:

- Initial presentation by planning officers followed by representations from:
- The **town** or **parish council** - up to 5 minutes for member(s) or clerk;
- **Objector(s)** - any number of speakers, up to 5 minutes **in total**;
- The **applicant**, or **agent** or any **supporters** - any number of speakers up to 5 minutes **in total**;
- **Local member**
- Member consideration/decision.

MICROPHONES: The Chairman will invite you to speak. An officer will ensure that you are no longer on mute so that the Committee can hear you speak.

WHAT CAN I SAY AT THE MEETING? Please try to be brief and to the point. Limit your views to the planning application and relevant planning issues, for example: Planning policy, (conflict with policies in the Local Plan/Structure Plan, government guidance and planning case law), including previous decisions of the Council, design, appearance and layout, possible loss of light or overshadowing, noise disturbance and smell nuisance, impact on residential and visual amenity, highway safety and traffic issues, impact on trees/conservation area/listed buildings/environmental or nature conservation issues.

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Key to letters included within application reference number to identify application type – e.g. 07/96/3000/A – application for consent to display an advert

A - Advert	G - Proposal by Government Department
AD - Certificate of Alternative Development	H - Householder – Full application relating to residential property
AGF - Agricultural Determination – approval of details	HZ - Hazardous Substance
C - Application to be determined by County Council	LB - Listed Building
CA - Conservation Area	LE - Certificate of Lawful Existing development
CU - Change of Use	LP - Certificate of Lawful Proposed development
D - Reserved Matters (Detail following outline consent)	O - Outline (details reserved for later)
EA - Environmental Impact Assessment – Screening Opinion	RVC - Removal/Variation of Condition
ES - Environmental Impact Assessment – Scoping Opinion	SU - Proposal by Statutory Undertaker
F - Full (details included)	TPO - Tree Preservation Order application

Key to abbreviations used in Recommendations

CNDP - Cringleford Neighbourhood Development Plan

J.C.S - Joint Core Strategy

LSAAP - Long Stratton Area Action Plan – Pre-Submission

N.P.P.F - National Planning Policy Framework

P.D. - Permitted Development – buildings and works which do not normally require planning permission. (The effect of the condition is to require planning permission for the buildings and works specified)

S.N.L.P - South Norfolk Local Plan 2015

Site Specific Allocations and Policies Document

Development Management Policies Document

WAAP - Wymondham Area Action Plan

DECLARATIONS OF INTEREST AT MEETINGS

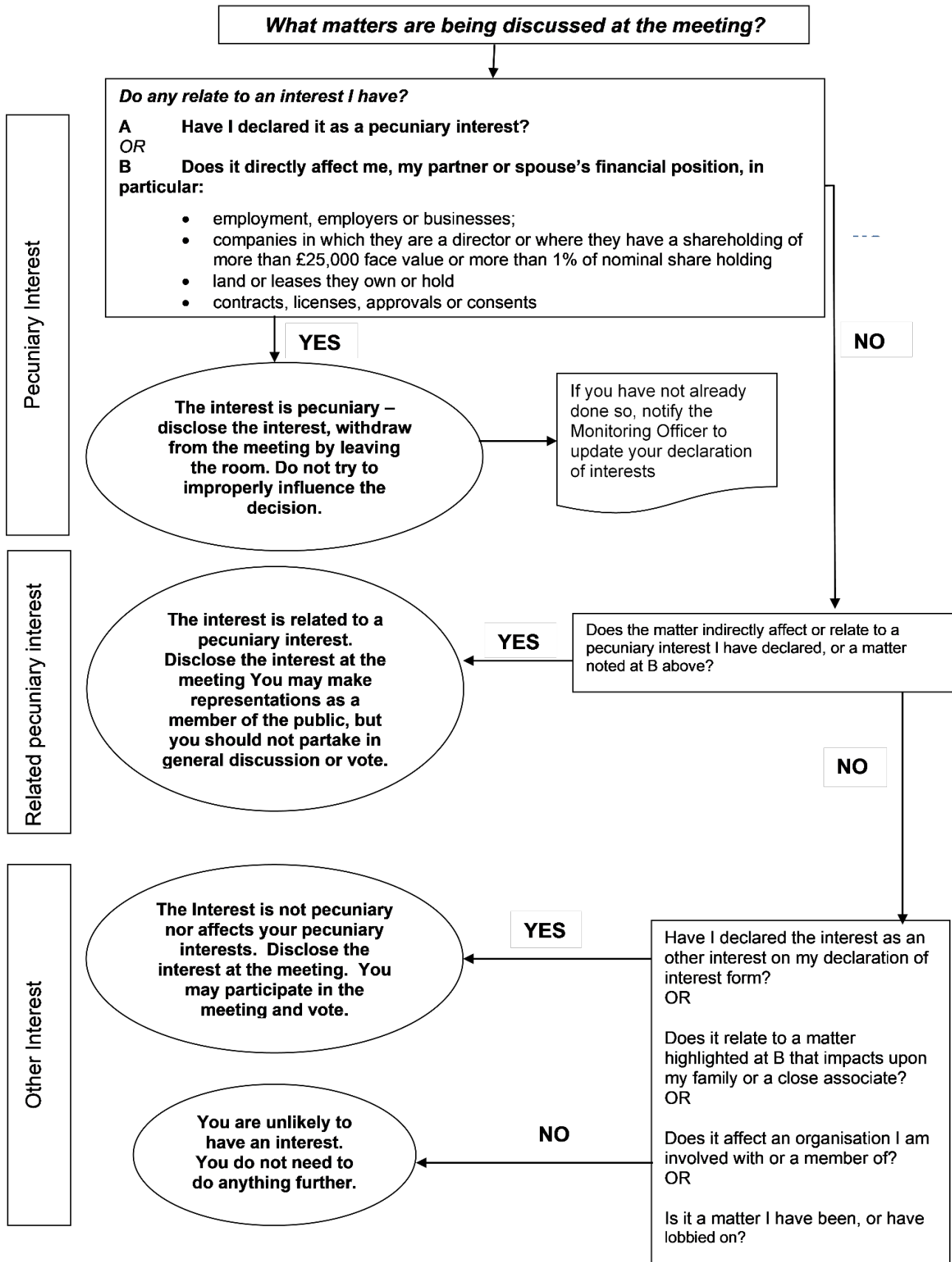
When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.
Does the interest directly: 1. affect yours, or your spouse / partner's financial position? 2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner? 3. Relate to a contract you, or your spouse / partner have with the Council 4. Affect land you or your spouse / partner own 5. Affect a company that you or your partner own, or have a shareholding If the answer is "yes" to any of the above, it is likely to be pecuniary. Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.
Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above? If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but you should not partake in general discussion or vote.
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.
Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 19 October 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), F Ellis, J Halls, C Hudson, T Laidlaw L Neal and G Minshull.

Apologies: Councillors: D Bills (with Y Bendle appointed substitute) and T Holden.

Officers in Attendance: The Development Manager (T Lincoln) and the Area Planning Managers (G Beaumont & S Everard), the Principal Planning Officers (H Bowman & P Kerrison), the Planning Officer (E Yarham) and the Democratic Services Officer (L Arthurton)

11 members of the public were also in attendance

633 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
2021/0092/F (Item 2)	BRESSINGHAM AND FERSFIELD	All	Local Planning Code of Practice Lobbied by the Applicant

634 MINUTES

The minutes of the meeting of the Development Management Committee held on 21 September 2022 were confirmed as a correct record.

635 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

Application	Parish	Speakers
2021/0092/F	BRESSINGHAM AND FERSFIELD	A McMurray – Parish Council (Written Statement) J Montagner – Applicant Cllr J Easter – Local Member
2021/2656/S106\A	ASLACTON	I Beharrell – Objector I Hill – Agent
2022/1150/F	REDENHALL WITH HARLESTON	C Crane – Parish Council (Written Statement)

The Committee made the decisions indicated in Appendix B of the minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

636 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:22pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 19 October 2022

Item	Updates	Page No
1	- Updated site location plan has been submitted which includes off site highway works and associated drainage within the red line, which is currently being consulted on. - Change recommendation to defer and delegate to Assistant Director of Planning subject to no new substantive issues being raised as part of the consultation process - Confirmation from latest retail study (2020) Coop store is currently over trading against company average by £1.2 m - One additional letter of support raising no new issues. - Request additional condition on limiting hours of use of external lighting to delivery hours.	19
2	No updates	33
3	One further public representation has been received objecting to the removal of affordable housing.	42
4	Deferred	47
5	Highway Authority confirmed no objection	57
6	No updates	63
7	No updates	63

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

Major Applications

- | | | | |
|----|------------------|---|---|
| 1. | Appl. No | : | 2022/0015/F |
| | Parish | : | REDENHALL WITH HARLESTON |
| | Applicant's Name | : | Lidl Great Britain Limited and Gwyneth Pretty and Allen Pretty |
| | Site Address | : | Land to The East of Mendham Lane Harleston Norfolk |
| | Proposal | : | Erection of a new discount foodstore (Use Class E) with access, car parking and landscaping and other associated works. |
| | Decision | : | Members voted unanimously to delegate to Assistant Director of Planning subject to no new substantive issues being raised as part of the consultation process |
1. Time Limit - Full Permission
 2. In accordance with submitted drawings
 3. Restrict to use class E(a) retail
 4. Provision of parking, turning and servicing
 5. Provision of EV charging points
 6. Surface water from spine road (PC)
 7. Visibility splays
 8. Construction worker parking (PC)
 9. Construction Traffic Management Plan (PC)
 10. Compliance with CTMP
 11. Off-site highway works
 12. Implementation of off-site highway works
 13. Acoustic mitigation for Plant and machinery (PC)
 14. Construction Environmental Management Plan (PC)
 15. Lighting for biodiversity
 16. Ecological design strategy (PC)
 17. Tree protection (PC)
 18. Details of Landscaping
 19. Landscape management plan
 20. Surface water drainage
 21. Finished floor levels (PC)
 22. Foul drainage to mains
 23. Delivery hours 07:00 -22:00 Monday – Saturday 09:00-17:00 Sunday
 24. Opening hours 08:00-22:00 Monday – Saturday and 10:00-16:00 Sunday
 25. Contamination during construction
 26. limited hours of use of external lighting
 27. instalment of barriers at Car Park entrance

Other applications

2. **Appl. No** : **2021/0092/F**
 Parish : **BRESSINGHAM AND FERSFIELD**
 Applicant's Name : Mr James Montagner
 Site Address : Land South Holly Farm, Common Road, Bressingham
 Proposal : Proposed new dwelling and two bay cart-lodge, all relating to farm use

 Decision : Members voted unanimously (contrary to Officer's recommendation for refusal which was lost unanimously) to Authorise Assistant Director of Planning to grant planning permission subject to GIRAMS, appropriate conditions, and a tie to agricultural use only.

Reasons for overturning officer recommendation

Members felt there was significant Economic Benefits to the proposal and the existing use of the farm buildings.

3. **Appl. No** : **2021/2656/S106A**
 Parish : **ASLACTON**
 Applicant's Name : Vantage Construction
 Site Address : Land west of Boundary Villa Church Road Aslacton Norfolk
 Proposal : Deed of Variation of the Section 106 Agreement from 2020/0493 to remove the need to provide affordable housing.

 Decision : Members voted 5-3 to Approve the variation of S106 to reduce affordable housing to reduce affordable housing from 4 affordable units to 1 and include a review mechanism within the S106.

4. **Appl. No** : **2022/1007/F**
 Parish : **MULBARTON**
 Applicant's Name : Mr Paul Freeman
 Site Address : Land north of Lantana, Norwich Road, Mulbarton
 Proposal : New dwelling (resubmission of 2021/1647)
 Decision : **DEFERRED PRIOR TO COMMITTEE**

5. **Appl. No** : **2022/1150/F**
Parish : **REDENHALL WITH HARLESTON**
Applicant's Name : Mr Paul Frewin
Site Address : Outbuildings at 1 Station Road, Harleston, IP20 9ES
Proposal : Change of use reverting outbuildings from business premises back to residential in association with the main house.
Decision : Members voted unanimously for approval

Approved with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Ancillary to main dwelling

6. **Appl. No** : **2022/1205/LB**
Parish : **GISSING**
Applicant's Name : Mr Steve Hatib
Site Address : Gissing Hall Upper Street Gissing Norfolk IP22 5UN
Proposal : Change of use from hotel to 3no apartments.
Decision : Members voted unanimously for approval

Approved with Conditions

- 1 Time Limit – Listed Building Consent
- 2 In accordance with submitted drawings

7. **Appl. No** : **2022/1206/F**
Parish : **GISSING**
Applicant's Name : Mr Steve Hatib
Site Address : Gissing Hall Upper Street Gissing Norfolk IP22 5UN
Proposal : Change of use from hotel to 3no apartments.
Decision : Members voted unanimously to authorise the Assistant Director of Planning to approve subject to conditions.

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Water efficiency

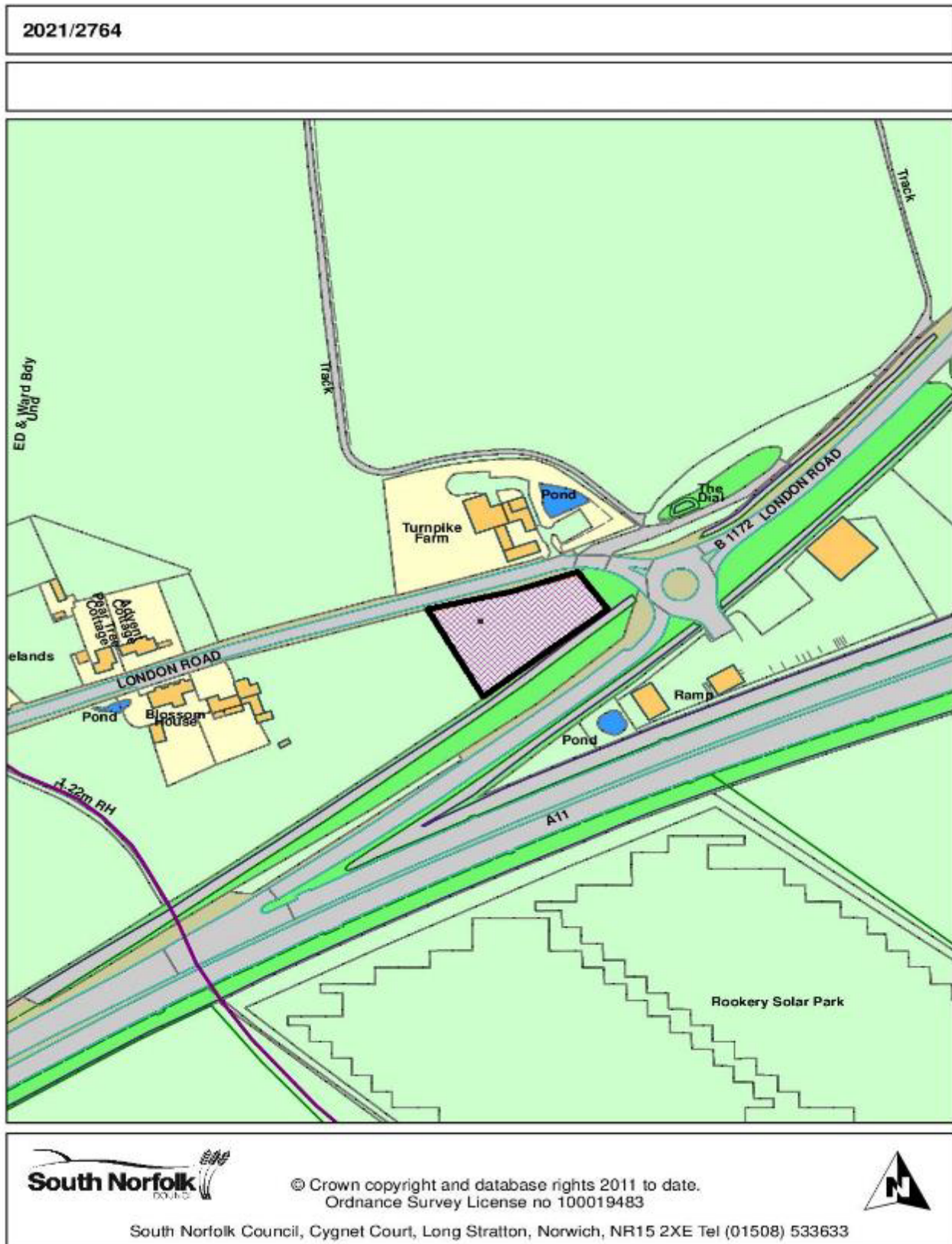
***Subsequent to the meeting it was confirmed that no unilateral undertakings were required to secure contributions towards GIRAMS for applications 2022/1205/LB & 2022/1206/F.**

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

Report of Director of Place

Other Applications

Application 1



1. Application No : 2021/2764/F
Parish : SPOONER ROW

Applicant's Name: Mr Robert Ashton
Site Address Land opposite Turnpike Farm London Road Sutton Norfolk
Proposal Proposed new single-storey earth-sheltered dwelling to be sited in the paddock

Reason for reporting to committee

The application is referred to Committee at the discretion of the Assistant Director (Place).

Recommendation summary:

To authorise the Assistant Director (Place) to approve subject to Unilateral Undertaking being entered into that secures contributes to towards GIRAMS and subject to conditions.

1 Proposal and site context

- 1.1 This application seeks planning permission for a single-storey earth sheltered dwelling on land opposite Turnpike Farm on the southern side of London Road in Sutton.
- 1.2 The site is currently a paddock with a gated access at the eastern end of the northern/front boundary. There is a slight incline in levels from west to east. The site is mainly enclosed by a combination of post and rail and post and wire fencing and a number of trees and hedges are located around all boundaries. To the south is the slip road off the northbound A11 to the B1172 and Spooner Row, to the east is the roundabout that this slip road leads to where it meets the B1172 with a National Highways depot beyond that, to the north on the opposite side of London Road is Turnpike Farm which accommodates a small number of business units and the applicant's own dwelling. These comprise a former farmhouse and converted barns. To the west is a field and just over 110 metres from the site, a small cluster of dwellings either side of London Road.
- 1.3 The aforementioned farmhouse opposite is Grade II listed while a stone pier (The Dial) approximately 50m to the northeast is also Grade II listed.
- 1.4 The site is outside of any defined development boundary. Spooner Row is approximately one mile to the southeast, the nearest edge of Wymondham approximately 2 miles to the northeast, Attleborough 2.3 miles to the southwest and Morley St. Botolph 1.7 miles to the north.
- 1.5 Turning to the development, access is to be provided via the northwest corner through a belt of trees. This will lead to the dwelling which will be a single-storey two-bed dwelling with a curved earth-sheltered roof. The dwelling will be roughly centrally positioned within the northern section of the site running parallel with London Road. It will have an earth bunded wall to the north and other walls will be white rendered. A ground based solar array will be positioned immediately to the east of the dwelling and a pond will be provided within the southwest corner of the site. A 5000 litre rainwater harvesting tank is to be installed within the earth bund to collect water for use in the utility room sink, washing machine and toilet cisterns. Foul water is to be dealt with through a combination of a package treatment plant and reed bed prior to discharge to the pond proposed for the southwest corner of the site.
- 1.6 The dwelling has been submitted under the banner of paragraph 134 of the National Planning Policy Framework and that it fulfils the innovation criteria of that paragraph. This will be considered further in the assessment section below.

2. Relevant planning history

- 2.1 None

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 09: Promoting sustainable transport
 NPPF 12 : Achieving well-designed places
 NPPF 15 : Conserving and enhancing the natural environment
 NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
 Policy 5 : The Economy
 Policy 17 : Small rural communities and the countryside
- 3.3 South Norfolk Local Plan (SNLP) Development Management Policies Document
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM1.4 : Environmental quality and local distinctiveness
 DM3.8 : Design principles applying to all development
 DM3.10 : Promotion of sustainable transport
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM4.2 : Sustainable drainage and water management
 DM4.4 : Natural environmental assets - designated and locally important open space
 DM4.5 : Landscape Character Areas and River Valleys
 DM4.8 : Protection of trees and hedgerows
 DM4.9 : Incorporating landscape into design
 DM4.10 : Heritage assets
- 3.4 **Statutory duties relating to setting of listed buildings:**
- Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

4. Consultations

4.1 Spooner Row Parish Council

No objection.

4.2 District Councillor Cllr S Nuri

As you are aware, Mr and Mrs Ashton are hoping to build an earth-bunded single storey dwelling and would like the Development Management Committee to scrutinise this innovative new build which mean this couple could switch to living free of fossil fuel, have a building which generates its own energy and manage its own waste.

4.3 Highway Authority

Conditions recommended in relation to the construction of the vehicular access, the position of gates, the provision of the parking and turning area and the provision of visibility splays.

4.4 County Ecologist

Advisory comments provided on available options for mitigating impacts on Great Crested Newts.

4.5 Conservation & Tree Officer

The plans would result in the loss of three B category trees (T3, T8, one from G1). Although T3 & T8 are fairly substantial Ash trees their removal will not significantly harm the street scene of London Road as other mature ash have been retained in close proximity.

It is important for the Tree Protection and construction of the no-dig access to go in first to protect the retained trees. Please condition that the work is carried out in accordance with the recommendations in the Arboricultural report.

The replacement planting is acceptable.

4.6 Environmental Quality Officer

No objection.

4.7 Water Management Officer

No comments received

4.8 Other representations

County Councillor S Aquarone (Melton Constable division):

Support: Norfolk - and the wider world too - needs innovation on all fronts in order to tackle the climate emergency. This project offers a glimpse into a sustainable building future and will, in my opinion, add value to the efforts of many others when it comes to building simply and sustainably.

Chief Medical Officer, Norfolk and Suffolk Mental Health Trust:

Support: The proposed building has been designed in a manner that will bring its occupants into contact with nature. There is a powerful and well reasoned clinical argument that supports the benefits of proximity to nature as benefiting people's mental and physical health. If we support the design of buildings that create this connection with nature, we may improve the health of our population and improve their wellbeing. Huge advances in population physical health have been seen as a result of improvements in housing, sanitation and crowding. Designing buildings with the intention to improve our mental wellbeing may yield similar benefits.

Chair of New Anglia LEP - Building Growth

Support: The construction of this ultra-sustainable earth sheltered house will be one of the most sustainable and most innovative homes in the UK and create an opportunity to showcase new (or very old!) skills and create employment for construction professionals, technical staff, craftspeople, and apprentices. We also welcome Mr Ashton's commitment to open the site at regular intervals to provide opportunity for shared learning/inspection/engagement alongside

East Coast College in alignment with the "Open Doors" events hosted by the Build UK. The ambition to create a remarkable SAP 167 really demonstrates the commitment to sustainable excellence. I do not know of another home to have achieved exemplary standard. Sharing the experience will encourage others to emulate and enable repetition of best practice.

East Coast College, Lowestoft:

Support innovative and exciting project. The College will be pleased to work with the applicant throughout the build as opportunities are offered that are not available elsewhere for students to explore modern methods of construction for zero carbon structures. Creating these opportunities for apprentices and further education students will be vital in challenging how we teach and learn skills for the coming decades.

Turnpike Business Centre:

Support. As a business owner with offices at The Turnpike Business Centre, which is opposite the proposed site, I have nothing but praise for the proposal. Clearly a great deal of time and thought has gone into not only the development itself but also how the maximum amount of benefit can be derived from it in terms of shared learning.

This will be an exemplar project from which others both locally and nationally can gain knowledge and expertise. It not only fits well within the landscape in which it will be built but also with the ethos of the Cambridge to Norwich tech corridor within whose environs it will sit.

Support received from one member of the public:

This development exemplifies that being kind to our environment can also provide excellent well designed accommodation in what would be an unused and possibly derelict parcel of land. If more people would do so before embarking on projects the world would be an easier place to live in.

5 Assessment

Key considerations

- 5.1 Principle of development
 - Whether the dwelling is innovative
 - Connectivity of the site
 - Character and appearance
 - Impact on heritage assets
 - Residential amenity
 - Highway safety
 - Trees and ecology

Principle of development

- 5.2 Planning law requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in determining planning decisions.
- 5.3 The site is located outside of any defined development boundary and in such circumstances, Policy DM1.3 of the SNLP permits new development in the countryside where it either complies with another policy and/or allocation of the development plan or otherwise demonstrates overriding benefits in terms of the social, economic and environmental dimensions of the sustainable development.
- 5.4 However, the Council is not currently able to demonstrate a five year housing land supply and the site is outside of the catchments of the River Wensum and Broads Special Areas of Conservation

so is not affected by nutrient neutrality. This means that paragraph 11 (d, ii) of the NPPF is engaged. This states that plans and decisions should apply a presumption in favour of sustainable development and that for decision taking, this means:-

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 5.5 On the basis of the above, this appraisal will seek to establish the benefits of the scheme and any harm that would be caused in the context of sustainable development as set out in the NPPF.
- 5.6 In respect of the current housing land supply position referred to above, it is anticipated that this will be a short lived position brought about by the circumstances relating to Natural England's recent advice on nutrient neutrality.
- 5.7 In respect of Nutrient Neutrality, the Council is a member of the Duty to Co-Operate Board for Norfolk, which is coordinating the response to the Nutrient Neutrality issue in the County. To help with the resolution of this matter, the Norfolk authorities have engaged Counsel to provide advice on the legal implications and restrictions resulting from Nutrient Neutrality. The Greater Norwich authorities (which cover the area over which land supply is calculated) have also engaged Royal Haskoning to prepare a Nutrient Management and Mitigation Strategy. Royal Haskoning have been engaged based on their extensive experience of nutrient neutrality issues elsewhere in the country and on the basis that they are able to progress this mitigation strategy at pace. This will enable solutions to be implemented at the earliest opportunity.
- 5.8 The Council is also working proactively with developers across the Greater Norwich area to understand the impact of the Nutrient Neutrality guidance on the delivery of development sites and identify opportunities for where sites are able to progress.
- 5.9 Notwithstanding the significant work that is going on and the strong likelihood of a mitigation solution being installed in a substantially quicker timeframe than has been achieved elsewhere, at the time of writing the Council recognises that there remains a significant degree of uncertainty about the progress of a number of permitted and allocated development sites.
- 5.10 Therefore, the Council proposes that, taking a precautionary approach, the application is determined, as set out above, on the basis that there is not a demonstrable five-year supply of deliverable housing sites.

Is the dwelling innovative?

- 5.11 As referred to in the introductory section of this report, the application has been submitted on the basis that it fulfils the innovation criteria of paragraph 134 of the NPPF. This paragraph states:

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:

(a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

(b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 5.12 By way of clarification, paragraph 134 should not be confused with paragraph 80 of the NPPF, which instead relates to isolated homes in the countryside. The applicants are not seeking to engage paragraph 80.
- 5.13 In particular, the applicants have sought to demonstrate that the dwelling complies with criterion (b) of paragraph 134 and that the dwelling is innovative and promotes high levels of sustainability.
- 5.14 As part of the application, the agent has set out that the proposal is responding to the challenge of adapting to a post-hydrocarbon era and that the dwelling offers a design solution that makes the transition to a fossil fuel free existence. The dwelling will self-regulate its internal air temperature without mechanical appliances, will be naturally ventilated, generate its own energy, harvest its own water and manage its own waste. It will be off-grid capable and will generate a surplus of energy.
- 5.15 It has been calculated by consultants instructed by the agent that the dwelling will have a SAP (Standard Assessment Procedure) rating of 167A. A SAP rating is the value given to energy efficiency and carbon emissions when calculating Energy Performance Certificates (EPCs). The average dwelling in the UK has a SAP rating of 60D while the average new-build achieves a SAP rating of 80D. The Government's previous definition of a zero-carbon dwelling had to achieve a SAP rating of 100A. The agent has explained that of the 15 million EPCs registered in the UK, the proposed dwelling will be in the top 0.001%.
- 5.16 By way of further explanation, the agent has set out at there will be no conventional central heating system, radiators, air source or ground source heat pumps. Windows are south facing and heat from the Sun, occupants and household appliances will be stored in the cement-free concrete walls, floor and roof, each of which will act as large storage radiators. The dwelling will be ventilated via passive means and no mechanical ventilation is required. Grass covered earth bunded walls and a Sedum roof will provide further insulation. Walls and the roof will have 300mm of insulation, the floor 500mm of underneath it. Triple glazed windows will be installed. Ultimately, the building will have a high thermal mass and a super-insulated envelope. 20KW of ground mounted solar photovoltaic panels to the side/east of the dwelling are also anticipated to produce three times as much energy as is required and any surplus electricity will be sold back to the National Grid.
- 5.17 In considering the application, comments were sought from CNC Building Control. It considers the design of the dwelling to be innovative. The surveyor commented that the predicted SAP and EPCs indicate an extremely efficient building and he had not seen a proposed dwelling with such impressive ratings. The Council was also consulted by Elmhurst Energy on behalf of the applicant to confirm the ratings.
- 5.18 Based on the above and in light of the advice from CNC Building Control, I consider that the dwelling proposes an innovative design that promotes high levels of sustainability and complies with Paragraph 134(b) of the NPPF and also Policy DM3.8(1) of the SNLP, which amongst other things, seeks to encourage innovation.
- 5.19 Added to the above, the agent has advised that following construction of the dwelling, a three year monitoring project is proposed with the in-use building performance data placed on a public access website to demonstrate that it is possible to design and occupy fossil fuel free buildings with low-tech building solutions. While laudable, I do not consider that this is necessary to make the development acceptable and would not seek to approve or refuse the application with or without this part of the proposal. Accordingly, I afford little weight to this.

Connectivity of the site

- 5.20 As referred to in the introductory section of this report, the site is located outside of any development boundary and located between 1 and 2.3 miles from Spooner Row, Wymondham, Morley St. Botolph and Attleborough. The nearest bus stops are some 420m to the west, close the junction with Golf Links Road, which leads to Wymondham College. However, there is no

footpath connecting leading from the site to these bus stops and should residents wish to access them, it is likely that they will need to walk most of this distance on the road. In view of the distances that site is from a range of services and facilities to meet everyday needs and that walking along London Road to and from the bus stops may not be an attractive proposition, particularly during hours of darkness or poor weather for example, I consider it likely that residents will be reliant upon their private cars and that the site is not located to minimise the need to travel. The application is therefore contrary to Policy DM3.10 of the SNLP.

Character and appearance

- 5.21 The appearance of the site will inevitably change as a result of the development. However, the site makes a neutral contribution towards the character of the surrounding area. At present, it is open to views via its northeast corner (where the existing field access is located) and there are limited or glimpsed views through the hedge and trees along the front boundary. Otherwise, the site is relatively well screened. While not a conventional design, the dwelling, associated earth bunding and ground mounted solar panels will be quiet, suitable additions to the wider area and with additional landscaping, will have acceptable impacts on the character and appearance of the area. The application therefore complies with Policies 1 and 2 of the JCS and Policies DM1.4, DM3.8 and DM4.5 of the SNLP.

Impact on heritage assets

- 5.22 When considering applications for planning permission that affect a listed building or its setting, section 66(1) of the Planning (Listed Buildings and Conservation Areas Act requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.23 Given the severance that the B1172 provides between the Grade II listed Turnpike Farmhouse, the existing belt of trees along the northern edge of the application site, opportunities for boundary/landscape enhancements in the area close to the roundabout to the east and the scale of the dwelling, I consider that the understanding of and setting of the farmhouse will be preserved. Any harm to its significance will be at the low end of 'less than substantial' but regard should nevertheless be given to whether this level of harm will be outweighed by any public benefits. In this case, I consider that the innovative design and high level of sustainability of the dwelling will outweigh any harms. The Grade II listed stone pier further to the east will not be affected.
- 5.24 Having regard to the above, the application complies with paragraph 202 of the NPPF, Policy 1 of the JCS (insofar as it relates to the historic environment) and Policy DM4.10 of the SNLP.

Residential amenity

- 5.25 The level of separation between the application site and other dwellings in the vicinity is such that I am satisfied that there will be no direct overlooking into or out of the site. The scale of the dwelling will also have a minimal impact on those same dwellings. The dwelling will also have a suitable sized garden area provided with it.
- 5.26 Given the proximity to the A11, a Noise Assessment was submitted with the application. It provided acoustic design recommendations to ensure that noise levels within the dwelling will meet relevant criteria and that while outside noise levels could exceed guideline levels, this is a worst case scenario and does not include any acoustic screening or the 6-10 decibel reduction in road traffic noise levels that the current resurfacing of the A11 is expected to result in. Provided the acoustic design recommendations are complied with, the applicants' consultant does not consider that there is a noise related reason to withhold planning permission. The Council's Environmental Quality Officer has not objected to the application either. The agent has added to this by advising that the intention is to erect fencing around the southern and eastern boundaries of the site. Confirmation of this can be secured through the landscaping condition but otherwise,

the application complies with Policy DM3.13 of the SNLP and is acceptable in all other matters relating to residential amenity.

Highway safety

- 5.27 The site is to be accessed via the western end of the northern/front boundary. Subject to the conditions referred to in section 4.3 above, it did not object to the application. Sufficient parking and turning space is also shown as being provided. The application therefore complies with Policies DM3.11 and DM3.12 of the SNLP.

Trees and ecology

- 5.28 An Arboricultural Impact Assessment (AIA) was submitted in support of the application. In order to accommodate the new access into the site, this shows that three trees and a section of hedge in the northwest corner of the site are proposed for removal. Where it runs parallel with the side/west boundary, the driveway will be of no dig construction with other trees cordoned off with protective fencing. The Conservation and Tree Officer advised that subject to the measures shown with the AIA being secured via an appropriately worded planning condition, she does not object to the application. This will contribute towards the application complying with Policy DM4.8 of the SNLP.
- 5.29 The Ecological Impact Assessment noted that trees and hedgerows have high potential to support nesting birds, moderate potential to support foraging and commuting bats, varying potential for Great Crested Newts and moderate potential of reptiles to be occasionally present. In respect of Great Crested Newts, there is a risk that resting places will be destroyed, particularly during the creation of visibility splays and individuals being injured or killed during clearance and construction works.
- 5.30 Mitigation measures recommended include carrying out any tree removals outside of the bird nesting season and standard measures around trenches and the storage of materials to ensure that species do not become trapped and/or seek refuge. To provide compensation for Great Crested Newts, the applicant will be following the District Level Licensing route. A countersigned (by Natural England) District Level Licensing Impact Assessment and Conservation Payment Certificate has been provided to the Council by the applicant that confirms this.
- 5.31 Enhancement measures recommended include the provision of bird boxes, additional tree and flower planting. The provision of a green roof and the proposed pond also provide opportunities for enhancements. There is an element of generality to these measures at present so the submission of more precise details can be secured via a planning condition in accordance with Policy DM4.4 of the SNLP.
- 5.32 The County Ecologist (who the Council previously consulted on applications) commented on the application. Her comments were mainly around the routes available to the applicant to mitigate and compensate for impacts on Great Crested Newts. She raised no other concerns on ecology matters.

Other matters

- 5.33 The development will provide economic benefits during the construction and occupational phases, which weighs in favour of the application. The prospect also exists that tradespeople will work on the site and add to their portfolio of skills and carry those skills across to other developments.
- 5.34 This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The proposal will result in additional overnight accommodation. However, it is located outside the catchment areas of the

River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site and does not involve foul or surface water drainage into those catchment areas. As such, it is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

- 5.35 The NPPF requires Councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build has been identified as the method of delivering the site. Whilst an indication of self-build has been given by the applicant it should also be noted that at this stage it cannot be certain that the method of delivering this site will be self-build and so the other material planning considerations detailed above are deemed to be of greater significance.
- 5.36 Under Section 143 of the Localism Act the Council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.37 This application is liable for Community Infrastructure Levy although it is open to the applicants to apply for self-build exemption.
- 5.38 This application is liable for contributions towards the Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS).

Planning balance and conclusion

- 5.39 The Council is not able to demonstrate a five year housing land supply and the site is outside of the catchments affected by nutrient neutrality. In these circumstances and as required by paragraph 11d(ii) of the NPPF, I am obliged to exercise the tilted balance, apply the presumption in favour of sustainable development and where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, to grant permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 5.40 The site is located in the countryside outside of any defined development boundary. Its location relative to Spooner Row, Wymondham, Attleborough and Morley St. Botolph is such that it does not minimise the need to travel and residents are likely to rely on their private cars to access everyday services and facilities rather than on foot or bicycle. The application is contrary to Policies 1 and 6 of the JCS (insofar as they seek to minimise the need to travel) and Policy DM3.10 of the NPPF.
- 5.41 Subject to the imposition of appropriately worded conditions, the application will have acceptable impacts on the character and appearance of the area, heritage assets, residential amenity, highway safety, trees and protected species. Such conditions will ensure compliance with Policies 1 and 2 of the JCS and Policies DM3.8, DM3.11, DM3.12, DM3.13, DM4.8, DM4.9 and DM4.10 of the SNLP. These elements are policy compliant so in the overall balance, I consider these to be neutral factors.
- 5.42 Weighing in favour of the application is that the dwelling will be innovative and will help to promote high levels of sustainability. Due to its design and construction method, the dwelling will have a very high SAP rating, be off-grid capable and fossil fuel free. Paragraph 134 provides that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability and so having regard to that, I afford significant weight to the innovative design of the dwelling. Also in favour of the application is that it proposes ecological enhancements and that economic benefits will arise from its construction and occupation. The opportunity may also arise for those involved in the construction of the project to transfer their skills from this

development to others within the area. The application is also being proposed as a self-build although without a means to secure this, I attribute little weight to this.

- 5.43 When applying the tilted balance in the absence of a five year housing land supply, I consider that particularly when taking account of the innovative nature of the dwelling, the harms arising do not significantly and demonstrably outweigh the cumulative benefits arising. Accordingly, the application is recommended for approval.

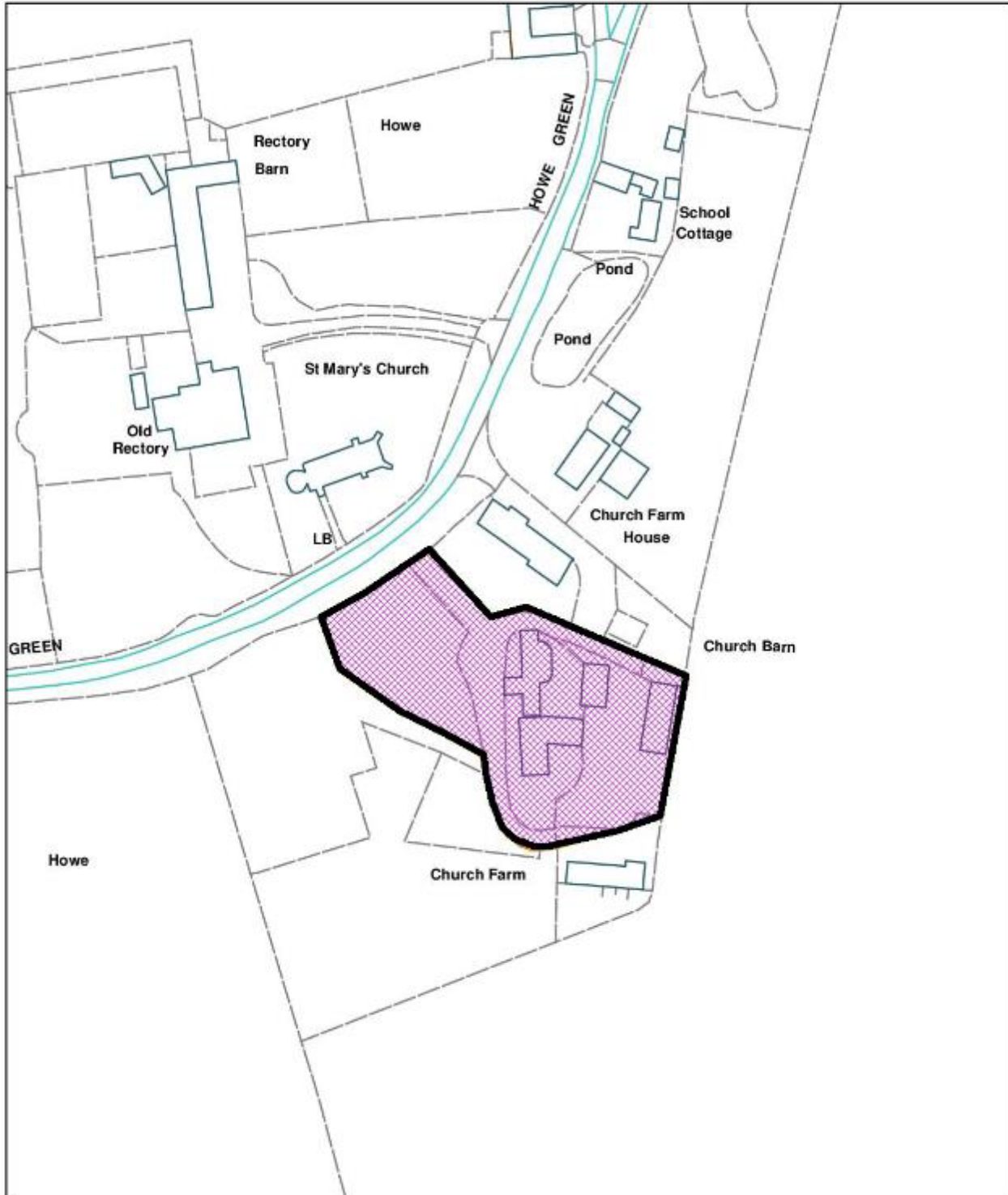
Recommendation : To authorise the Assistant Director (Place) to approve subject to Unilateral Undertaking being entered into that secures contributes to towards GIRAMS and subject to the following conditions:

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Verification to be provided that dwelling achieves a minimum SAP rating of 167A prior to its first occupation
- 4 Submission of a landscaping scheme
- 5 Details of ecological enhancements to be submitted
- 6 Development to take place in accordance with identified ecological mitigation measures
- 7 Development to take place in accordance with details in Arboricultural Impact Assessment
- 8 Construction of access
- 9 No obstructions across access for first 5 metres
- 10 Provision of parking and turning area
- 11 Provision of visibility splays
- 12 Water efficiency
- 13 Remove permitted development rights for alterations and extensions to the dwelling and the erection of outbuildings (Classes ABCDE)

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Application 2

2022/1083



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

2. Application No : 2022/1083/F
Parish : HOWE

Applicant's Name: Mr & Mrs J Magrath
Site Address Church Farmhouse The Green Howe Norfolk NR15 1HD
Proposal Ground floor and first floor extensions with associated alterations of existing garage/office building to form annexe accommodation and extension with associated alterations at first floor level of existing barn

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

Refusal

1 Proposal and site context

- 1.1 The application site relates to two garage/office and barn outbuilding located within the curtilage of a three storey dwellinghouse known as Church Farmhouse. The site is located on the south side of The Green outside development limits of Howe. The site falls within Howe Conservation Area. Access to the site is taken from The Green a single track made road running through the village. Directly opposite the site is St Mary Church, a Grade II Listed Building. There is existing matured vegetation along the front and side boundary of the site. There is one single storey garage/office and barn with accommodation in the roofspace located to the east and south side respectively of the main dwelling.
- 1.2 The applicant is seeking planning permission to convert the existing garage/office building to annexe accommodation with first floor accommodation incorporating two 1.5 storey gable dormers to front and rear elevation of the building. In addition, the proposal also involve alteration to extend the first floor level of existing barn to create office space incorporating two pitched dormers to front and rear elevation of the barn.
- 1.3 The new annexe would be constructed with clay pantiles with match ridge tiles using flint work above facing brick plinth, brick quoins, corbelling and dentil work. The proposed annexe would have a self-contained accommodation within the ground floor area and first floor accommodation for career's overnight accommodation. The submitted plan show the introduction of one and half large gable extension within the front and rear of the building.
- 1.4 The other element of the proposal would involve alteration to extend first floor of the existing barn incorporating two pitched dormers to create office spaces. The extension would have considerable amount of glazing set within timber frame construction with stained or natural timber cladding within the proposed dormers with a clay pantile roof with ridge tiles to match existing.
- 1.5 The applicant has indicated that the proposed annexe would be accommodated by the parent of the applicant with a living carer. Equally, the first floor space of the barn would then be used as office by the applicant.
- 1.6 The proposal has been revised during the application to provide more details in terms external materials and labelling the proposed space within the annexe and the barn.

2. Relevant planning history

2.1	2013/1636	Proposed single storey rear extension, replacement windows to existing dwelling and associated works.	Approved
2.2	2016/0661	Two storey front porch extension.	Approved
2.3	2016/1601	Two storey front porch extension including demolition and re-instatement of North wing.	Approved
2.4	2016/2406	Non-material amendment to planning permission 2016/1601 (Two storey Front Porch Extension including demolition and re-instatement of North Wing) - Proposed Green Oak Timbers to West Elevation	Approved
2.5	2022/2004	Installation of ground array 40no PV panels	under consideration
2.6	2008/0750	Amendment to application 2006/1590 to raise pitch of roof on 'cart-shed' garage	Approved
2.7	2006/1590	Proposed new 'cart shed' garage	Approved
2.8	2001/0895	Extension and alterations to dwelling	Approved

3. Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02 : Achieving sustainable development
 NPPF 04 : Decision-making
 NPPF 05 : Delivering a sufficient supply of homes
 NPPF 12 : Achieving well-designed places
 NPPF 15 : Conserving and enhancing the natural environment
 NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1 : Addressing climate change and protecting environmental assets
 Policy 2 : Promoting good design
 Policy 3: Energy and water
 Policy 4 : Housing delivery
 Policy 17 : Small rural communities and the countryside
- 3.3 South Norfolk Local Plan Development Management Policies
 DM1.1 : Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3 : The sustainable location of new development
 DM2.3: Working at home
 DM3.7 : Residential annexes
 DM3.8 : Design Principles applying to all development
 DM3.10 : Promotion of sustainable development
 DM3.11 : Road safety and the free flow of traffic
 DM3.12 : Provision of vehicle parking
 DM3.13 : Amenity, noise, quality of life
 DM3.6 : House extensions and replacement dwellings in the Countryside
 DM4.10 : Heritage Assets
 DM4.4 : Natural Environmental assets - designated and locally important open space

3.4 **Statutory duties relating to Listed Buildings, setting of Listed Buildings and Conservation Areas:**

S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 provides that in considering whether to grant planning permission or listed building consent for development which affects a listed building or its setting, the local planning authority, or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

S72 Listed Buildings Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts], special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

4. Consultations

4.1 Parish Council

No comments received

4.2 District Councillor Cllr Florence Ellis:

This application should only be determined by the Committee for the following planning reasons if the officer proposes refusal -

Policy DM3.7 - residential annexe accommodation will be considered favourably provided it is designed so that it can continue to be used as part of the main dwelling without creating an independent dwelling in the future. It is important that the annexe and the main dwelling by a close spatial relationship with shared facilities and space.

Policy DM4.10 - All development proposals must have regard to the historic environment

4.3 Ecologist

No concerns regarding the proposals given the age and existing uses and construction (e.g. the cart lodge was granted in 2006/1590 and the roof raised under 2008/0750). I would recommend a protected species informative is used in the unlikely event that bats are discovered during works.

4.4 NCC Highways

No objections

4.5 Water Management Officer

No comments received

4.6 Senior Conservation and Design officer

Incongruous design in respect of the annexe thereby harming the character and appearance of the Conservation Area.

4.7 Other Representations

No comments have been received

5 Assessment

Key considerations

5.1 The main considerations are as follows:

- Principle of development
- Scale of the proposal and connection to the existing dwelling
- Design
- Impact on residential amenities
- Highway safety

Principle of the development

- 5.2 The application is seeking planning permission for a residential annexe and alterations to existing barn to create office space. Policy DM3.7 permits proposals for annexe accommodation, provided that they are designed so that it can continue to be used as part of the main dwelling, without creating an independent dwelling in the future.
- 5.3 Paragraph 3.47 in the supporting text for the policy states; “Residential annexes should therefore be designed so that the dwelling unit as a whole provides genuinely flexible accommodation that can be adapted and re-adapted to meet the changing needs of an extended family over time. This should include the option of absorbing the annexe back into the main dwelling accommodation if necessary, by the same or future occupiers”.
- 5.4 The creation of an annexe to an existing dwelling, whether it is located inside or outside the development boundary is considered a useful way to facilitate care and support for family members. Therefore, the principle of the proposal for an annexe in this case is considered acceptable.
- 5.5 Policy DM2.3 Working at home, allows for extensions and erection of a new building in the curtilage of a dwelling to allow working at home, provided they remain incidental to the residential use of the site, therefore the principle of the office space is acceptable.

Scale and connectivity

- 5.6 Notwithstanding that the principle of a residential annexe is considered acceptable, Policy DM3.7 requires annexes to be designed so that the dwelling unit as a whole provides genuinely flexible accommodation that can be adapted and re-adapted to meet the changing needs of an extended family over time. This should include the option of absorbing the annexe back into the main dwelling accommodation, if necessary, by the same or future occupiers.
- 5.7 In addition, to meet these requirements it is essential that the main and annexe accommodation are directly connected by an internal link or otherwise have a close spatial relationship with shared facilities and space. The proposed annexe would not be attached to the main dwelling but would be within close proximity to the main dwelling such that it would share the garden and driveway. Therefore, the proposed annexe has a close spatial relationship with the existing dwelling, which complies with Policy DM3.7.
- 5.8 It is considered that the proposal is unduly large to be considered an annexe with the introduction of the two projecting gables and first floor addition to the existing building. While it is fully appreciated why the applicant wishes to provide proposed development with first floor accommodation for career’s overnight accommodation, a good level of accommodation to meet those needs could still be provided within a more modest built form. As such the proposal as submitted, would not meet the requirements of Policy DM3.7, in that due to its size and scale, it would be unlikely to be easily absorbed into the existing dwelling in the future.

Design and Impact on the Conservation Area

- 5.9 Policy 2 of the JCS and Policies DM1.4(d)(i) and DM3.8(a)(b) of the DMP require new development to have a high standard of design, pay adequate regard to local character and to have a satisfactory relationship with surrounding buildings in terms of scale, height, massing, form and appearance.
- 5.10 The proposed annexe with ground and first floor extension incorporating one and half gable front and rear extension would sit to the east side of the main dwelling with slight separation distance. Whilst part of the choice of material would match existing, the proposal introduces a large amount of flint above the facing brick, facing brick quoins, corbelling and dentil work within the elevations. Church Farmhouse is not listed but is a building of significance, original parts being post medieval and possibly medieval, as such is a historic building within the Conservation Area. The form of the annexe is unusual with the gables and the use of flint with red brick dressing is highly unusual for buildings except for churches and only really used in farmsteads for walls and sometimes to form part of a wall to a barn, the proposed materials are therefore considered to be incongruous in design terms.
- 5.11 The proposal would extend the existing garage/office building to create annexe accommodation, utilising its existing footprint and would replace it with a one and half storey extension. The proposed building would have a pitched roof and would have a central gable one and half storey to the front and rear elevation. The bulk of the extension, including the front/rear gable, would be far greater than that of the existing garage/office building. It would cover a substantial footprint greater than that of the existing building. The gable porch on both front and rear elevation would do little to lessen the bulk of the main part of the extension because the new extension would be so great in size and coverage. The central gable would be a dominant feature that would challenge the primacy of the main dwelling. The proposed development would replace a subservient structure with a one and half storey development which would have a larger footprint. As a result, the extension would be dominant within the site as a result of its overall scale significantly detract from the architectural features and quality of Church Farmhouse, its historic plan form.
- 5.12 With regards to the other element of the proposal involving extension to existing barn incorporating two dormers to create office space this is considered acceptable in design terms and no objections are raised to this part of the proposed development.
- 5.13 Overall, however, the proposal would be contrary to section 12 of the NPPF, Policy 2 of the JCS and DM3.8 of DMPD which seek to achieve a high-quality design, protecting and enhancing character and setting.
- 5.14 The impact on Conservation Areas specifically requires consideration under the development management policies and S72 Listed Buildings Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 5.15 The application has been assessed by the Senior Conservation and Design Officer who in light of the comments above regarding the specific design and materials of the proposed annexe, considers that the scheme would have a harmful impact on the character or appearance of the Conservation Area. It should be noted that with regard to the roof alterations to the other building, however as this is set further away from the main dwelling, and whilst the changes will be more visible from open countryside than from within the site including from the footpaths FP3 and BR4, the alterations are a fairly small change to the roof and he does not consider it has a significant impact with regard to the overall character and appearance of the conservation area. As such, it is considered that the proposal as submitted will not accord with section 16 of the NPPF and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies (2015) as it is considered that the development would harm the character and appearance of the Conservation Area.

Access and highways

- 5.16 Policy DM3.11 of the South Norfolk Local Plan states that planning permission will not be granted for development which would endanger highway safety or the satisfactory functioning of the highway network. The proposal looks to retain the existing in and out access to serve the main dwelling and the annexe. No objections have been raised by NCC Highways and in view of the above the proposal therefore accords with Policy DM3.11 and DM3.12 of the Development Management Policies document.

Residential Amenity

- 5.17 Policy DM3.13 directs that development should not be approved if it would have a significant adverse impact on nearby resident's amenities or the amenities of new occupiers. Due to the location of the annexe and the barn it would have no detrimental or adverse impacts for the amenity of the neighbours who are some distance away to the proposed annexe and the existing barn in terms overlooking, loss of light, overshadowing or overbearing impacts etc. and therefore accords with DM3.13 and DM3.14 of the Development Management.

Nutrient Neutrality Overnight Accommodation Outside catchment

- 5.18 This application has been assessed against the conservation objectives for the protected habitats of the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. The proposal relates to an existing residential unit and will not increase the number of dwellings. Using the average occupancy rate of 2.4 people, the proposal is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment and is not considered a high water use development. This application has been screened, using a precautionary approach, as is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).
- 5.19 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.20 This application is not liable for Community Infrastructure Levy (CIL).
- 5.21 This application is not liable for Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS).

Conclusion

- 5.22 The proposed annexe by virtue of its size, scale, specific design and materials would not represent high-quality design, would significantly detract from the architectural features and quality of Church Farmhouse, which is a historic building within the conservation area and thereby would harm the character and appearance of the Conservation Area and is of a size/arrangement not agreeable as an annexe. The proposal is therefore considered to be unacceptable and contrary to Policy 2 of the Joint Core Strategy and Policies DM3.7 DM4.10 and DM3.8 of the South Norfolk Local Plan Development Management Policies and not accord with section 16 of the NPPF.

Recommendation: Refusal

- 1 Contrary to DM3.7 due to size and scale
- 2 Not high-quality design and would harm the character and appearance of the Conservation Area

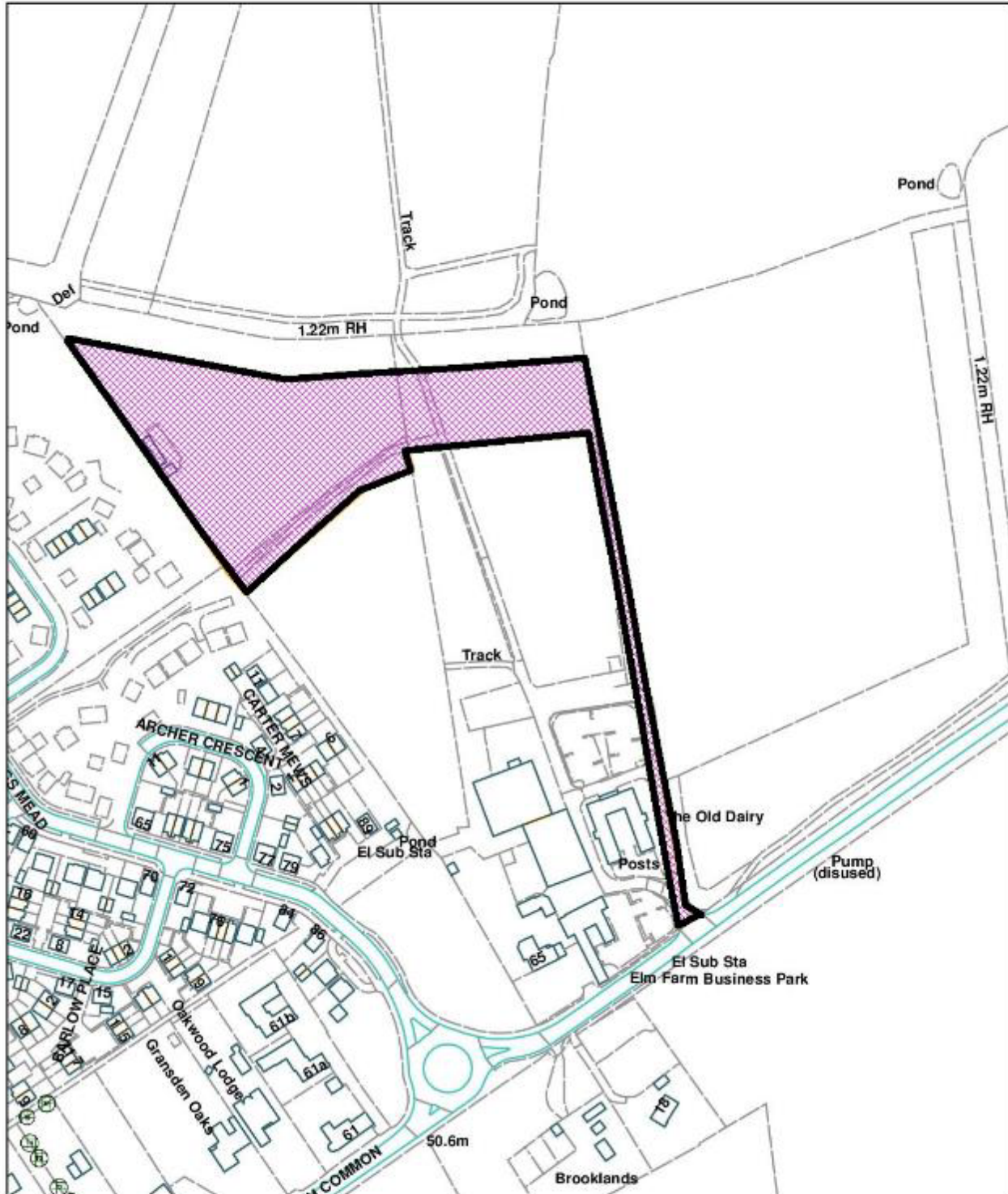
Reasons for Refusal

1. By virtue of the size and scale, the proposed annexe would not meet the aims of Policy DM3.7 of the Development Management Policies DPD, in particular paragraph 3.49 which states that 'unduly large annexes can prove an economic and practical liability when vacated or when the property changes hands' which can lead to pressure for the annexe to be severed and let separately from the main dwelling.
2. The proposal by virtue of the size, scale, specific design and proposed materials of the proposed annexe materials would not represent high-quality design, would significantly detract from the architectural features and quality of Church Farmhouse, which is a historic building within the conservation area and thereby would harm the character and appearance of the Conservation Area. The development therefore would not meet the aims of Policy 2 of the Joint Core Strategy or Policies DM4.10 and DM3.8 of the Development Management Policies DPD.

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Application 3

2022/1084



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

3. Application No : 2022/1084/O
Parish : WYMONDHAM

Applicant's Name: Elm Farm Properties limited
 Site Address Land North of Elm Farm Norwich Common Wymondham Norfolk
 Proposal Outline application for five detached dwellings, with gardens and garages, and a dental practice with parking area (planning use class E(e)) with access

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary :

Refusal

1 Proposal and site context

- 1.1 The application proposal is for five dwellings and a dentist surgery on land to the north-east of Wymondham. The application site is located to the north of Elm Farm on greenfield land. Elm Farm is a business park, which includes a range of commercial units, however there is an undeveloped gap between this application site and the business park. The application is in outline with all matters reserved apart from access.
- 1.2 To the west of the site is residential development for 300 new homes, which is currently under construction. To the east of the site is agricultural land. The site itself is undeveloped greenfield land.
- 1.3 Access to the site is from Norwich Common. The access is shared with the business park and then will be extended further north into the site.
- 1.4 The application site is located outside of the development boundary. It is located within the strategic gap as defined by the Local Plan, and partially allocated under Policy WYM14 of the Wymondham Area Action Plan.

2. Relevant planning history

- 2.1 No relevant planning history

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 - NPPF 02 : Achieving sustainable development
 - NPPF 04 : Decision-making
 - NPPF 05 : Delivering a sufficient supply of homes
 - NPPF 06 : Building a strong, competitive economy
 - NPPF 11 : Making effective use of land
 - NPPF 12 : Achieving well-designed places
 - NPPF 15 : Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
 - Policy 1 : Addressing climate change and protecting environmental assets
 - Policy 2 : Promoting good design
 - Policy 3: Energy and water
 - Policy 4 : Housing delivery

Policy 5 : The Economy

Policy 10 : Locations for major new or expanded communities in the Norwich Policy Area

3.3 South Norfolk Local Plan Development Management Policies

DM1.3 : The sustainable location of new development

DM3.8 : Design Principles applying to all development

DM3.11 : Road safety and the free flow of traffic

DM3.12 : Provision of vehicle parking

DM3.13 : Amenity, noise, quality of life

DM3.16 : Improving level of community facilities

DM4.2 : Sustainable drainage and water management

DM4.4 : Natural Environmental assets - designated and locally important open space

DM4.5 : Landscape Character Areas and River Valleys

DM4.7 : Strategic gaps between settlements within the Norwich Policy Area

DM4.8 : Protection of Trees and Hedgerows

DM4.9 : Incorporating landscape into design

3.4 Wymondham Area Action Plan

WYM 8 : General Green Infrastructure Requirements

WYM 14 : Relocation of Wymondham Rugby Club

4. Consultations

4.1 Wymondham Town Council

Application should be refused:

- Outside the development boundary
- Closes the strategic gap
- Contrary to the Wymondham Area Action Plan
- Contrary to the proposed Wymondham neighbourhood plan

4.2 District Member

Cllr Hornby:

Request that the application is determined by committee if officers are minded to refuse. This is because within the application there are proposals for a much needed dental surgery that the residents of South Norfolk need.

4.3 Economic Development Officer

No comments received

4.4 Anglian Water Services Ltd

No comments on this application

4.5 Senior Heritage & Design Officer

No comments received

4.6 Ecologist

Further information required. Concerns in relation to:

- Veteran Oak tree – Whilst the tree is proposed to be retained, it will need to ensure that there is a sufficient buffer zone is provided
- Hedges – this will be breached in three places and the ecology report should be updated to include mitigatory and compensatory measures
- Clarification required as to how the land to the north will be accessed

- Bats – a lighting condition would be required
- A shadow HRA has been provided this is suitable for recreation only
- The site is within the area covered by nutrient neutrality.

Conditions would also be required to secure mitigation measures and enhancement measures.

4.7 Environmental Quality Team

No objection to the proposal however would wish to see the following conditions included if the application is approved:

- Unknown contamination
- Imported material
- Construction management plan

4.8 NCC Highways

The current means of access from Norwich /common is satisfactory to serve the proposal, although it is not clear as to whether the current driveway arrangement will be retained, should the extension of the industrial park take place. If a consent is to be granted full details of the parking and turning facilities that are to be provided, should be submitted as part of any reserved matters application. This will need to include service and emergency vehicle turning space.

4.9 Housing Enabling & Strategy Manager

The housing site exceeds 0.5 ha. Under paragraphs 64 & 65 of the National Planning Policy Framework, the Council is entitled to seek affordable housing, and at least 10% of the homes should be for affordable ownership. I suggest that one dwelling, of not more than 3 bedrooms, be for affordable ownership.

Also, adjacent land, shown as 'proposed future extension of existing commercial development', might come forward as a proposed site for residential development. Therefore, if it is decided to approve this application, I would wish there to be a s106 agreement stating that, if the adjacent site was to be approved for residential development, the dwellings in this application will count towards the affordable housing obligation on the adjacent site.

If it is decided to approve this application, I have no objection subject to these comments.

4.10 Environmental Waste Strategy

No comments received

4.11 NCC Planning Obligations Co Ordinator

No comments received

4.12 Designing Out Crime Officer

As this is an indicative layout only it lacks detail. This new greenfield development should make the most from the proved crime reduction methodologies of Secured by Design.

4.13 NHS England

No comments received

4.14 NHSCCG

No comments received

4.15 Wymondham Medical Centre

No comments received

4.16 Norfolk & Waveney Local Medical Council

No comments received

4.17 NCC Lead Local Flood Authority

No comments received

4.18 NHS Norfolk And Waveney ICB

No comments received

4.19 NCC Public Health

No comments received

4.20 Landscape Architect

No comments received

4.21 Norfolk Fire Service

Request a condition is included to secure

4.22 Wymondham Heritage Society

Object to this application. Site is in the strategic gap and outside of the development boundary. Whilst the applicant is keen to point out that there are overriding benefits to this application, one being the addition of a possible private dental surgery, it is nevertheless true to say that this development does close the strategic gap between Wymondham and Hethersett. The landowner remains keen to push the boundaries and close the gap: is the policy being exploited?

Other Representations

- 4.23 One public representation has been received. This has supported the proposal to increase dental services due to the shortage in the County.

5 Assessment**Key considerations**

- 5.1 The key issues in the determination of this application are:

- Principle of development
- Design and layout
- Amenity
- Landscape impact – including the impact upon the strategic gap
- Ecology, trees and hedgerows
- Flood risk and Drainage

- Nutrient Neutrality
- Affordable Housing
- WYM14
- Highways

Principle

- 5.2 Planning law requires that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in determining planning decisions.
- 5.3 It is evident that the site is located outside of any development boundary and therefore Policy DM1.3 makes provision for development to be granted in such areas where one of two criteria are met including where there are overriding benefits in terms of economic, social, and environmental dimensions as addressed in Policy DM1.1.
- 5.4 It should be noted that the Council currently has less than a 5 year supply of deliverable sites having regard to the temporary impact of Nutrient Neutrality and in noting this, regard is given to paragraph 11 of the NPPF which states that: where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (see footnote 7); or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.5 Footnote 7 states that “The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change”
- 5.6 In this instance it is evident that the proposal is affected by policies in the NPPF which relate to the Broads Special Area of Conservation which is a Site of Special Scientific Interest.
- 5.7 With this in mind the "tilted balance" from paragraph 11 is not engaged and the Local Plan policies are not considered "out of date". On this basis the scheme is assessed against the relevant policies contained within the Local Plan, planning guidance and having regard to any other material considerations.
- 5.8 Due to the site's location outside of the development boundary, and the tilted balance not needing to be engaged, Policy DM1.3 continues to be of key relevance. As highlighted above, this sets out that new dwellings should be located within the development boundary. Outside of the development boundary permission will only be granted of:
- a) Where specific Development Management Policies allow for development outside of development boundaries or
 - b) Otherwise demonstrates overriding benefits in terms of economic, social and environmental dimensions as addressed in Policy 1.1

- 5.9 In the case of this application, there are no relevant policies for the delivery of dwellings outside of the development boundary in accordance with criterion c, as such the application has been assessed against its ability to provide overriding benefits.
- 5.10 In relation to the dentist surgery Policies DM3.16 and DM2.1 are of relevance and as such it is necessary to consider firstly whether this part of the scheme complies with these policies for the purposes of demonstrating compliance with criterion 2C) of DM1.3 and if not whether it presents overriding benefits in line with criterion 2D0 of Policy DM1.3 of the SNLP.
- 5.11 In terms of the Dentist Surgery, it can be considered to be a community facility and as such Policy DM3.16 is of relevance, and in particular criterion 2. This sets out that proposals for new or replacement community facilities in the countryside must demonstrate evidence of the need for new facilities, good accessibility to the community served and that no alternative sites are available within settlements with a development boundary.
- 5.12 As part of the application, the applicants have included a letter from Peppermint Dental Surgery which has set out that they currently have a dental practice within the town and have a significant waiting list of at least 300 patients and as such would have an interest in the facility. It is recognised that there is a significant shortage of dentists, and the facility would help to meet this need. Notwithstanding this, in accordance with Policy DM3.16, no evidence has been provided as to the availability of other buildings within the development boundary. It is considered that there would be other properties available within the defined development boundary which could potentially provide sufficient facilities.
- 5.13 Policy DM2.1 at criterion 7 is also of relevance. This sets out the proposals for new sites in the Countryside will be assessed against the policies of the Local Plan, with positive consideration given to proposals that:
- a) re-use redundant rural buildings and hard standing: and/or
 - b) are located on sites well related to rural towns and villages and it is demonstrated that there are no sequentially preferable sites available; and / or
 - c) Create accessible jobs and business opportunities in the rural area.
- 5.14 In relation to criterion b, whilst the site is in reasonable proximity to the built extent of Wymondham no evidence has been provided to show that there are no sequentially more preferable sites.
- 5.15 At this stage it is considered that there is insufficient evidence to show that there are no sequential preferable sites located within a development boundary. The proposal is considered to conflict with the requirements of DM3.16 and DM2.1. On this basis the Dentist Surgery does not satisfy the requirements of criterion 2c) of DM1.3.
- 5.16 The following part of the assessment now focuses on establishing if any overriding benefits exist which could justify the scheme under criterion 2d) of Policy DM1.3 whilst also picking also considering all other planning issues applicable to this scheme.

Design and Layout (including effective use of land)

- 5.17 Appearance, scale and layout are all reserved matters and as such there is no detailed drawings provided as part of this application. Notwithstanding this, it is appropriate to consider density and whether the proposal can be seen to be making an effective use of land at the outline stage.
- 5.18 The NPPF sets out at paragraph 111 that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. The residential area of this site includes a land take of approximately 1 ha. This results in a very low density with each house sitting in approximately 0.2ha. Within the wider area densities are significantly higher, and as such the proposal is not considered to result in efficient use of land. Notwithstanding this, Policy DM3.1

does consider the need for a range of house types to meet the requirements of different households. It is considered that a suitable layout could be achieved as part of a reserved matters application.

Impact Upon Amenity

- 5.19 Policy DM3.13 requires consideration of the impact of new development on existing residents. It also requires consideration of the amenity for future residents of the site. Whilst the layout is not a consideration as part of this application, it is considered that there is sufficient space within the site to ensure that it does not result in an adverse impact upon amenity of future occupiers. Consideration has also been given to the proximity of the employment area which is to the south. It is noted that at this stage it is separated by an undeveloped area of land. Notwithstanding that there are a number of other properties within closer proximity to the employment area, and it is not considered that it will result in an adverse impact upon future residents. The proposal is considered to accord with DM3.13.

Strategic Gap and Landscape Impact

- 5.20 Policy DM4.7 relates strategic gaps between settlements within the Norwich Policy Area. This sets out that development will be permitted in the Strategic Gaps identified on the Policies Map where it would not erode or otherwise undermine the openness of the gap. Policy DM4.5 relates to Landscape Character and River Valleys. This sets out that all development should respect, conserve and where possible enhance the landscape character of its immediate and wider environment.
- 5.21 The site is located within the strategic gap between Hethersett and Wymondham. This has been allocated to ensure the openness between individual settlements. The Councils Landscape Character Assessment identifies the site as being located within Landscape Character Area D1: Wymondham Settlement
- 5.22 Land to the north-west of the site was considered at appeal under application 2019/0184 which was dismissed. Whilst the site in question was larger in scale than this proposal and extended further north than the proposal as part of this application, a number of comments regarding landscape character can be seen to be of relevance. As part of the Inspector Report they set out:

Paragraph 19 The illustrative form of development would not be incongruous with those of its neighbours to the south and south-west. Furthermore, whilst the proposal would effectively extend the settlement out into the countryside without a gap, the extended settlement of Wymondham would remain on the edge of the plateau. However, it would spread built form incrementally further into the open, verdant countryside. I note the South Norfolk Landscape Assessment identifies loss of vernacular character as a result of such sprawl as a particular sensitivity and vulnerability of the character area.

Paragraph 20. The site is adjacent, though not part of the Wymondham to Hethersett Strategic Gap, as defined in the Wymondham Area Action Plan-2015- Proposals Map. Given the layout of surrounding development, including Elm Farm and the rugby club, the proposal would not extend the built form of Wymondham closer to the neighbouring settlement of Hethersett. However, given the relatively undeveloped nature of the rugby club with its very limited built form, the proposal would extend a dense urban sprawl north into the more open land, altering the balance between urban and rural landscape in favour of urban form.

Paragraph 21 Overall the proposal would urbanise the character and appearance of the site and this increased urbanisation, together with the reduction in verdancy of the site resultant from the increase in built form, would significantly harm the open tranquil rural character and appearance of the site and the surrounding area.

- 5.23 The application site has a verdant rural character. The extension of the built form in this area to the north into the open countryside erodes the open characteristic of the area. Whilst the

proposal is for a lower density form of development it would still result in the incremental encroachment of urban form into the rural area. This would result in significant harm to the tranquil rural character and appearance of the area. On this basis the proposal is considered to be contrary to the requirements of DM4.7 and DM4.5 of the Development Management DPD.

Ecology, Trees, and Hedgerows

- 5.24 Policy DM4.4 relates to ecology whilst Policy DM4.8 relates to trees and hedgerows. As part of the application an ecology report has been submitted. Further clarifications have been sought as part of the determination of the application. Mitigation and enhancement measures are included as part of the proposal, and it is considered that these can be conditioned. Due to the rural nature of the site and the potential for foraging bats, conditions would also be required in relation to lighting.
- 5.25 The Council's Ecologist has noted some concerns in relation to both a veteran tree to the north of the site and gaps within the hedgerow. The veteran oak is located on land outside of the site, however, would require a buffer zone of 25m. Having regard to the outline nature of the site, it is considered that this could be secured at the reserved matters stage. It would also be appropriate to require an arboricultural method statement and tree protection plan to be submitted. This could be conditioned. Clarifications have been sought around breaches to the hedgerows. The hedges are proposed to be retained and a single break will be required to create access in the site. Significant new hedges would be planted as part of the proposal.
- 5.26 Subject to the inclusion of conditions the proposal is considered to accord with DM4.4 and DM4.8.

Flood Risk and Drainage

- 5.27 By virtue of the site of the site at 1.1 hectares it has been necessary to include a flood risk assessment as part of the application. The application site is located within flood zone 1. There are some areas of the site at low risk of surface water flooding. These are located around the edge of the site. At this stage whilst the layout is indicative, it is considered that there is sufficient space within the space to accommodate the quantum of development outside of the surface water flow paths.
- 5.28 No drainage information has been provided as part of the application. The design and access statement does indicate the use of SuDs features to deal with surface water drainage, however no percolation tests have been provided at this stage to consider whether this is an effective means of drainage in this area. Notwithstanding this, it is considered that this could be accommodated by way of a condition.

Nutrient Neutrality

- 5.29 With regard to nutrient neutrality, following advice received from Natural England on 16 March 2022, it will be necessary to undertake a Habitat Regulation Assessment (HRA) before the application can be determined. Natural England has recently reviewed its advice on the impact of nutrients on Habitats Sites which are already in unfavourable condition due to nitrates and phosphates. Within Norfolk, the catchment area for the Broads and the River Wensum have been identified as areas that are already in an unfavourable condition and as such it will be necessary to undertake a HRA for applications in these areas. This advice covers all types of overnight accommodation including, new homes, student accommodation, care homes, tourism attractions and tourist accommodation and permitted development (which gives rise to new overnight accommodation) and other types of development such as large-scale commercial. Mitigation through "nutrient neutrality" offers a potential solution. Nutrient neutrality is an approach which enables the Council to assess and quantify mitigation requirements of new developments. It allows new developments to be approved where there will be no net increase in nutrient loading within the catchments of the affected Habitats Site.

- 5.30 The application does not include any supporting information and assessment such that it has not been demonstrated that nutrient neutrality with regard to its nitrate and phosphate impact on The Broads SAC will not occur. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended), the aims of Policy 1 of the Joint Core Strategy and Policy EN1 of the Broadland Development Management DPD or Policies DM4.2 criterion 3 b) and Policy DM4.4 a) of the South Norfolk Local Plan and paragraphs 174, 176, 177 for majors, 180, 181 and 182 of the NPPF ”

Affordable Housing

- 5.31 Whilst the application is for five houses, the site area is 1.11 ha. Paragraph 64 of the NPPF is of relevance. This sets out that provision of affordable housing should not be sought for residential developments that are not major development. The glossary to the NPPF goes on to define major development. For housing, this relates to development where 10 or more homes will be provided, or the site has an area of 0.5 hectares. Based on the site size, the proposal is considered to be a major development and as such should provide affordable housing.
- 5.32 Policy 4 of the Joint Core Strategy relates to affordable housing. This sets out that on sites of 5-9 dwellings it would be expected that 20% would be provided with tenure to be agreed. This would equate to 1 dwelling.
- 5.33 Discussions have been had with the applicant which has suggested that they would consider affordable housing on the scheme and had suggested provision of an additional unit, which would meet this need. This has not been formally proposed however and would require the description of the application to be amended. The affordable housing would also need to be secured by way of an S106.

Policy WYM14

- 5.34 The application site is partially covered by the WYM14 allocation from the Wymondham Area Action Plan. WYM14 allocated land for the re-location of Wymondham Rugby Club. Notwithstanding the allocation, the rugby has subsequently been relocated to an alternative site to the north of Wymondham.

Highways

- 5.35 Policy DM3.11 relates to the safe functioning of the highway, whilst policy DM3.12 relates to parking provisions. The proposal has been reviewed by the Highways Authority. The access from Norwich Common is proposed to be shared with the business park. The drive would then be extended further north to access the site. The Highways Authority have set out that they do not have any objection to the scheme subject to the inclusion of conditions
- 5.36 Paragraph 69 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The Council has taken a proactive approach to this through the allocation of a range of small and medium sized sites and through defining Development Boundaries for over 80 settlements to facilitate suitable windfall development. Point (c) of NPPF para 69 states that local planning authorities should ‘*support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes*’. This is a material planning consideration. However, this site is not considered suitable for the reasons already set out and therefore is considered contrary to paragraph 69, which is not overriding in this instance. The Council is already delivering a number of windfall sites/small sites to align with paragraph 69 and therefore the need for additional small sites is not considered overriding in terms of determining this application and would not outweigh the harm previously identified.

Other Issues

- 5.37 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.38 This application is liable for Community Infrastructure Levy (CIL) however the application is recommended for refusal.
- 5.39 This application is liable for Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS) however the application is recommended for refusal

Conclusion

- 5.40 The site is located within the area affected by nutrient neutrality. In accordance with footnote 7 of the NPPF the tilted balance does not therefore apply despite the lack of a 5 year housing land supply.
- 5.41 By virtue of the site's location outside of the defined development boundary Policy DM1.3d is of relevance, and in particular, criteria 2c) and 2d) of this Policy.
- 5.42 Firstly, it is considered that neither the proposed dwellings nor dentist surgery comply with the requirement of 2c). Secondly, in the context of criterion 2d) and the need to demonstrate "overriding benefits", it is considered that the harm in terms of the unacceptable encroachment into the strategic gap and adverse impact upon the landscape character of the locality, lack of adequate justification for the dentist in this location and the failure to overcome the requirements of nutrient neutrality when seen against the modest benefits of providing new housing of limited scale/quantum and a dentist's surgery is not considered to represent an overriding benefit and thereby fails to comply with criterion 2d).
- 5.43 Given the scheme doesn't satisfy either of the applicable criteria from Policy DM1.3 the scheme is contrary to Policy DM1.3.
- 5.44 The scheme also fails to comply with the specific requirements of policies DM2.1, DM3.16, DM4.5 and DM4.7 of the SNLP as identified above.
- 5.45 No evidence has been provided to show how the site would overcome the requirements of nutrient neutrality.
- 5.46 On this basis of the above the proposal is recommended for refusal.

Recommendation: Refusal

1. Harm to the landscape character and Strategic Gap
2. Failure to demonstrate that other sites could not accommodate a new dentist's surgery
3. Failure to comply with DM1.3 including no overriding benefits
4. Insufficient information nutrient neutrality.

Reasons for Refusal

1. The proposal would result in the incremental expansion of the built form of Wymondham into the open verdant countryside, urbanising the character and appearance of the area. The site would also encroach into the strategic gap between Hethersett and Wymondham where the policy seeks to retain the openness of the area. The proposal will result in significant harm to the landscape character and as such is contrary to the requirements of DM4.5 and DM4.7 of the South Norfolk Local Plan.
2. Both Policy DM3.16 and DM2.1 set out that the provision of a community facility or business outside

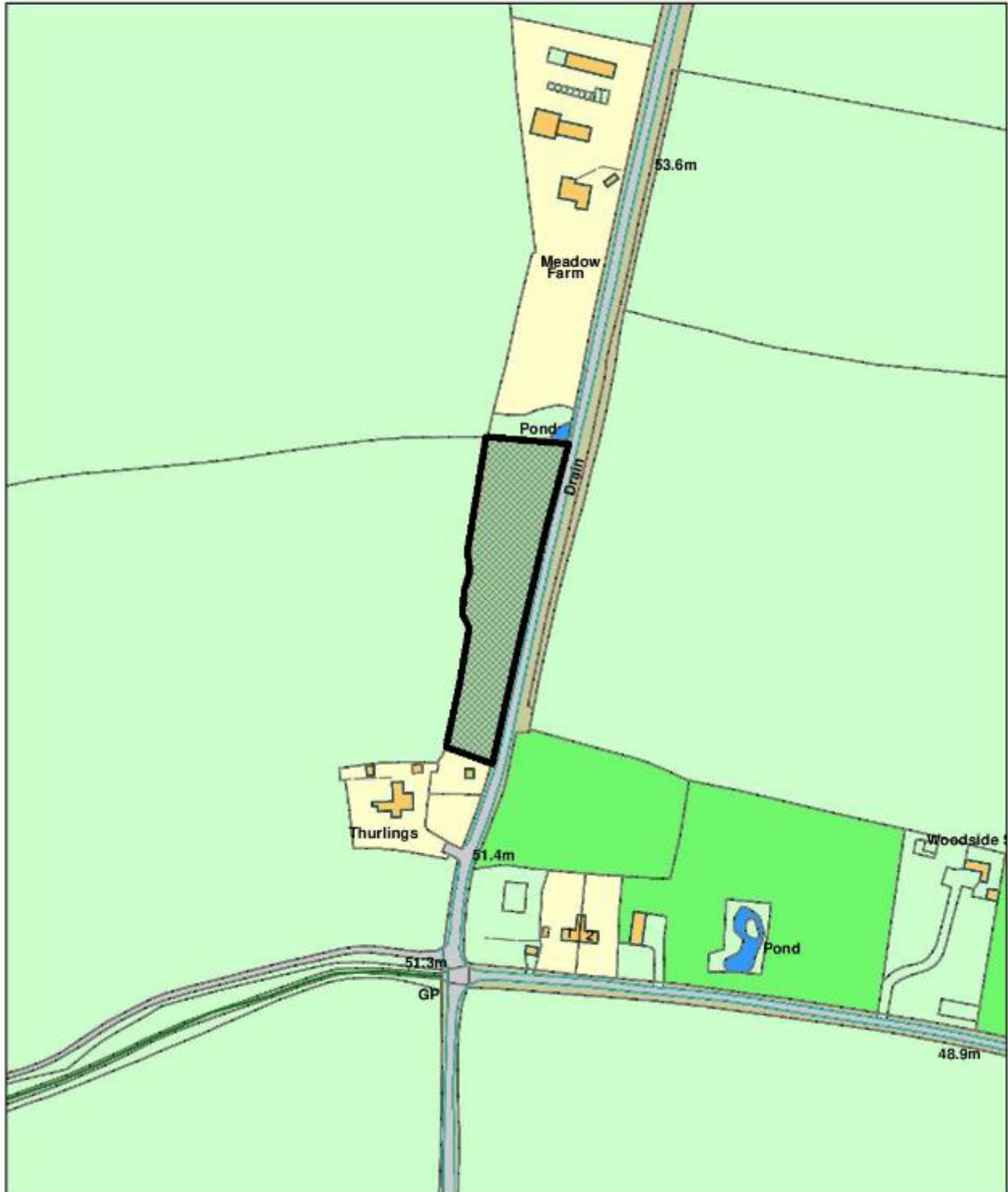
of the development boundary should be accompanied by evidence to show that there are no sites available inside the development boundary. No evidence has been provided in support of the provision of a dentist surgery to show that there are no sequentially preferable sites available within the defined development boundary as part of this application. The proposal is therefore contrary to the requirements of DM3.16 and DM2.1(7) of the South Norfolk Local Plan.

3. The proposed housing is not supported by any specific Development Management Policy, including Policies DM2.1 and DM3.16, which allows for development outside of the development boundary and nor does it represent overriding benefits when having regard to the harm caused in relation to the harm caused to the form and character of the area, and the impact upon flood risk. As such it does not satisfy the requirements of either 2 c) or d) of Policy DM1.3 of the South Norfolk Local Plan.
4. By virtue of the lack of supporting information and assessment, the proposal has not demonstrated nutrient neutrality with regard to its nitrate and phosphate impact on The Broads SAC for which it is within the catchment. As such, the proposal fails to meet the requirements of the Conservation of Species and Habitats Regulations 2017 (as amended) and the aims of Policy 1 of the Joint Core Strategy and Policy EN1 of the Broadland Development Management DPD

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Application 4

2022/1118



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

4. Application No : 2022/1118/CU
Parish : STARSTON

Applicant's Name: Mr Stuart Hendry
 Site Address Thurlings Farmhouse Hardwick Road Starston Norfolk IP20 9PH
 Proposal Change of use of field to recreational use for siting of shepherds hut to be used as holiday let

Reason for reporting to committee

The Local Members have requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary :

Refusal

1 Proposal and site context

- 1.1 The site is a small field immediately to the north of Thurlings Farmhouse which is a residential property in a rural location around 2.5 kilometres north of the main part of the village of Starston.
- 1.2 The proposal is to site a shepherds hut on the site to be used as a holiday let. This would be located to the north of the field, close to an existing field access.

2. Relevant planning history

- 2.1 No recent planning history

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02: Achieving sustainable development
 NPPF 04: Decision-making
 NPPF 06: Building a strong, competitive economy
 NPPF 09: Promoting sustainable transport
 NPPF 11: Making effective use of land
 NPPF 12: Achieving well-designed places
 NPPF 14: Meeting the challenge of climate change, flooding and coastal change
 NPPF 15: Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1: Addressing climate change and protecting environmental assets
 Policy 2: Promoting good design
 Policy 3: Energy and water
 Policy 5: The Economy
 Policy 6: Access and Transportation
 Policy 17: Small rural communities and the countryside
 Policy 20: Implementation
- 3.3 South Norfolk Local Plan Development Management Policies
 DM1.1: Ensuring Development Management contributes to achieving sustainable development in South Norfolk
 DM1.3: The sustainable location of new development
 DM1.4: Environmental Quality and local distinctiveness
 DM2.12: Tourist accommodation
 DM3.8: Design Principles applying to all development
 DM3.11: Road safety and the free flow of traffic

DM3.12: Provision of vehicle parking
 DM3.13: Amenity, noise, quality of life
 DM4.2: Sustainable drainage and water management

3.4 Starston Neighbourhood Plan

No specific policy

4. Consultations

4.1 Starston Parish Council

No comments received

4.2 District Councillors

Cllr Clayton Hudson

To Committee - to allow the weight of Local Plan Policy DM2.12 and the sites proximity to a settlement with services to considered (as material considerations) by the Committee

Cllr Martin Wilby

To Committee - this application will support rural tourism and the local economy in South Norfolk

4.3 Water Management Officer

No comments received

4.4 NCC Highways

Conditional Support

4.5 Other Representations

No other representations received

5 Assessment

Key considerations

- 5.1 The main issues for consideration are the principle of development, the visual impact of the development, access and parking, any impact on nearby properties, and flood risk

Principle

- 5.2 Policy DM2.12 of the Local Plan allows for the change of use of land for touring caravans, camping, glamping and other temporary structures providing tourist accommodation where the accommodation site is

a) Of an appropriate scale to the level of availability of local services in a nearby settlement or at an existing tourist destination

or

b) Well related to and supports the diversification of a farm or land based enterprise

- 5.3 In this case, the proposed accommodation is neither at an existing tourist destination nor does it relate to the diversification of a farm or land based enterprise. As such the principle consideration is to the availability of local services (criterion (a)).
- 5.4 As noted above, the site is in a rural location. The nearest settlement with a development boundary is the main part of Starston which as noted above is around 2.5 kilometres south of the site. However not only is this settlement still some distance it also has very limited services with no shop or public house or other similar facility that might be used by tourists. The nearest settlement with a wide range of services is Harleston which is around four kilometres away. The applicant has contended that this could be cycled or even walked. Whilst this is possible, it is on unlit roads without pedestrian facilities and in most cases journeys of these kind of distances would be expected that to be made by the private car.
- 5.5 It is clear that the policies in the Local Plan do seek to direct development such as this to locations which are close to settlements with services to reduce reliance on the private car. There are likely to be few locations within the district that are more remote from services than this location. As such regardless of whether it is physical possible for someone in good health and fitness to walk or cycle to a settlement with services, it is clear that the intention of the Local Plan is that locations such as this are not suitable for such development unless they relate to an existing tourist attraction or form part of a farm diversification scheme. In the absence of the scheme meeting either of these requirements it is considered to conflict with policy DM2.12 by virtue of its poor relationship with any settlement.

Visual Impact

- 5.6 The development proposed is of a modest nature and within a site that is relatively well contained with the highway boundary being well vegetated. Although there will be some views into the site from the existing access, the location of the hut is such that it will not be visible to passing traffic along the public highway. As such it is not considered that the development would have an unacceptable visual impact.

Access and Parking

- 5.7 The proposal is to use an existing field access which will be upgraded to provide access to the development. Norfolk County Council's Highways Officer raises no objection to this subject to a condition relating to the access construction as well as conditions requiring the provision of a parking and turning area.
- 5.8 As such the proposal is considered to accord with policies DM3.11 and DM3.12 of the Local Plan.

Impact on Nearby Properties

- 5.9 The nearest residential property other than the applicant's dwelling is Meadow Farm around 120 metres to the north. Given this distance it is not considered that the proposal will result in unacceptable disturbance, whilst the physical presence of the hut itself is clearly a sufficient distance to have an impact, which in any event is screened by vegetation on the northern boundary.
- 5.10 As such the proposal is considered to accord with policy DM3.13 of the Local Plan.

Flood Risk

- 5.11 The site is in Flood Risk Zone 1 and therefore not at risk from fluvial flooding. There is an identified surface water flood risk on the western fringe of the site and the northern boundary, however these should not affect the areas of the site where the hut is to be sited and its immediate surroundings. As such it is considered that the development can be accommodated on the site without being at unacceptable risk from flooding.

Other Issues

- 5.12 This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The proposal will result in additional overnight accommodation, however it is located outside the catchment areas of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site, and does not involve foul or surface water drainage into those catchment areas. As such, it is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).
- 5.13 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.14 This application is not liable for Community Infrastructure Levy (CIL) but is liable for Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS).

Conclusion

- 5.15 Whilst the Council is keen to promote tourism within the district and is keen to support accommodation to facilitate this, in this instance the proposal is considered to conflict with policy DM2.12 due to its remote location distant from any settlement with services, and as it does not relate to an existing tourist destination or form part of a farm diversification scheme. The proposal does not provide overriding economic, social and environmental benefits to accord with policy DM1.3 of the Local Plan, whilst the location of site would result in an over-reliance on the private car contrary to Policies 1 and 6 of the Joint Core Strategy and Policy DM3.10.

Recommendation : Refusal

- 1 Contrary to DM2.12 and DM1.3
- 2 Overreliance on private car

Reasons for Refusal

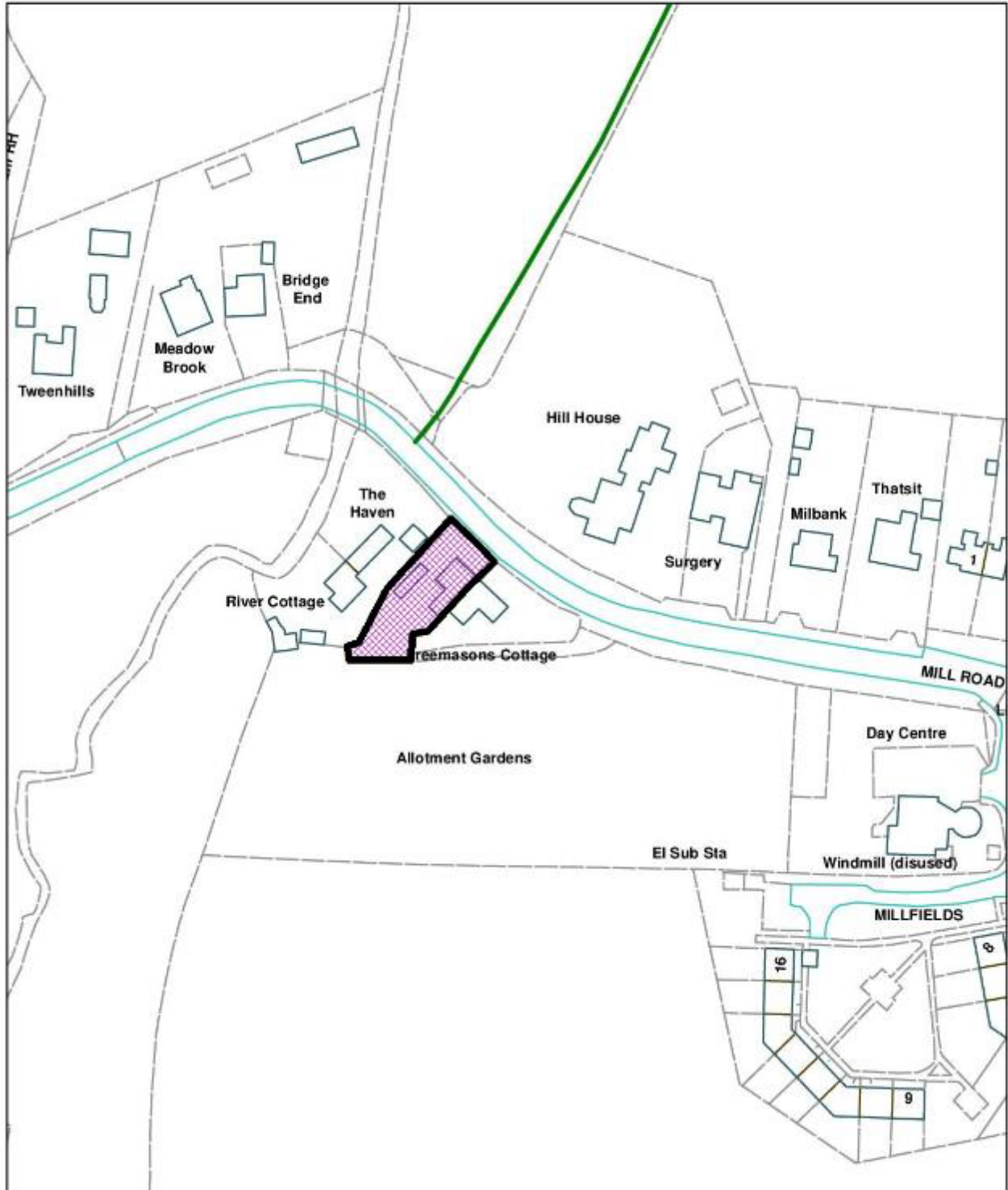
- 1 The proposed siting of a shepherd's hut for use as a holiday let is not considered acceptable as it conflicts with criteria 3 (a) of policy DM2.12 as the site is not of an appropriate scale to the level of availability of local services given the remote location of the site, and does not relate to an existing tourist destination or form part of a farm diversification scheme, whilst the proposal does not provide overriding economic, social and environmental benefits to accord with policy DM1.3 of the Local Plan.
- 2 The location of the site and its proximity to services and facilities would result in over-reliance on the private car, which will not minimise greenhouse gas emissions and is not located to use resources efficiently. The application is therefore contrary to Policies 1 and 6 of the Joint Core Strategy and Policy DM3.10 of the South Norfolk Local Plan Development Management Policies Document 2015.

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Application 5

2022/1417

Not Set



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

5. Application No : 2022/1417/H
Parish : HEMPSTALL

Applicant's Name: Joesbury
 Site Address 2 Freemasons Cottages Mill Road Hempnall Norfolk NR15 2LP
 Proposal New door opening within side (north west) elevation and new single storey rear extension including internal alterations (Revised)

Reason for reporting to committee

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary :

Approval with Conditions

1 Proposal and site context

- 1.1 This application follows the refusal of the previous application by Members of Development Management Committee for a two storey side and rear extension, application number 2021/2637.
- 1.2 The application site is a semi-detached two storey dwelling that has a flat roof two storey and pitched roof single storey extension to the rear. The building is likely to date from the mid C19 and is an elegant and prominent Georgian style building very visible on the approach road into Hempnall from the East. Due to its age and architectural characteristics the Senior Heritage and Conservation Officer suggested in the previous application that it is considered to be a non-designated heritage asset.
- 1.3 The proposal is for a single storey rear extension that also extends to the side (north west), it is proposed to have a flat roof and be proposed to be clad with vertical Siberian Larch boarding. The roof of the existing extension adjacent to the neighbour which is currently slopes downwards is being removed and a higher flat roof into being proposed. It is proposed the brickwork on this extension will be painted, which is permitted development.

2. Relevant planning history

2.1	2021/2637	Two storey side and rear extension with external and internal alterations.	Refused
2.2	1999/0897	Single storey rear extension to dwelling	Approved
2.3	1997/1610	Retention of boundary wall & piers	Approved

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 12 : Achieving well-designed places
 NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)
 Policy 2 : Promoting good design
- 3.3 South Norfolk Local Plan Development Management Policies
 DM3.6 House extensions and replacement dwellings within the Countryside
 DM3.8 Design Principles
 DM3.12: Provision of vehicle parking
 DM3.13 Amenity, noise and quality of life
 DM4.10 Heritage Assets

4. Consultations

4.1 Parish Council Refusal

- Do not consider that the revisions overcome the previous reasons for refusal

4.2 District Member Cllr Michael Edney:

- If the council are minded to approve this application I wish it to be determined by the Development Management committee.
- This is a revised application, the previous application was unanimously rejected by the committee.
- It appears to be little different except with the removal of the first floor. I object on mass, scale and its modern design and materials which are out of character to the street scene.
- This application does nothing to address the previous reasons for refusal.

4.3 Senior Heritage and Design Officer: No Objection

- The reduction in the height considerably changes how imposing the extension is in contrast to the previous two storey proposal.
- Previously the two storey block form did sit relatively incongruously although it was set back from the main elevation.
- This proposal being only single storey will be considerably more subservient to the original dwelling.

4.4 Other Representations

Three letters of objection raising the following concerns (summarised):

- Does not overcome the reasons for refusal of the previous application
- Overbearing
- Harm to non-designated heritage asset
- Harm to character and appearance of the area

5 Assessment

Key considerations

- 5.1 The key considerations are the principle of development, design, impact on the non-designated heritage asset, impact on the character and appearance of the area, impact on neighbour amenity and parking

Principle

- 5.2 Policy DM3.6 supports extensions to existing lawful dwellings providing that the design and scale of development is compatible with the area's character and appearance and that it complies with other relevant policies. The principle of extending the dwelling is therefore acceptable.

Design, character and appearance

- 5.3 Policy DM3.8 in the SNLP and JCS Policy 2 promote good design, which is echoed in the NPPF (2021). Policy DM3.6 states that the design and scale of the resultant development must be compatible to the area's character and appearance.
- 5.4 The site is not located within a conservation area and is not a listed building nor close enough to any listed building to impact on their setting. The Senior Heritage and Design Officer considers

the building to be a non-designated heritage asset and the application has been considered in regard to Policy DM4.10 which seeks to protect heritage assets.

- 5.5 The first reason for refusal of the previous application (2021/2637) was:
The scale, bulk and mass of the extension which protrudes to the side of the dwelling along with the contemporary design of the proposed extension would create a dominant extension which would detract from the character and appearance of existing dwelling which is a non-designated heritage asset and in doing so adversely affect the character and appearance of the area. The proposal is therefore contrary to policies DM3.6 and DM3.8 of the South Norfolk Local Plan, Policy 2 of the Joint Core Strategy and Paragraphs 130, 134 and 203 of the NPPF.
- 5.6 This application seeks permission for a single storey, rather than two storey extension so significantly reduces the scale, bulk and mass of the extension.
- 5.7 The Senior Heritage and Design officer provided feedback on the scheme stating *“The reduction in the height considerably changes how imposing the extension is in contrast to the previous two storey proposal. Previously the two storey block form did sit relatively incongruously although it was set back from the main elevation. This proposal being only single storey will be considerably more subservient to the original dwelling. I therefore have no objection to the proposal.”*
- 5.8 The extension is set back 7m from the principal elevation of the dwelling. Whilst it does protrude to the side this will not be the prominent feature when viewing the principal elevation due to the distance it is set back. If the extension were to follow the existing line of the side wall it is considered that the mass and scale of the extension would appear worse than the current proposal where the return to the side provides a break and interest to what would be a very long flat elevation.
- 5.9 In reducing the height to a single storey extension it will be much less visible from the road with the existing outbuilding screening it from view from the side with only glimpsed views into the site between the existing dwelling and outbuilding.
- 5.10 Comments were received stating that the extension is not in keeping with the existing dwelling. The application proposes the use of contemporary cladding. There is already a two-storey rear extension that is not of the best quality appearance brick so to try and build a further extension that would match the existing dwelling is likely to be unsuccessful. In many cases taking a modern approach to additions to more traditional buildings is much more successful. The proposal provides a clear break between the existing dwelling and the new addition and is complimentary rather than a poor replica of the original. To achieve good design, it is not always necessary to use matching materials and/or replicate the original design to achieve a suitable scheme.

Impact on non-designated heritage asset

- 5.11 The second reason for refusal of the previous application (2021/2637) was:
The appearance and architectural characteristics of the extension as described in the first reason for refusal will detract from and result in harm to the character and appearance of the existing dwelling, 2 Freemasons Cottage, and its significance as a non-designated heritage asset. The existing dwelling is considered to be a non-designated heritage asset by virtue of it being historically a good representative example of well-designed local mid C19 domestic style architecture with a balanced and proportioned Georgian style front elevation, original multi-pane sash windows, detailed flat gauged brick arches and white gault brick to the front elevation, which represents locally distinctive design and materials found in the area at the time, but which is not of sufficient enough significance to warrant heritage listing based on national importance.
- 5.12 The reduction in scale, bulk and mass in losing the first floor means that the proposal is no longer a dominant addition to the host dwelling and would remain subservient and for the reasons outlined above is not considered to result in harm to the non-designated heritage asset.

Neighbour amenity

- 5.13 Policy DM3.13 in the SNLP protects the amenity of neighbouring properties and uses. With the reduced height the main part of the extension is sufficient distance away from the neighbouring property not to cause any loss of amenity in terms of overlooking, loss of light, overshadowing or being overbearing. There will be small increased impact from the increase in the height of the flat roof to the existing extension. However, taking into consideration the orientation to the north west, the existing shed located adjacent to the boundary on the neighbour's side and the scale and position of the extension it is not considered to result in any significant impact through overlooking, loss of light, overshadowing or overbearing to the detriment of neighbour amenity. As a result, it is considered the proposed development complies with policy DM3.13 of the SNLP.

Parking

- 5.14 Policy DM3.12 seeks to ensure that adequate parking is provided for all development. The dwelling will remain a three/ four bedroom dwelling and there is space within the garage and front drive for at least three vehicles, so the proposal complies with this policy.

Other Issues**Nutrient Neutrality**

- 5.15 Nutrient Neutrality - This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. The proposal relates to an existing residential unit and will not increase the number of dwellings. Using the average occupancy rate of 2.4 people, the proposal is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment and is not considered a high water use development. This application has been screened, using a precautionary approach, as is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).
- 5.16 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.17 This application is not liable for Community Infrastructure Levy (CIL) as the extension of less than 100m².
- 5.18 This application is not liable for Green Infrastructure Recreational Avoidance Mitigation Strategy (GIRAMS)

Conclusion

- 5.19 The loss of the first floor does significantly reduce the scale, bulk and mass compared to the previous application and it is now considered the impact on the character and appearance of the area which is a non-designated heritage asset is acceptable and accords with policies DM3.6, DM3.8 and DM4.10 of the SNLP and JCS Policy 2. The proposal is in accordance with DM3.13 as there is not considered to be any significant impact on neighbour amenity. There is sufficient parking on site, so the proposal complies with DM3.12.

Recommendation : Approval with Conditions

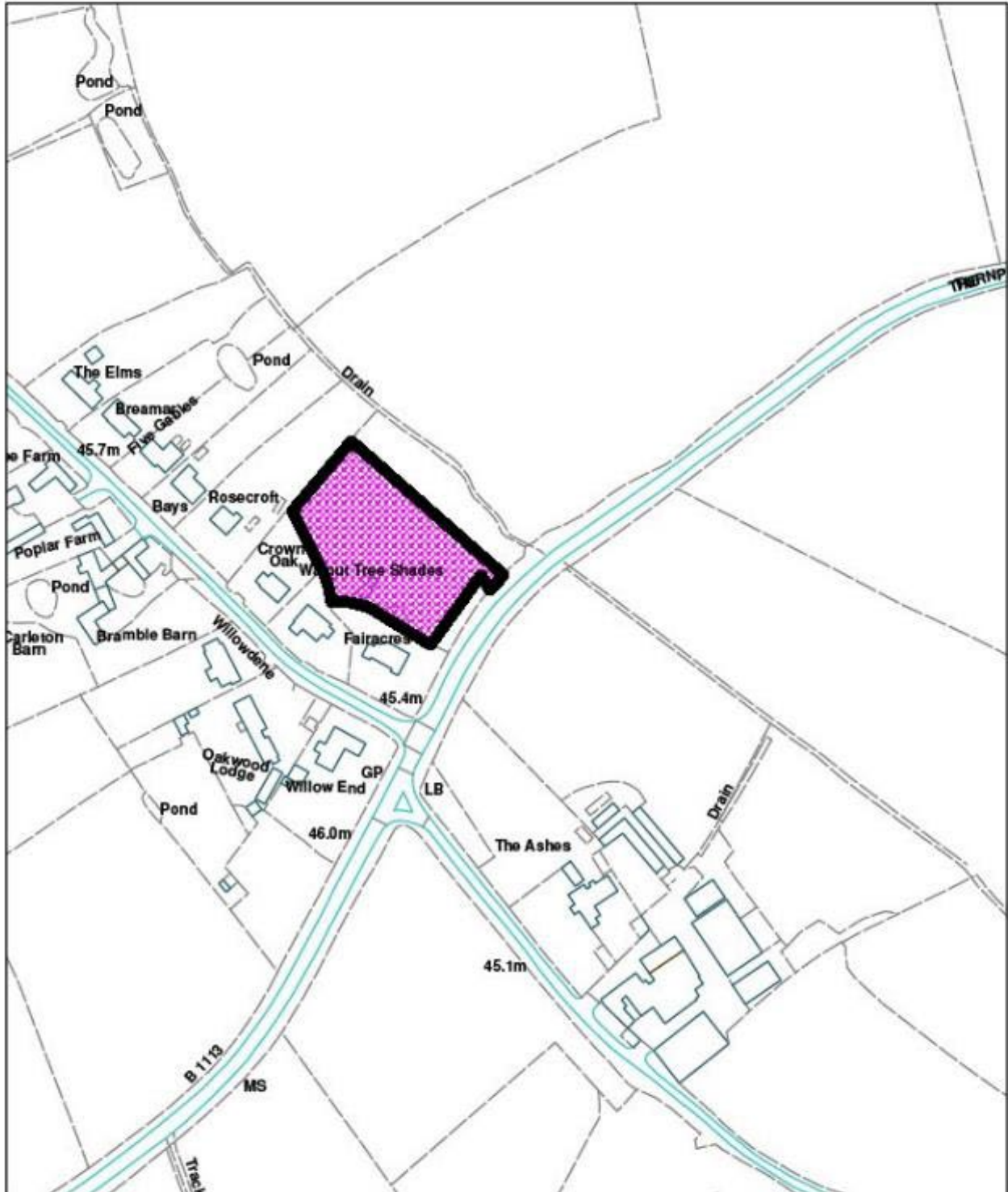
1. Full Time Limit
2. In accordance with the approved plans
3. Materials

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Application 6

2022/1548

Land North of The Turnpike, Carleton Rode



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South Norfolk Council, Cygnet Court, Long Stratton, Norwich, NR15 2XE Tel (01508) 533633

6. Application No : 2022/1548/F
Parish : CARLETON RODE

Applicant's Name: Mr. Tim Davidge
 Site Address Land North of The Turnpike, Carleton Rode, Norfolk
 Proposal Erection of 3 dwellings

Reason for reporting to committee:

The Local Member has requested that the application be determined by the Development Management Committee for appropriate planning reasons as set out below in section 4.

Recommendation summary:

To authorise the Assistant Director (Place) to refuse following receipt of comments from Natural England.

1 Proposal and site context

- 1.1 The proposed site is approximately 0.39ha in size and lies within the open countryside, remote from development boundaries. The site is associated with an existing single storey detached dwelling that is accessed from Rode Lane. The existing dwelling forms part of a small hamlet that lines the lane. The proposal is to erect three large two storey dwellings to the north of the site which is currently grassed paddock that extends behind two neighbouring dwellings - Walnut Tree Shades and Crown Oak. The proposal includes a new access point from The Turnpike (B1113) to the southeast. The proposal is to self-build these dwellings and the applicants, and their two children will occupy the three new dwellings and sell off the existing dwelling to help fund the project. Both children have established businesses based at the existing dwelling, which are to be relocated to the new dwellings.

2. Relevant planning history

- 2.1 No recent relevant planning or appeal history.

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)
 NPPF 02: Achieving sustainable development
 NPPF 04: Decision-making
 NPPF 05: Delivering a sufficient supply of homes
 NPPF 06: Building a strong, competitive economy
 NPPF 08: Promoting healthy and safe communities
 NPPF 09: Promoting sustainable transport
 NPPF 11: Making effective use of land
 NPPF 12: Achieving well-designed places
 NPPF 14: Meeting the challenge of climate change, flooding, and coastal change
 NPPF 15: Conserving and enhancing the natural environment
- 3.2 Joint Core Strategy (JCS)
 Policy 1: Addressing climate change and protecting environmental assets
 Policy 2: Promoting good design
 Policy 3: Energy and water
 Policy 4: Housing delivery
 Policy 5: The Economy
 Policy 6: Access and Transportation
 Policy 17: Small rural communities and the countryside

- 3.3 South Norfolk Local Plan Development Management Policies Document
DM1.1 Ensuring development management contributes to achieving sustainable development in South Norfolk.
DM1.3 Sustainable location of development
DM1.4 Environmental Quality and local distinctiveness
DM2.3 Working from home
DM3.1 Meeting housing requirements and needs
DM3.8 Design Principles
DM3.10 Promotion of sustainable transport
DM3.11 Road safety and the free flow of traffic
DM3.12 Provision of vehicle parking
DM3.13 Amenity, noise, and quality of life
DM4.2 Sustainable drainage and water management
DM4.8 Protection of Trees and Hedgerows
DM4.9 Incorporating landscape into design.

- 3.4 Supplementary Planning Documents (SPD)
South Norfolk Place-Making Guide 2012
Parking Guidelines for new developments in Norfolk revised 2022
Advice Note on Custom and Self-Build Housing 2017

4. Consultations

4.1 Carleton Rode Parish Council

Request that the application is refused on following grounds:
Highway Safety – the entrance to the development from the B1113 (The Turnpike) within proximity to staggered crossroads and within a series of bends with a 60mph limit, we do not feel that this is safe considering the volume of traffic which could be visiting the proposed businesses.
The proposal is outside of development boundaries.
Inappropriate building design - out of keeping with the existing properties they back onto.
Loss of privacy and light to neighbouring dwellings by virtue of the size of properties and overlooking nature and potential screening.

4.2 District Councillor Cllr S Ridley

Appreciates that the application site falls outside of development area. Considers that the applicants believe they have grounds for successfully arguing that there are exceptional circumstances in this case. Without taking a view on the merits, in the circumstances, should you decide to refuse the application, the applicants should have the opportunity to put their case to the Committee.

4.3 Historic Environment Service

Potential of heritage assets with archaeological interest will be present at the site and their significance will be adversely affected by the proposed development. If approved, requested archaeological mitigatory work be conditioned as recommended.

4.4 Natural England

Original comments:

Initially commented requesting a further Habitats Regulation Assessment.

Reconsultation:

Comments awaited.

4.5 Water Management Officer

No comments received

4.6 NCC Highways

Raised a level of concern regarding the principle of the development due to the remoteness and considers the site performs poorly in terms of transport sustainability. The means of access are not ideal due to speed limit and nature of road, although visibility splays are adequate.

No satisfactory safe walking conditions or access for disabled residents.

The size of the access and turning space for service vehicles remains inadequate.

Parking allocation is unclear.

No provision for refuse collection.

Should your Authority be minded approving the application I would be grateful for the inclusion of the conditions:

- Access constructed in accordance with highway specification
- Any access gates/other means of obstruction to open inwards
- Visibility splays in accordance with details indicated
- No works shall commence on the site until such time as detailed plans of a footway link between the site and Rode Lane has been submitted to and approved.
- Prior to first occupation, the access, parking and turning area shall be completed.

4.7 Other Representations

Richard Bacon MP

Continues to offer support to applicants and writes to request approval. I believe this application encompasses excellent features where the applicants have considered the use of land and consulted neighbours, Parish, and District Councillors, all I am told are supportive. Approval will give the children security and ability to be close to parents. Both children have established businesses and the build will allow them to stay in the local area. I do not consider the build would set precedent due to the nature of the land, arrangements, and existing access.

4.8 CPRE Norfolk

Objects to the application on following grounds:

Proposal is outside of settlement boundary, thus contrary to policy 17 of the JCS. The proposal does not meet criteria for a rural exception.

Building on greenfield sites should be resisted given the governments priorities for addressing Climate Change.

No guarantee the current family circumstances would continue to be the case in perpetuity and does not override other planning considerations.

The site has not been put forward as a potential site for housing in the GNLP or in the South Norfolk Village Cluster Housing Allocation Plan. However, the assessment for site SN0547REV in the latter draft plan is relevant, given the proximity of that site to the one in this application. Here, part of the overall conclusion is that "the site is considered to be unreasonable. The site is separated from the main settlement and its services and is considered to be in an unsustainable location."

Development is out of character and has a negative impact on the landscape.

South Norfolk demonstrates an adequate housing land supply.

There is no reason to depart from the adopted local plan.

4.9 5 local letters of objection on the following grounds:

Proposed dwellings are out of character with the surrounding dwellings and will set a precedent for any other residents wishing to develop their own gardens.
 Neighbouring dwellings have a much smaller footprint and are single storey.
 Concerns regarding highway safety due to nature of the road and business traffic.
 Concerned regarding outlook.
 The dwellings would directly overlook and remove privacy due to scale, design, and orientation of the buildings.
 The development would have a detrimental effect on light and overshadow surrounding dwellings from itself or potential screening.
 Increased light pollution.
 No footpath to the proposed site.
 Parking issues could arise by virtue of residential/business mix. There are no provisions elsewhere in proximity.
 Increase noise and disturbance from three new dwellings.
 The self-build does not outweigh unsympathetic design.
 No bus services in the area, thus development would require car transport.

5 Assessment

5.1 **Key Considerations**

- Principle of the development
- Design and impact upon character and appearance of the area
- Neighbour Amenity
- Flood Risk and Drainage
- Ecology

Principle

5.2 Planning law requires that applications must be determined in accordance with the Local Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration in determining planning decisions.

5.3 It should be noted that the Council currently has less than a 5 years of deliverable sites having regard to the temporary impact of Nutrient Neutrality and in noting this regard is given to paragraph 11 of the NPPF which states that:

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (see footnote 7); or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

5.4 Footnote 7 states that “The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change”

5.5 In this instance it is evident that the proposal is affected by policies in the NPPF which relate to a National Park (Broads Authority), in particular, paragraphs 174, 176, 180, 181 and 182.

- 5.6 In locations within the catchment area such as this we would normally consider that the "tilted balance" from paragraph 11 is not engaged, and the Local Plan policies are not considered "out of date". However, in this instance the applicant is proposing on-site mitigation to address this issue. At the timing of this report, we are awaiting feedback from Natural England on whether the proposed mitigation is acceptable but for the purposes of assessing the application a precautionary approach is being taken that mitigation can be provided and therefore the tilted balance applies on the basis that there is not a demonstrable five-year supply of deliverable housing sites.
- 5.7 Working on the basis that this scheme could potentially mitigate the impacts on conservation objectives, the following assessment seeks to establish the benefits of the scheme and any harm that would be caused in the context of sustainable development as set out in the NPPF and defined through three dimensions; *economic, social, and environmental*. Under each of these three headings the relevant policies within the Local Plan are also referred to.

Economic Role

- 5.8 The NPPF confirms the economic role as:
- "contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure."*
- 5.9 The scheme would result in some short-term economic benefits as part of any construction work and in the longer term by local spending from the future occupants. The applicants also have local businesses that this development will support in providing ability to continue operation in the local area. It is therefore considered that the scheme would bring forward a level of economic benefit.

Social Role

- 5.10 The NPPF confirms the social role as:
- "supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations: and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing."*
- 5.11 The proposed site is outside and well removed from any current or proposed development boundary. As a result, the site is not well related to key services such as schools, shops and public transport that would support health, social and cultural wellbeing of the proposed and future residents. Therefore, it is considered that the principle of the development is unacceptable in terms of the social dimension of sustainable development. Considering the above, the proposal would not accord with strategic policies DM1.1 and DM1.3 of the Local Plan, nor would it accord with policy DM3.10 nor Policy 6 of the Joint Core Strategy in regards to the Council's policies seeking to reduce the need to travel and reduce the reliance on the private car.

Self-build housing

- 5.12 The National Planning Policy Framework requires councils to plan for people wishing to build their own homes. This can be a material planning consideration for this application as self-build has been identified as the method of delivering the site. Considering the importance of offering self-build housing, other material planning considerations are of greater significance in this instance and this factor is not considered as an overriding factor.
- 5.13 One of the main benefits promoted for this development is that the scheme would provide self-build dwellings. Whilst this is a benefit it should be noted that the Council is confident that it will

meet its requirements in regard to the delivery of self-build units and has a track record of doing so. This has been considered in several appeal decisions where Inspectors have found that we have a sufficient supply.

Design and Layout

- 5.14 The proposed development includes three large two-storey dwellings accessed independently from The Turnpike. The dwellings are set back from the road and are somewhat screened from The Turnpike by virtue of existing trees and hedgerows to the north and east of the site.
- 5.15 The external material finish includes a mixture of Norfolk red brick, cream render and composite cladding with grey windows and galvanised rainwater goods. Each plot varies slightly in design and plot size, but the general theme is a large, gable ended structure, taking up an average plot size of approx. 21 x 14 metres.
- 5.16 The immediate wider area primarily consists of a mixture of bungalows and one and a half-storey dwellings with dormers that are moderately scaled. There are examples of larger traditionally gabled farmhouse/barn conversions further west along Rode Lane and one well screened example to the east, accessed from Ash Lane. The proposed dwellings would not however be perceived as traditional farm buildings. Due to the topography of the site and the new dwellings lying on lower ground level, it can be displayed that plots 2 and 3 will have a limited difference in overall height.
- 5.17 I consider the proposed choice of materials to be acceptable considering the dwellings in proximity. However, I consider the scale of the buildings will adversely impact the character and appearance of the immediate area. The development could be achieved in a more sympathetic manner considering the locally distinctive characteristics which could still achieve the required purpose of a large home.
- 5.18 Although not noted on the site plan, the northeastern boundary is currently screened by the treeline, as well as the boundary facing the highway. This screening offers some benefit in addressing the above concerns; however, I do not consider it appropriate to be reliant on such features to mitigate for development that is of an inappropriate scale for its site.
- 5.19 Due to the unsatisfactory scale, height, and massing of the development, I consider that the proposal does not satisfy Policy DM1.4 and DM3.8 of the Local Plan.

Amenity

- 5.20 Several neighbouring dwellings have raised concerns to the proposed development. These concerns include the potential adverse impact on outlook, the increase in noise and disturbance, and the loss of privacy and light because of the proposed dwellings.
- 5.21 All three plots have a relatively close spatial relationship with existing dwellings that run along Rode Lane. The nature of this cluster of houses within the open countryside means that these dwellings benefit from not backing onto other dwellings. The proposed dwellings thus present an adverse impact in terms of outlook. Although a full landscaping plan has been proposed to be satisfied via discharge of condition later, neighbouring dwellings are concerned that to reduce this adverse impact, the development would warrant screening, and thus lead to a concern of loss of light. Whilst I understand this concern, I do not consider the proposal presents an unacceptable impact in terms of outlook, loss of light or overshadowing by virtue of distance and the nature of the site.
- 5.22 The proposed dwellings also present potential adverse impacts in terms of overlooking and thus loss of privacy. Although this is of some concern, I believe the distance between the dwellings and topography of the site would limit this impact.

- 5.23 Furthermore, concern surrounding the businesses operating from the site has been raised. Considering the nature of the businesses, I am satisfied that the potential adverse impacts could be managed through relevant conditioning that would content Policy DM2.3.
- 5.24 There has also been concern made regarding light pollution. Although I accept that the proposal will increase light pollution, by virtue of the domestic nature of development, I do not consider this to be an unacceptable impact.
- 5.25 Considering the above, the proposal is acceptable under Policy DM3.13.

Transport, Parking and Highway Safety

- 5.26 The Highways Authority has assessed the proposal and raised a level of concern to the access, turning arrangements and parking on site as well as supporting the view that the proposal encourages unsustainable transport.
- 5.27 Policy DM3.10 promotes sustainable transport. As already identified, the site is outside of development boundaries and thus the proposal is not considered to support sustainable transport methods and therefore, the proposal is considered to be unacceptable under this policy. It is suggested that the ability for the proposed occupiers to work from home reduces the need to travel to work. Although this is recognised, the nature of the businesses requires clients to travel to the site, and the only viable form of transport from outside of the immediate area is motorcar.
- 5.28 In terms of highway safety, the means of access is not considered ideal in the view of Highways Authority. The access onto B1113 presents a level of concern by virtue of the 60mph speed limit and winding section of road with varying typography. It is however accepted that the access can provide adequate visibility splays. Despite this, the proposal of three large dwellings with frequent visits from business clients presents a significant level of traffic to a concerning access point.
- 5.29 Furthermore, the Highways Authority have suggested a safe means of access would be a minimum of 4.5 metre wide for the first 10 metres into the site, to prevent stationary traffic waiting on the highway to access the site when present with a vehicle leaving. The proposed entrance is splayed for the first approx. 3 metres from approx. 8.4 metres before tapering into a 4-metre-wide entrance approx. 5 metres into the site, leading to a 3-metre-wide driveway. Considering this, the currently proposed access does not comprise of a safe means of access as defined above.
- 5.30 The Highway Authority has also suggested that the turning area of a service vehicle is not large enough and that further provision for a refuse collection point is proposed.
- 5.31 Considering the above points, I consider the proposal endangers highway safety and adversely impacts the satisfactory functioning of the highway network and therefore does not comply with Policy DM3.11 of the Local Plan.
- 5.32 It is also considered that the parking provision is not clear on the provided plans. It is suggested within the Design and Access Statement that provision for four vehicles per dwelling can be supported. Considering the revised parking standards, I would suggest that the current layout can support the minimum of three spaces, or a minimum of two removing the provision of garages. Plot 1 and 3 meets the requirement for 2 secure covered space for cycle parking per dwelling by virtue of inclusion of a garage, however plot 2 lacks this provision on the plans. I also consider that the additional provision for business clients visiting plot 1 and 2 would be adequate.
- 5.33 Considering the above, I believe that Policy DM3.12 of the Local Plan would be satisfied.
- 5.34 Furthermore, the Highways Authority considers that a footway should be provided along the B1113 from the access to Rode Lane. This should be achievable within the public highway and can be secured by condition.

Environment

- 5.35 The NPPF confirms the environmental role as:

“contributing to protecting and enhancing our natural, built and historic environment: and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Flooding

- 5.36 A tributary of River Tas runs along the northern boundary of the site. Although the site is not considered at risk of fluvial flooding, the potential of surface water flooding is an area of concern. An element of the site to the north is situated within both low and medium risk of surface water flooding. It is not clear whether an element of the site identified via red line lies within this area, although it has been indicated that the site closer to the stream is left undeveloped. I have requested that clarification is provided as to whether any element of the development including the access is located within this area of flood risk. If it is then further clarification, such as over the safe access and egress to the site in the event of a flood event may be required. This would normally be provided through a Flood Risk Assessment.
- 5.37 Considering the above, I am not currently satisfied that the proposal accords with Policy DM4.2 of the Local Plan.
- 5.38 Surface water drainage is proposed to be disposed of into soakaways for each plot to comply with SUDs. I am satisfied that the detail of this could be secured through condition.

Foul Water and Nutrient Neutrality

- 5.39 Foul water from each dwelling is treated with individual treatment plants, specified as BioDisc chemical dosing plant. Once treated, the water is gravity fed into a designed drainage field. The proposal also includes a approx. 32 x 9 metre reedbed and mitigation area.
- 5.40 This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission.
- 5.41 At this stage, it is not certain that the provisions proposed are able to satisfy the potential significant impact upon conservation objectives. For reasons stated in the principal section of the report, we have taken a proactive approach, assuming the proposal could potentially mitigate the impact. Following the submission of a shadow Habitats Regulation Assessment (HRA), Natural England has been reconsulted. Until we are satisfied that the mitigation proposed is satisfactory the application cannot, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

GIRAMS

- 5.42 The proposal would be liable for the Green Infrastructure Recreation Avoidance Mitigation Strategy (GIRAMS) tariff and require an agreed unilateral undertaking.

Ecology

- 5.43 The application has included a preliminary ecological appraisal conducted in July 2022. The assessment found the site to be of low ecological value and that any impact could be adequately

mitigated through landscaping, planting or other biodiversity enhancement measures. The existing stables are considered to have a negligible roosting potential.

- 5.44 Considering the contents of this report, I am satisfied that subject to relevant conditions and informatives, the proposal would not have a significant adverse impact on ecological value of the site.

Trees and Hedgerows and Landscape

- 5.45 The impact on surrounding trees has been considered. There are a number of trees on the boundaries of the site, creating significant screening to the site. These trees are not proposed to be impacted. I consider that this boundary treatment could be appropriately retained through appropriate conditioning. Thus, the application satisfies Policy DM4.8 of the Local Plan.
- 5.46 Landscaping details are proposed to be submitted at a later date via discharge of condition which will indicate soft landscaping for each individual plot. As mentioned above, the existing trees give an element of boundary treatment to the north and east. The site will otherwise comprise of 6ft timber close board fencing, creating divisions between the dwellings. Each plot is laid to lawn. The proposed driveway consists of tar and gravel finish for parking facilities, with a small amount of brick weave. Considering these factors and appropriate conditioning, I consider the proposal could satisfy Policy DM4.9 of the Local Plan.

Archaeological Impact

- 5.47 The Historic Environment Service has been consulted and raised the historic relevance of the site. It is therefore recommended that a programme of archaeological mitigatory work is carried out pre-commencement via relevant conditioning.

Other Issues

- 5.48 Although it is indicated that the proposed homes are 'forever' homes to be occupied by the applicants and their children, I do not consider this to be a material consideration as this cannot be appropriately managed by condition. The proposed homes could be subject to the open market in the future upon changing circumstances.
- 5.49 Under Section 143 of the Localism Act the council is required to consider the impact on local finances. This can be a material consideration but in the instance of this application the other material planning considerations detailed above are of greater significance.
- 5.50 This application is liable for the Community Infrastructure Levy. However, the intention to claim exemption on self-build grounds is noted.

Conclusion

- 5.51 By taking a proactive and precautionary approach to the application, considering the proposed on-site mitigation measures to address Nutrient Neutrality, I have applied the 'tilted balance' as set out in the NPPF to this application.
- 5.52 The primary benefit of the proposal is that it provides three self-build housing units which could help address the temporary shortfall within the five-year housing land supply subject to the proposed on-site mitigation measures being satisfactory. In addition, there are some small economic benefits such as from the construction of the dwellings.
- 5.53 However, for the reasons set out in the above assessment it is not considered that the site is located in a sustainable location for new development, nor that the design of the dwellings is acceptable for the site. There are also deficiencies in terms of the design in regard to access and turning provision within the site.

5.54 As such the proposal is considered to create adverse impacts that significant and demonstrably outweigh the benefits when assessed against the NPPF and Local Plan policies DM1.1, DM1.3, DM.1.4, DM3.8, DM3.10 and DM3.11 of the Development Management Policies Document and Policies 1, 2 and 6 of the Joint Core Strategy.

5.55 Considering the above factors, the officer recommendation is to refuse the application.

Recommendation: To authorise the Assistant Director (Place) to refuse following receipt of comments from Natural England for the following reasons:

1. The principle of the proposal is unacceptable by virtue of the proposed location and relation to development boundaries and thus potential impact upon sustainable transport and access to key services due to the distance to the nearest settlement with a range of services, public transport access and the lack of pedestrian facilities on the local highway network. The proposal would therefore result in a high reliance on the private car and therefore is not considered to accord with policies DM1.1, DM1.3 and DM3.10 of the Development Management Policies and Policies 1 and 6 of the Joint Core Strategy or accord with the NPPF's definition of sustainable development outlined in NPPF 02.
2. The proposal conflicts with Policies DM1.4 and DM3.8 of the Local Plan and Policy 2 of the Joint Core Strategy as the scale, height, and massing of the proposed dwellings do not respect the local character of the area as they are considerably larger in scale than the existing dwellings fronting onto Rode Lane.
3. The width of the access and turning provision within the site is inadequate therefore potentially leading to conflict between vehicles entering and leaving the site as well as large vehicles having to either unload or reverse onto the public highway thus endangering highway safety contrary to Policy DM3.11 of the Local Plan.
4. Whilst acknowledging the benefits of the scheme, these are significantly and demonstrably outweighed by the harms identified above and therefore the development is contrary to the NPPF even if the tilted balance in paragraph 11 of the NPPF is applied.
5. If required, any further reason(s) following receipt of comments from Natural England.

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Planning Appeals

Appeals received from 7 October 2022 to 3 November 2022

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision
2020/2144	Redenhall with Harleston Land South of Redenhall Road Harleston Norfolk	Ruby Homes Ltd (East Anglia) Ltd	Outline application for the erection of up to 110 dwellings and formation of new vehicular access.	Delegated	Refusal
2021/2659	Ditchingham Land Rear of 15 Norwich Road Ditchingham Norfolk	Mr Mills	Erection of 3 Bungalows. Construction of new vehicular access	Delegated	Refusal
2021/2321	Ashwellthorpe and Fundenhall Timber Yard North of The Street Ashwellthorpe Norfolk	Mr and Mrs Reeder	Demolition of existing buildings used in association with timber yard and erection of five dwellings comprising two 4-bedroom (one self-build), and three 3- bedroom (one First Home), new internal private driveway onto existing highway access, car parking spaces, gardens, and biodiversity/landscaping enhancements.	Development Management Committee	Refusal

Planning Appeals

Appeals received from 7 October 2022 to 3 November 2022

2022/0377	Ketteringham Old Railway Station Yard Station Lane Ketteringham Norfolk NR9 3AZ	Mr Nathan Riches	Retrospective application for Display Board on trailer	Delegated	Refusal
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Planning Appeals

Appeals decisions from 7 October 2022 to 3 November 2022

Ref	Parish / Site	Appellant	Proposal	Decision Maker	Final Decision	Appeal Decision
2020/2335	Yelverton Land east of The Bungalow Loddon Road Yelverton Norfolk	Mr Alex Mcallister	Change of use of amenity land to residential Romany Gypsy site. Erection of dayroom, store/workshop building and hard standing for mobile home and touring caravan	Development Management Committee	Refusal	Appeal dismissed
2021/0330	Costessey Barn at Windmill Farm Windmill Lane Costessey Norfolk	Mr N Bridge	Notification for Prior Approval for a proposed change of use and associated building works of an agricultural building to a dwellinghouse (QA and QB)	Delegated	Approval of details - Refused	Appeal dismissed
2021/1846	Bunwell Land to the rear of 75 Bunwell Street Bunwell Norfolk	Ms S Dinneen	Full Planning Permission for Erection of Dwelling with Associated Works, Including; Provision of Access, Parking and Landscaping	Delegated	Refusal	Appeal Allowed