

Planning Committee

Agenda

Date

Thursday 17 December 2020

Members of the Planning Committee

Cllr S Lawn
(Chairman)

Cllr J M Ward
(Vice Chairman)

Cllr A D Adams
Cllr S C Beadle
Cllr N J Brennan
Cllr J F Fisher
Cllr R R Foulger

Cllr C Karimi-Ghovanlou
Cllr I N Moncur
Cllr S M Prutton
Cllr S Riley

Time

9.30am

Place

To be held remotely

Substitute pools – trained Councillors listed below

Conservative

Cllr S M Clancy
Cllr J K Copplestone
Cllr A D Crotch
Cllr R M Grattan
Cllr K S Kelly
Cllr D King
Cllr K G Leggett
Cllr T M Mancini-Boyle
Cllr M L Murrell
Cllr G K Nurden
Cllr C E Ryman-Tubb
Cllr M D Snowling
Cllr J L Thomas
Cllr K A Vincent
Cllr S A Vincent
Cllr S C Walker
Cllr F Whymark

Liberal Democrat

Cllr D J Britcher
Cllr S J Catchpole
Cllr D G Harrison
Cllr S I Holland
Cllr K E Lawrence **
Cllr J A Neesam
Cllr L A Starling
Cllr D M Thomas

** Not trained

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@BDCEmServices

If any Member wishes to clarify details relating to any matter on the agenda they are requested to contact the relevant Area Planning Manager, Assistant Director Planning or the Assistant Director Governance & Business Support (Monitoring Officer) prior to the meeting.

In light of Government guidance, there is restricted public access to the Council offices.

PUBLIC ATTENDANCE – This meeting will be live streamed for public viewing via the following link:
<https://www.youtube.com/channel/UCZciRgwo84-iPyRimsTCIng>

PUBLIC SPEAKING – You may register to speak by emailing us at
committee.services@broadland.gov.uk no later than 3pm on Monday 14 December 2020

A G E N D A

Page No

1	To receive declarations of interest under Procedural Rule no 8	
2	Apologies for absence	
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5	Applications for planning permission to be considered by the Committee in the following order:	
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Trevor Holden
Managing Director

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 in

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 must then withdraw from the meeting.

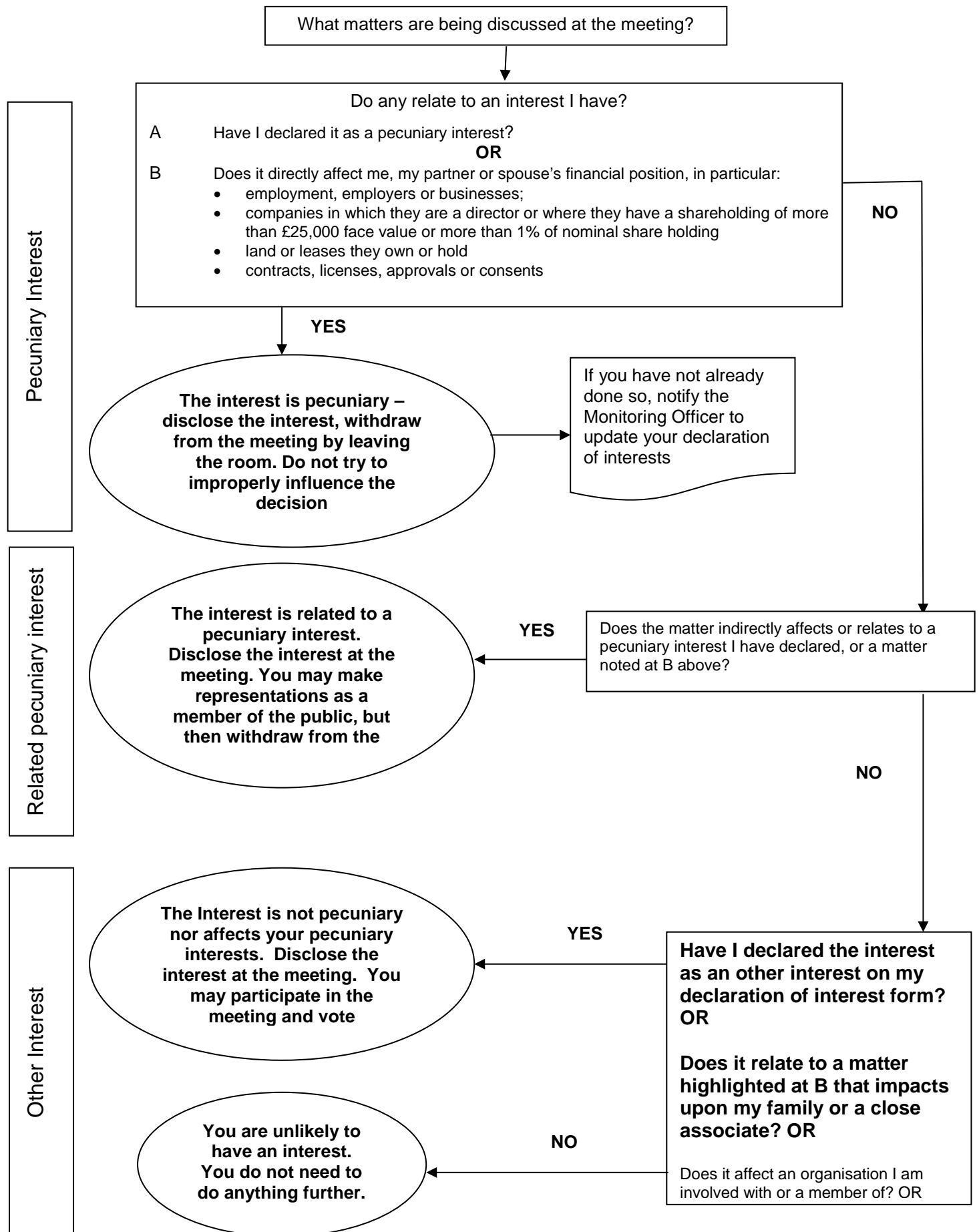
Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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



Minutes of a meeting of the **Planning Committee** held via video link on **Wednesday 2 December 2020 at 9.30am.**

A roll call was taken and the following members were present:

Cllr S Lawn – Chairman

Cllr A D Adams
Cllr S Beadle
Cllr N J Brennan
Cllr R R Foulger

Cllr C Karimi-Ghovanlou
Cllr K Leggett
Cllr I Moncur

Cllr S Prutton
Cllr S Riley
Cllr J M Ward

Also in attendance were the Assistant Director Planning, the Area Team Managers (NH & MR) and the Democratic Services Officers (DM & LA).

140 DECLARATIONS OF INTEREST UNDER PROCEDURAL RULE NO 8

Member	Minute No & Heading	Nature of Interest
Cllr Lawn Cllr Ward	Minute no 147 - Application no: 20200699 – 32-36 Harvey Lane, Thorpe St Andrew	Members of Thorpe St Andrew Town Council but had not participated in any meetings or conversations about the application. Non-disclosable - non pecuniary interest.

141 MINUTES

The minutes of the meeting held on 4 November 2020 were agreed as a correct record and signed by the Chairman.

142 MATTERS ARISING

Minute no: 137 – Application no 20191881 - Drayton Drewray, Reephram

A member stated that they had witnessed in the region of 56 cars parked at the site on one occasion at the weekend.

143 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr J F Fisher.

In respect of the decisions indicated in the following minutes, conditions or reasons for refusal of planning permission as determined by the Committee being in summary form only and based on standard conditions where indicated and subject to the final determination of the Director of Place.

144 APPLICATION NUMBER 20201173 – OLD HALL SITE, LITTLE PLUMSTEAD HOSPITAL, LITTLE PLUMSTEAD

The Committee considered an application for 11 new dwellings comprising 5 single storey and 6 two storey terraced buildings with associated hard surfacing and landscaping.

The application was reported to Committee as the proposal did not accord with the development plan.

Members noted the location and context of the site as set out in detail in the report. They also noted planning application reference no: 20080199 was missing from paragraph 2.6 of the report as noted in the supplementary schedule and that revised plans for waste management for plots 5-8 had now been received and the Contract Officer had commented that this was a good waste management plan.

The Committee heard from Mark Nolan supporting the proposal on behalf of the applicant.

The key issues in the determination of the application were the principle of development, the planning history/material considerations, affordable housing provision, the impact on the character and appearance of the area, the impact on amenity, trees and ecology and highway safety.

In assessing these issues, members concluded that, although the application lay outside the settlement limit and was contrary to Policy GC2 of the DM DPD, overall, there were sufficient reasons in terms of material benefits to support the proposal which outweighed the development plan conflict.

It was proposed, duly seconded, that the officer recommendation be supported. On being put to the vote, by way of a roll call, it was

RESOLVED:

to delegate authority to the Director of Place to **APPROVE** application number 20201173, subject to the satisfactory resolution of surface water drainage and completion of a Section 106 Agreement and subject to the following conditions:

S106 Heads of Terms:

- Provision of policy compliant commuted sums for formal and informal recreation space;

- Provision of 4 affordable housing units (4 Affordable Rent Tenure bungalows – type as per the revised plans);
- Management arrangements for public open space.

Conditions:

- (1) TL01 – time limit full permission
- (2) ADO1 - In accordance with submitted drawings as amended
- (3) DO2 – external materials to be agreed
- (4) AM12 – Contaminated land - investigation
- (5) SHC11 Access gates – restrictions
- (6) SHC21 – provision of parking
- (7) SHC23 – construction traffic – parking
- (8) SHC33A/B – highway improvements off-site
- (9) LO7 Implementation of landscaping scheme
- (10) LO9 – Tree protection
- (11) EO1 – Renewable energy
- (12) ECO1 – Ecology mitigation [NS]
- (13) DO9 – Fire hydrant
- (14) Removal of pd rights to prevent loss of garage parking spaces
- (15) Surface water drainage as required by LLFA

Informatives:

INFO01 – NPPF Statement of Conformity
INFO05 – CIL Full permission
INFO07 S.106 obligation
INFO29 CNC
SHC INF1 Off-site road improvements
Anglian Water

145 APPLICATION NUMBER 20201200 - OLD HALL SITE, LITTLE PLUMSTEAD HOSPITAL, LITTLE PLUMSTEAD

The Committee considered an application for 2 bungalows and 2 houses, garages and extension of footpath.

The application was reported to Committee as the application was linked to application 20201173 considered at minute no 144 above.

Members noted the location and context of the site as set out in detail in the report. They also noted planning application reference no: 20080199 was missing from paragraph 2.6 of the report as noted in the supplementary schedule.

The Committee heard from Mark Nolan supporting the proposal on behalf of the applicant.

The key issues in the determination of the application were the principle of the development, the planning history, affordable housing provision, the impact on the character and appearance of the area, the impact on amenity, trees and ecology and highway safety.

In assessing these issues, members concluded that the proposal was an acceptable form of development and was in accordance with the National Planning Policy Framework.

It was then proposed, duly seconded, that the officer's recommendation be supported. On being put to the vote, by way of a roll call, it was

RESOLVED:

to delegate authority to the Director of Place to **APPROVE** application number 20201200, subject to the satisfactory resolution of surface water drainage and completion of a Section 106 Agreement and subject to the following conditions:

S106 Heads of Terms:

- Provision of policy compliant commuted sums for formal and informal recreation space;
- Provision of 4 affordable housing units (4 Affordable Rent Tenure bungalows – type as per the revised plans);
- Management arrangements for public open space.

Conditions:

- (1) TL01 – time limit full permission
- (2) ADO1 - In accordance with submitted drawings as amended
- (3) DO2 – external materials to be agreed
- (4) AM12 – Contaminated land - investigation
- (5) SHC05 New access
- (6) SHC10 Access – gradient
- (7) SHC11 Access gates – restrictions
- (8) SHC17 – visibility splay
- (9) SHC21 – provision of parking
- (10) SHC23 – construction traffic – parking
- (11) SHC33A/B – highway improvements off-site
- (12) LO7 Implementation of landscaping scheme
- (13) LO9 – Tree protection
- (14) EO1 – Renewable energy
- (15) ECO1 – Ecology mitigation [NS]
- (16) DO9 – Fire hydrant
- (17) Surface water drainage as required by LLFA

Informatives:

INFO01 – NPPF Statement of Conformity
INFO05 – CIL Full permission

INFO07 S.106 obligation
INFO29 CNC
SHC INF1 Off-site road improvements

146 APPLICATION NUMBER 20201086 – LAND TO THE REAR OF THE COTTAGE, GRANGE ROAD, HAINFORD

The Committee considered an application for the erection of a single four-bedroom one & half-storey residential dwelling following outline approval 20180060 (reserved matters).

The application was reported to Committee at the request of the local member for appropriate planning reasons.

Members noted the location and context of the site as set out in detail in the report. They also noted that additional comments had been received from Hainford Parish Council as set out in the supplementary schedule.

The Committee heard from Tony Dosser and Alan Chuter, objecting, Gary Daynes on behalf of the applicant and Cllr J Neesam, local member, objecting to the proposal.

The key considerations were the principle of development, the design and impact of the development on the character and appearance of the area and the impact of the development on residential amenity, nearby trees, and highway safety.

In assessing these issues, members concluded that the principle of the development on this site had already been established by the outline approval which it was noted was for a dwelling with all other matters reserved including the layout, scale and appearance of the dwelling including its materials as well as the access, parking and landscaping of the site. It was noted that the outline application had considered the access arrangements onto Grange Road and that the visibility to the south of the access did not comply with the stated visibility standard. It was felt that the matter of the access arrangements would not be further adversely affected by the reserved matters proposal. Members, particularly, considered the issues raised by objectors regarding the size and siting of the proposal and its impact on the character and appearance of the area, and on neighbouring amenity and the nearby trees. On balance they were satisfied that the size and character of the proposal was in keeping with the location. Members concluded that the development would not result in demonstrable harm to the general character and appearance of the area, residential amenity, the nearby trees or highway safety and could therefore be supported.

It was then proposed, duly seconded, that the officer's recommendation be supported. On being put to the vote, by way of a roll call, it was

RESOLVED:

to **APPROVE** application number 20201086, subject to the following conditions:

- (1) NS – The approval of Reserved Matters follows the granting of outline planning permission 20180060
- (2) AD01 – In accordance with submitted drawings
- (3) NS – In accordance with TPP, AMS and Landscaping Plan
- (4) HC21 – Prior to first occupation proposed access and on-site parking to be laid out as on plans
- (5) P04 – Rooflights on southern elevation to have sill height of no less than 1.7 metres measured from the internal floor level
- (6) P01 – Removal of permitted development rights for Classes A, B, C & E (extensions, alterations to the roof and outbuildings)
- (7) NS – Details of the first floor escape window on western elevation to be submitted, agreed and retained in perpetuity

[The Committee adjourned for a 5 minute comfort break following which a roll call was taken to confirm that all members as recorded above were in attendance.]

147 APPLICATION NUMBER 20200699 – 32-36 HARVEY LANE GARAGE, THORPE ST ANDREW

The Committee considered an application for the demolition of the garage site and erection of 4 no: dwellings and 4 no: apartments.

The application was reported to Committee as the proposal would result in the loss of an employment site.

Members noted the location and context of the site as set out in detail in the report.

The Committee heard from Dr Thomas Foreman – Clerk to Thorpe St Andrew Town Council – objecting to the proposal.

The key issues for consideration were the principle of development, the design and impact upon the character and appearance of the area and on highway safety and parking and neighbour amenity.

In assessing these issues, members concluded that the site was in a sustainable location. It had adequate car parking and there were no highway safety issues associated with the proposal. The development would contribute to the provision/enhancement of formal recreation and Green Infrastructure. The proposal complied with the aims of the relevant policies and could be supported. The loss of an employment site was balanced against the benefits gained regarding the appearance of the site, the impact on the amenity of residential neighbours and removal of any contamination

associated with previous uses. It was noted that a balanced judgement had been taken with regard to the period for which the commercial site had been marketed for rent in that on this occasion the property had been marketed for a period of 6 months. The council would preferably wish to see a minimum marketing period of 12 months but ,given the condition of the buildings on site and the substantial upgrading and investment required for them to be an attractive option, the impact of COVID and other material considerations, it was felt on this occasion that a marketing period of 6 months was acceptable.

It was then proposed, duly seconded, that the officer's recommendation be supported. On being put to the vote, by way of a roll call, it was

RESOLVED:

to delegate authority to the Director of Place to **APPROVE** application number 20200699, subject to the following conditions and successful completion of a Section 106 Agreement with the following Heads of Terms:

- (1) Offsite contributions for formal recreation
- (2) Green Infrastructure

Conditions:

- (1) Time limit (TL01)
- (2) In accordance with plans and documents (AD01)
- (3) External materials (D02)
- (4) Landscaping scheme (L04)
- (5) Implementation of landscaping scheme (L07)
- (6) Archaeological work to be agreed (H01)
- (7) Ecology mitigation (EC01)
- (8) Highway access (HC05)
- (9) Visibility splays (HC17)
- (10) Provision of parking (HC21)
- (11) Highway improvements offsite (HC33A)
- (12) Highway improvements offsite (HC33B)
- (13) Contaminated land investigation (AM12)
- (14) Implementation of remediation (AM13)
- (15) Contaminated land during construction (AM14)

148 PLANNING APPEALS

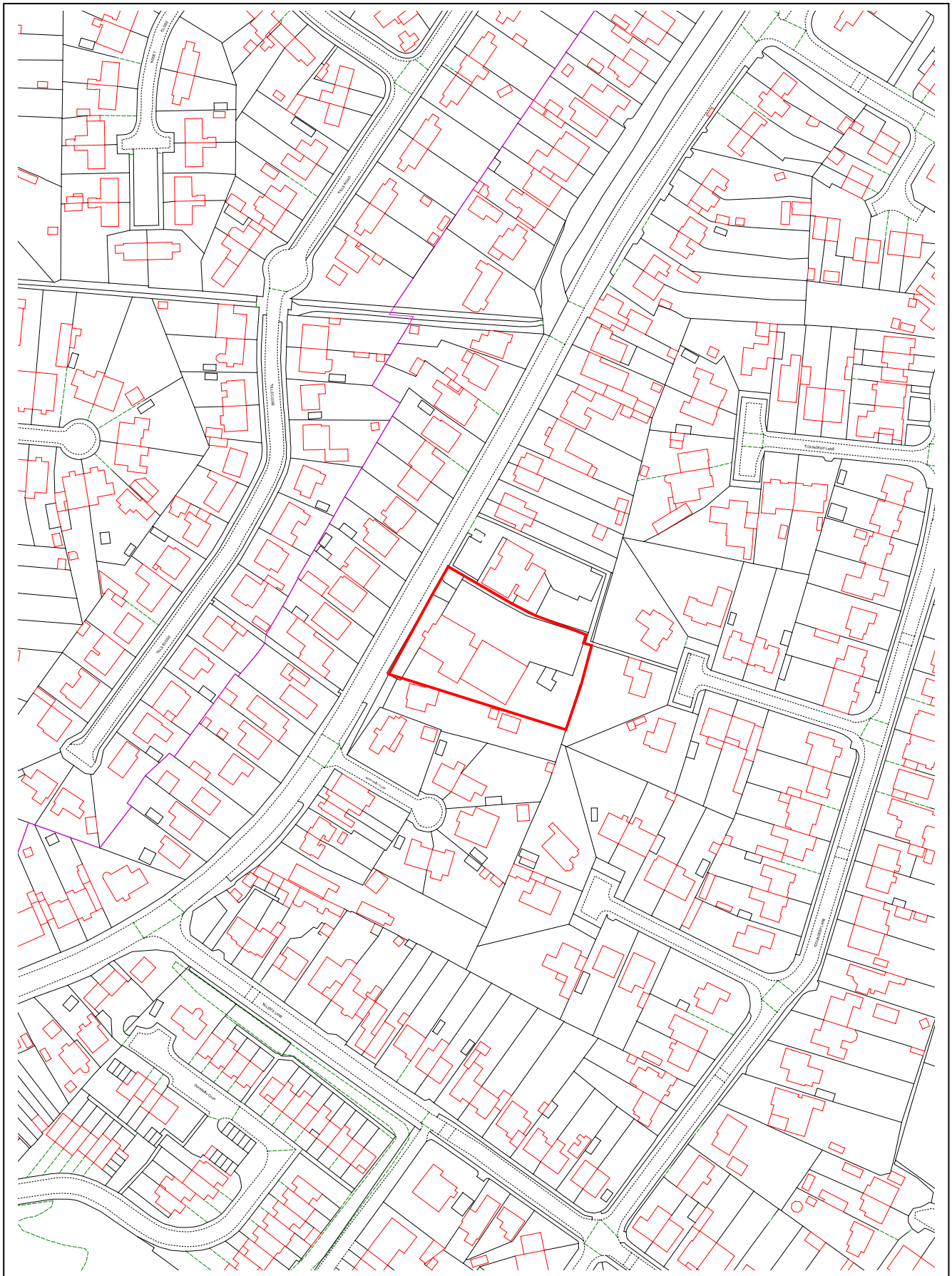
The Committee noted the appeal decisions received and appeals lodged for the period 22 October 2020 to 19 November 2020.

The meeting closed at 12noon

SCHEDULE OF APPLICATIONS TO BE CONSIDERED

Area	Application No	Location	Officer Recommendation	Page No
1	20201650	Royal Oak, North Walsham Road, Sprowston	Delegate authority to the DoP to APPROVE subject to completion of a Section 106 Agreement and conditions	13
2	20201930	224 Fakenham Road, Taverham	APPROVE subject to conditions	26

DoP Director of Place



Application No: 20201650
Royal Oak, North Walsham
Road, Sprowston, Norwich, NR6
700

Scale:
1:1250
Date:
9-Dec-20



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Application No: [20201650](#)
Parish: **Sprowston**

Applicant's Name: Mr G Laws
Site Address: Royal Oak, North Walsham Road, Sprowston,
NR6 7QQ
Proposal: Demolition of existing buildings and erection of 8 new
dwellings and garages

Reason for reporting to committee

The proposal would result in the loss of an employment site.

Recommendation summary:

Delegate authority to the Director of Place to **APPROVE** subject to completion of Section 106 Agreement and conditions.

1 Proposal and site context

- 1.1 The application is seeking full planning permission for the redevelopment of a former office and warehouse site for a development of 8 new dwellings and garages with associated access, car parking and landscaping.
- 1.2 The development will comprise of two pairs of three-bedroomed semi-detached houses fronting North Walsham Road and one detached house, one detached bungalow and two detached chalet bungalows on the rear part of the site. Each dwelling will have private garden, parking and / or garaging.
- 1.3 The applicant has indicated that the buildings will be constructed using a mix of brick and painted render with a mix of red and black pantile roofs, coloured upvc windows and doors. Existing boundary hedging and landscaping will be retained and enhanced with additional planting. New soft and hard landscaping will be provided within the site with paved areas formed using permeable paving.
- 1.4 The site is located in an established residential area approximately three miles north of Norwich City Centre on North Walsham Road.
- 1.5 The application site lies within the defined settlement limits of Sprowston where the principle of new residential development is generally accepted.
- 1.6 The former office and warehouse occupy a plot that fronts North Walsham Road. The area is predominantly residential in character and comprises a mix of houses, flats and bungalows of differing types, scale and age. In the immediate vicinity of the site development comprises of a mix of modern and older style development. To the northern boundary is a modern two-storey block of flats. To the east of the site there are a mix of bungalows and chalet

bungalows on spacious plots. To the southern boundary is a detached older style house with large rear garden running the length of the application site with detached workshop building at the bottom end. To the west and opposite the site fronting North Walsham Road are a row of detached older bungalows.

- 1.7 The site extends to an area of approximately 2,697m² with buildings of approximately 663m² in floor area currently occupying the site. The existing buildings comprise of a two-storey office fronting North Walsham road and a single storey warehouse extension to the rear.
- 1.8 The site currently has an open frontage with an existing dropped kerb off North Walsham Road used for commercial use of the site. This access will be retained in the current location but adjusted for residential use. Parking and turning will be provided to each dwelling on site. An existing footway exists along the frontage.

2 Relevant planning history

- 2.1 Full planning permission was granted for the change of use of the Royal Oak Public House to commercial premises for Class B1 and B8 purposes in May 2013.

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 11 : Making effective use of land
NPPF 12 : Achieving well-designed places

3.2 Joint Core Strategy (JCS) 2014

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design
Policy 5 : The Economy
Policy 9 : Strategy for growth in the Norwich Policy Area

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in favour of sustainable development
Policy GC2: Location of new development
Policy GC4: Design
Policy EN2: Landscape
Policy EN3: Green Infrastructure

Policy E2: Retention of employment sites
Policy RL1: Provision of formal recreation space
Policy TS3: Highway safety
Policy TS4: Parking guidelines

3.4 Sprowston Neighbourhood Plan (SNP) 2014

Policy 2 : Promoting good and appropriate design
Policy 3 : Housing development

3.5 Parking Standards SPD

4 Consultations

4.1 Sprowston Town Council:

Whilst my Council is not opposed to the granting of this application concern was expressed regarding:

1. The loss of employment opportunities as another business property changes use to residential.
2. There is only twelve parking spaces to eight dwellings.
3. No footpaths on site to access the main.
4. The Council would request, to maintain some of the history of the area, to retain the Public House signage as happened when the Beehive Public House became a co-operative retail shop.

4.2 Broadland District Council Environmental Management Officer:

No comments.

4.3 Norfolk County Council as Highway Authority:

Having reviewed the documentation I have concerns that the proposal is light on parking for the proposed use. Having referred to Broadland District Councils parking standards each dwelling would require two parking spaces however the proposed site location plan shows two spaces for both plots one and two rather than the required four spaces. The lack of parking could result in displacement of parking onto the highway. I would recommend that further parking is proposed in order to prevent parking on the highway in this location. For example I believe that if the parking spaces currently shown for plots one and two (to the west of plot six) were to be increased in length then the required four spaces could be achieved.

I would request that the applicant submits further information to show the parking layout revised to show an adequate amount of parking particularly for plots one and two. In addition, I would suggest that the garage for plot six should have a minimum internal dimension of 7m x 3m. Broadland District

Council's Parking Standards state that garages will be counted as car parking spaces where they have a minimum internal dimension of 7m x 3m.

I look forward to receiving further information which will enable me to comment further.

Further comments on revised plans:

With reference to the re-consultation received recently to the above development proposal. I am sorry for my delay in responding to the consultation and the submitted amended plans.

Having considered the amended plans I am pleased to see that the applicant has made changes to alleviate my concerns and therefore I would not wish to restrict the grant of permission. I would comment that improvements to the access are not necessary due to the existing width of the access being 5.5 metres but given that the amended site plan describes the access to be amended for suitability of residential use I have added the informal 2 on the list of conditions below.

Should your Authority be minded to approve the application I would be grateful for the inclusion of the following conditions and informative notes on any consent notice issued:

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Prior to the first occupation of the development hereby permitted the sign and post adjacent to the proposed development shall be removed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway

Development Management Group. Please contact developer.services@norfolk.gov.uk.

If required, street furniture will need to be repositioned at the applicant's own expense. Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

4.4 Broadland District Council Contracts Officer:

The collection point for bins here needs to be nearest the footpath / road. We would like to see it immediately adjacent to the red line of the boundary, vision splay permitting. So either next to the car parking space for plot 4, or better still located where the tree is shown in the corner. The bin collection point should be clearly visible and accessible to the collection crew so they do not have to access the private drive.

Further comments on revised plans:

If a fence is proposed along the front it needs to be low enough for bins to be visible from the highway. If the bin store is clearly visible however, the revised position looks fine. If they want to lessen the impact of such a large store for 8 properties, they could also consider splitting the collection areas, one for properties 1 to 4 and one for 5 to 8. Both would need to be accessible and visible from the adopted highway. It would be acceptable in this case to put a condition on the planning permission that requires details of the bin collection area/s to be agreed.

4.5 Other Representations

Objections and comments have been received from three residential neighbours of the site and are summarised as follows:

- Concerns about proposed address of new development and confusion with Royal Oak Court
- Overlooking
- Noise disturbance
- Concern about type of boundary treatment be put in place to replace existing boundary wall to maintain privacy
- Issues with boundary position/ownership

5 Assessment

Key Considerations

- #### 5.1
- The principle of development
 - The design and impact upon the character and appearance of the area
 - The impact upon highway safety and parking

- The impact upon neighbour amenity

Principle

- 5.2 As set out in paragraph 1.1 of this report the application seeks full planning permission for the demolition of the existing buildings and erection of eight dwellings, with associated access, car parking, garaging, landscaping and amenity space.
- 5.3 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the policies of the development plan and the National Planning Policy Framework (NPPF) and whether there are any other material considerations. These include whether the application contributes towards achieving sustainable development. The details of its impact on highway safety, layout and scale of the development and the impact on neighbours, character and appearance of the area must also be considered.
- 5.4 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This point is reinforced by the NPPF, which itself is a material consideration as is the Planning Practice Guidance.
- 5.5 The application site lies within the defined settlement limits where Policy GC2 of the Development Management Development Plan Document (DM DPD) seeks to accommodate new development. In this respect the application is in accordance with the development plan. Furthermore, the application site is within the Norwich Policy Area, which is a focus for major growth and development under Policy 9 of the Joint Core Strategy (JCS). The site is well connected to local services and for the purposes of Policy 1 of the JCS, Policy GC2 of the DM DPD and Policy 3 of the SNP is considered a sustainable location for new residential development.
- 5.6 Although formerly a public house, the primary use of the site when last in use was as offices with associated showroom and warehouse comprising of 614 m² internal floor area. The rest of the site is laid out as car parking for 15 cars, loading area and lawns to the side and rear. Consideration must therefore be had for the loss of employment land and loss of jobs. Policy E2 of the DM DPD states that within settlement limits, sites which are in employment use or were last used for employment will be retained in employment use unless it has been demonstrated that continued employment use is not viable or there is a significant environmental or community gain from redevelopment that outweighs the employment benefits. Policy 5 of the JCS highlights the need to provide and retain a range of small employment sites to support jobs and economic growth.
- 5.7 The property was used for the storage, servicing, repair and delivery of printers and copiers by a London based firm until it closed its Norwich Branch and vacated the premises in November 2019. The site has been marketed for

rent since December 2019 and although there was some early interest from a Norwich based company to take over the premises this fell through in March due to Covid-19. The premises has been re-marketed over the last 8 months through a recognised local estate agent and its linked web-sites but the agent marketing the property has advised that there has been no further interest or offers for the site and alternative uses are now being investigated for the site. The situation with Covid has created severe complications for existing commercial premises to continue operating and new businesses forming. For the reasons set out above a balanced judgement has been made that the marketing exercise to establish the viability of the continued use of the site for commercial use has been carried out in an appropriate manner to comply with Policy E2 of the DM DPD.

- 5.8 Paragraph 117 of the NPPF states that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment. Paragraph 118(c) of the NPPF specifically states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 5.9 The former use provided employment for around 29 people according to the original application for the change of use. The site is in a reasonable location for the type of service it provided. However, it is not necessarily sensitive to its surroundings due to noise and disturbance associated with activity on the site from the workshops and vehicles. Use of the site for housing rather than commercial is considered more compatible in this primarily residential area.

Design, Character and Appearance

- 5.10 The proposed buildings are of a scale, design and materials to compliment the character of the site and surrounding development. The proposed treatment of the external elevations is in keeping with immediate neighbours to the north, south and east, which have a mix of external materials. The pairs of dwellings fronting North Walsham Road (Plots 1 to 4) are two storey with dual pitched roofs and of similar scale and appearance to the building being replaced.
- 5.11 The size and shape of the site and adjacent development has determined the position and size of the buildings. The front building line respects the North Walsham Road frontage. The position of the house on Plot 5 is set back within the site and away from the northern boundary taking account of the position of the neighbouring block of flats and its windows. Plots 6 and 7 are detached chalets and Plot 8 is a bungalow similar to the properties to the east and further to the south beyond the immediate neighbours' garden.
- 5.12 Policy 2 of the JCS requires development be designed to the highest possible standards and to respect local distinctiveness. Policy GC4 of the DM DPD states that proposals should pay adequate regard to the character and appearance of the area through careful consideration of space, appearance and scale. Policy 2 of the SNP states that development will be well designed

to fit in with the local area. It is considered that the proposed development meets the aims of Policy 2 of the JCS, Policy GC4 of the DM DPD and Policy 2 of the SNP.

- 5.13 Each of the proposed dwellings has a private garden and parking provision, providing plot sizes of a reasonable size although smaller than surrounding development. There is generous spacing between buildings and design of the properties will ensure that the development does not look cramped on the site or in the context of the wider street scene. Paragraph 122 of the NPPF states that decisions should support development that makes efficient use of land taking account of the desirability of maintaining an areas prevailing character and setting. It is considered that the development has achieved this requirement without compromising the appearance of the site or street scene without overdevelopment of the site.

Highway Safety and Parking

- 5.14 The Highway Authority and Sprowston Town Council initially raised concerns about the proposed level of on-site parking to be provided for the development. However, revised plans have been submitted that addresses the shortfall in parking. The applicant has amended the layout to provide 2 spaces for each of Plots 1 to 4 as required. The internal dimensions of the garage for Plot 6 are 7m by 3m as required by the Parking Standards SPD and can be counted as a parking space for this property. A condition removing permitted development rights to prevent conversion of the garage is recommended to ensure that the garage is retained for parking a car and to ensure proper development of the site. Highway Authority concerns have been addressed and there are now no outstanding objections to the proposed development on either parking or highway safety grounds subject to the imposition of conditions as set out in paragraph 4.3 and as above.
- 5.15 The proposal provides parking that meets the requirements set out in the Parking Standards SPD. This sets out that three-bedroomed houses should each be provided with 2 car parking spaces. In areas where there is good access to reliable and frequent bus services less than 2 car parking per unit is considered acceptable over the development site.
- 5.16 Policy TS3 DMDPD states that development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network and Policy TS4 of the DMDPD requires new development to provide appropriate parking and manoeuvring space to reflect the use and location as well as its accessibility by non-car modes. Policy 2 of the SNP requires development to have on-site parking. It is considered that the development is in accordance with these policies.

Neighbour Amenity

- 5.17 Concerns have been raised by the occupant of 49 Colindeep Lane in relation to overlooking and loss of privacy. Plots 7 and 8 back onto the rear boundary

of this property. Plot 8 is a chalet and the only window on the rear roof slope is a velux serving a landing. Plot 7 is a bungalow and has no windows above ground floor level. In addition the boundary is screened by an existing hedge and part screened by a row of trees that are to be retained. It is recommended however, that permitted development rights are removed for the insertion of additional windows or dormers in the rear roof slopes of Plots 7 and 8 is a requirement of planning permission to ensure that this situation is preserved. Plot 6 is a chalet that backs onto the garden of 120 North Walsham Road and will have two velux windows in the rear roof slope. The windows will serve a bathroom and landing. Although these will not create any direct overlooking, to ensure no loss of privacy to the neighbours it is recommended that both windows should be fitted with obscure glazing and this should be a requirement of planning permission. Plot 5 is a house to the south of Royal Oak Court flats. There are no windows at first floor level on the north elevation although there is a window on the front elevation facing west that is relatively close to the first floor windows of the flats. This is a bathroom window only and expected to be fitted with obscure glass but to prevent any future loss of privacy and mutual overlooking, it is recommended that a requirement of planning permission is that this window is fitted with obscure glass in perpetuity.

- 5.18 The neighbour at number 49 Colindeep Lane has also raised some concerns about the type of boundary treatment that will form the eastern boundary of the site, which is currently a mix of panel fencing, hedging and feature wall in relation to their privacy, security and protection against noise. The occupant of 120 North Walsham Road has noted that there is potentially a discrepancy on the position of the southern boundary of the site as shown on the submitted plans. The applicant has been made aware of their comments but this does not have any implications for the layout of the proposed development. As a condition of planning permission details of proposed boundary treatments will be required.
- 5.19 The proposed development is therefore considered to be in accordance with Policy GC4 which states that proposal should pay adequate regard to considering the impact upon the amenity of existing properties and the amenity of future occupants of the proposed development. In this regard there will be no significant loss of light, outlook or privacy as a result of this development.

Other Issues

- 5.20 Affordable housing is not being sought for this development. Paragraph 63 of the NPPF states that affordable housing should not be sought for residential developments that are not major development. Major residential development is defined as 'development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. This proposal is for 8 new homes and the size of the site is just 0.12 hectares.
- 5.21 There is very little landscaping currently on the site. There is a small grassed

area to the rear and a row of trees on the eastern boundary of the site, comprising a Cypress tree and a group of Hawthorn and Plum trees. There is some planting behind the boundary fence on the north side of the entrance and the southern boundary of the site is screened by hedges. Policy EN2 of the DMDPD requires that developments seek to enhance the appearance of the site and increase ecological value. Existing trees and hedges will be retained and additional soft landscaping comprising of native trees and shrubs are proposed to be incorporated into the layout including a landscaped area to the front of Plot 5 adjacent to the proposed bin collection area. A condition requiring the submission of a detailed landscaping scheme for both hard and soft landscaping together with details of the proposed bin collection area and the re-siting of the public house sign will be required to be submitted for approval.

- 5.22 Policy RL1 of the DMDPD requires residential development consisting of five dwellings or more to make adequate provision and subsequent management arrangements for formal recreation space. Policy 1 of the JCS and Policy EN3 of the DMDPD also require development to contribute to the Green Infrastructure of the District. In this case an off-site financial contribution will be sought and secured through a Section 106 Agreement.
- 5.23 An Appropriate Assessment in accordance with the Conservation and Habitat and Species Regulations has been carried out by the Council and concluded that the development will not adversely affect the integrity of any habitat sites as mitigation measures will be provided in accordance with Policy EN3 of the DMDPD and regarding water quality and hydrology issues these can be mitigated by condition so again there is no likely impacts.
- 5.24 This application is liable for Community Infrastructure Levy (CIL) although a reduced rate will be applicable in this case as the existing floor space will be subtracted from proposed new floorspace.
- 5.25 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will provide employment during the construction phase of the project and future occupiers will also contribute to the local economy e.g. when maintaining and servicing their properties and spending in the local area. This weighs in favour of the proposal.
- 5.26 Paragraph 68 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 small and medium sized sites and through defining settlement boundaries to facilitate suitable windfall development. Point (c) of NPPF para 68 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'. Although this is a material consideration in the determination of the application, it can only be afforded limited weight, given the previous

supply of housing on small sites within the district.

- 5.27 Sprowston Town Council has commented that they would like that the existing Royal Oak pub sign is retained as an historic point of interest for the site. The applicant has agreed that this is acceptable and the sign can be refurbished and a suitable location for its placement can be agreed.

6.0 Conclusion

- 6.1 The site is located in a sustainable location within the settlement limits of Sprowston, close to Norwich City centre, all services, facilities and public transport.
- 6.2 The loss of an employment site is balanced against the benefits that the development will have for the appearance of the site, the provision of dwellings in a sustainable location and improved relationship with residential neighbours as a result of the commercial uses being replaced.
- 6.3 The site is provided with adequate car parking and there are no highway safety issues associated with the proposal.
- 6.4 The development will contribute to the provision/enhancement of formal recreation and Green Infrastructure.
- 6.5 The proposal is therefore considered to comply with the aims of Policies 1, 2, 5 and 9 of the JCS, Policies GC2, GC4, EN2, EN3, E2, RL1, TS3 and TS4 of the DMDPD, Policies 2 and 3 of the SNP and paragraphs 68, 117, 118 and 122 of the NPPF and is recommended for approval.

Recommendation: Delegate authority to the Director of Place to **APPROVE** subject to the following conditions and successful completion of a Section 106 Agreement with the following Heads of Terms:

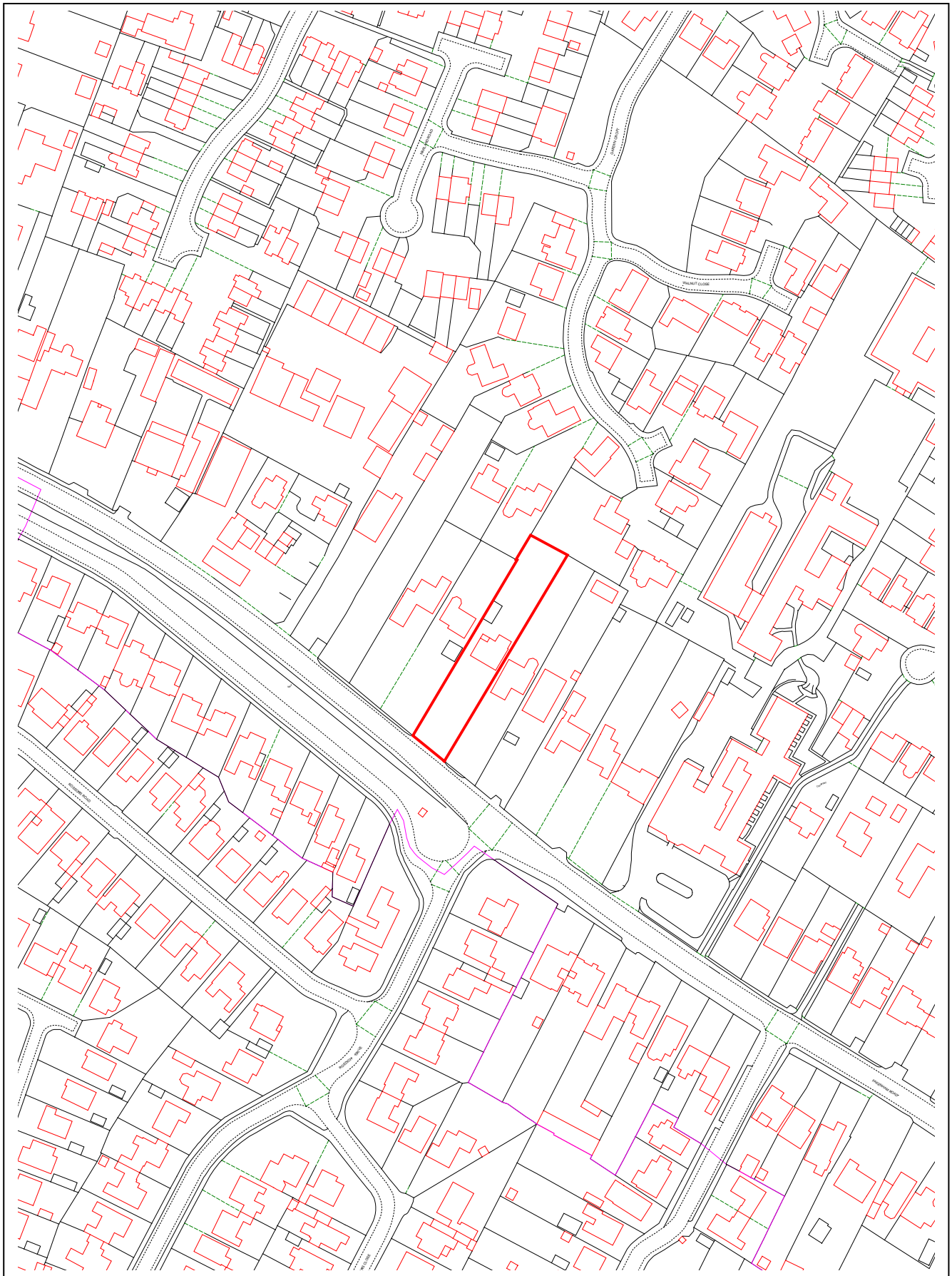
- (1) Offsite contributions for formal recreation
- (2) Green Infrastructure

and subject to the following conditions:

- (1) Time limit (TL01)
- (2) In accordance with plans and documents (AD01)
- (3) External materials (D02)
- (4) Landscaping scheme, including details of bin collection area and relocation of pub sign (L04)
- (5) Implementation of landscaping scheme (L07)
- (6) Tree works in accordance with submitted AIA
- (7) Access gates restriction (HC11)

- (8) Provision of parking (HC21)
- (9) Removal of PD rights Plots 6 garage (NS)
- (10) Removal of sign and post adjacent to proposed development (NS)
- (11) Rooflight windows to be obscure glazed on rear roofslope of plot 6 (P05)
- (12) No dormer windows or additional first floor openings on the rear roof slopes of plots 7 and 8 (P10)

Contact Officer, Julie Fox
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and E-mail julie.fox@broadland.gov.uk



Application No: 20201930

**224 Fakenham Road, Taverham, Norwich,
NR8 6QW**

**Scale:
1:1250**

**Date:
9-Dec-20**



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Application No: [20201930](#)
Parish: Taverham

Applicant's Name: Mrs M Lincoln
Site Address: 224 Fakenham Road, Taverham
Proposal: Demolition of existing dwelling and erection of two dwellings (outline)

Reason for reporting to committee

The applicant is known to be a Member, employee, or close relative of a member of Broadland District Council.

Recommendation summary:

Grant Outline Planning Permission subject to conditions.

1 Proposal and site context

- 1.1 The proposal seeks outline planning permission with all matters reserved for the demolition of the existing one and a half storey detached dwelling and the erection of two dwellings. A parameter plan indicates the proposed extent of the development area.
- 1.2 The site is approximately 0.14 hectares in size and is located on the northern side of Fakenham Road, Taverham. The site comprises of land that currently forms the entirety of the curtilage of 224 Fakenham Road with the existing dwelling and detached outbuilding / garage located centrally on the site.
- 1.3 To the west of the application site is a modern two-storey detached house with a detached double garage forward of the property, close to the boundary with the application site. To the east is a detached chalet bungalow. Gardyn Croft is located to the north of the site and comprises of large detached two storey houses.
- 1.4 The site is level and enclosed by 1.8m high close boarded fencing at the rear, and a mix of 1.8m and 1.5m high fencing and conifer hedging to the side boundaries, and a low brick wall and metal railings at the front. There are limited landscaping features within the site being mainly set to lawn, however there are large trees in the front and rear gardens of the neighbouring properties close to the boundary with canopy spread over the application site. The Oak trees in the front gardens of No 222a to the east and No 226a to the west are protected by Tree Preservation Orders (TPOs 2010 No 40 (920), 2012 No 92 and 1989 No 8).
- 1.5 There is an existing vehicular access serving the site onto Fakenham Road positioned alongside the eastern boundary with a long drive and turning area in front of the property. The front garden is mainly set to lawn.

1.6 The application site is located within the settlement limits of Taverham.

2 Relevant planning history

2.1 No relevant planning history. An outline application for the erection of 3 dwellings ([20191818](#)) was submitted last year. The application was withdrawn.

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 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) 2014

Policy 1 : Addressing climate change and protecting environmental assets
Policy 2 : Promoting good design

3.3 Development Management Development Plan Document (DM DPD) 2015

Policy GC1: Presumption in favour of sustainable development
Policy GC2: Location of new development
Policy GC4: Design
Policy TS3: Highway safety
Policy EN4 : Pollution

3.4 Taverham Neighbourhood Plan (TNP) Referendum version 2020

Policy TAV1 : Location of new housing
Policy TAV3 : Well-designed new development
Policy TAV7 : Parking

4 Consultations

4.1 Taverham Parish Council:

A previous application 20191818 had been withdrawn. The new outline application was for two 4-bedroom properties. Although the tree plan showed

a hatched area, there was no information about how the dwellings would sit on the land. Councillors considered that they did not have enough sufficient information of the proposal to make a decision on this application.

The application's Planning, Design and Access Statement stated that 'there is no made Neighbourhood Plan for Taverham'. The Committee were concerned about the inaccuracy of this statement. Taverham Parish Council does have a Neighbourhood Plan which is waiting to go to referendum. In addition, Broadland District Council published a Decision Statement on 8 June to ensure that the Neighbourhood Plan policies will receive significant weight in the determination of any planning applications, so far as they are material to the application.

District Councillors Karimi-Ghovanlou and Adams agreed to speak to Helen Mellors at Broadland District Council to advise that Taverham Parish Council had difficulty in reaching a decision due to lack of information.

4.2 Environmental Quality Team:

I write on behalf of the Environmental Quality Team in reply to your consultation regarding the above planning application. Having reviewed the application documentation, we do not wish to object to this planning application. However, we would recommend that any approval of this application include the following conditions and notes:

Standard Planning Condition AM05 – Construction/Demolition Management Plan as follows:

Development shall not begin until a detailed noise and dust management plan/scheme to protect the occupants of completed dwellings on the site and residential dwelling surrounding the site from noise, dust and smoke, has been submitted to, and approved in writing by the Local Planning Authority.

The scheme to include:

1. Communication with neighbours before and during works
2. Contact arrangements by which residents can raise any concerns and, issues.
3. The mechanism for investigation and responding to residents' concerns and complaints.
4. Management arrangements to be put in place to minimise noise and dust (including staff training such as toolbox talks).
5. Hours during which noisy and potentially dusty activities will take place.
6. Measures to control loud radios on site.
7. Measures to be taken to ensure noisy activities take place away from residential premises where possible such as a separate compound for cutting and grinding activities.
8. Measures to control dust from excavation, wetting of soil; dust netting and loading and transportation of soil such as minimising drop heights,

- sheeting of vehicles.
9. Measures to control dust from soil stockpiles such as sheeting, making sure that stockpiles exist for the shortest possible time and locating stockpiles away from residential premises.
 10. Measures to control dust from vehicle movements such as site speed limits, cleaning of site roads and wetting of vehicle routes in dry weather.
 11. Measures to minimise dust generating activities on windy and dry days.
 12. Measures to control smoke from burning activities.

The approved plan shall remain in place and be implemented throughout each phase of the development.

- Standard Planning Condition AM12 - Contaminated land – Investigation as follows:

Development shall not begin until an investigation and risk assessment into land quality has been completed in accordance with a scheme to be first agreed in writing by the Local Planning Authority, to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The written report(s) shall identify and consider the potential impacts on all identified receptors. All investigation and reports must be carried out in accordance with current best practice. Based on the findings of this study, details of whether remediation is required together with a remediation method strategy as appropriate shall be submitted to and approved in writing by the Local Planning Authority.

- Standard Planning Condition AM13 - Implementation of approved remediation scheme and validation as follows:

If condition x above determined that remediation is required the development hereby permitted shall be carried out in accordance with the approved contamination remediation scheme. Following completion of remediation and prior to first occupation of the dwelling(s), a verification report that scientifically and technically demonstrates the effectiveness and success of the remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

- Standard Planning Condition AM14 - Contaminated land during construction as follows:

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- (1) a report has been submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with

the risk identified and

- (2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

ADVISORY NOTES

- Standard advisory note INFO13 - NB/LC Contaminated land as follows:

It is recommended that the developer follows the methodology outlined below in meeting the requirement for a contaminated land survey specified in the above condition:

- (1) A Phase One or desktop study should be carried out by the applicant to identify the previous uses of the site/building by examining the deeds, talking to previous owners etc. By establishing the previous use, the extent of any contamination can be assessed and measures devised to avoid the risk to the public, buildings, services, plants and general equipment when the site is developed. If the desktop study reveals that the building has not been used for purposes that would result in contamination of the ground, no further investigation is likely to be required.
- (2) Where the desktop study reveals that there is a risk that the site may be contaminated, a Phase Two or intrusive investigation must be undertaken to establish the nature and extent of any contamination on the site.
- (3) Where hazards are identified by the phase two investigation a suitable reclamation strategy shall be created, submitted to and approved in writing by the local planning authority and fully implemented and completed before any residential unit is occupied. The scheme must include provision for further soil sampling after treatment in order to ensure compliance with the local planning authority requirements.

- Standard Advisory Note INFO14 - Disclaimer re contamination as follows:

The responsibility for the safe development and secure occupancy of the site rests with the developer. The local planning authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination.

4.3 Norfolk County Council as Highway Authority:

Given the location I feel it very difficult to have any sustainable highway objection to this proposed redevelopment of the site.

Should your Authority be minded to approve the application I would be

grateful for the inclusion of the following conditions and informative note on any consent notice issued;

1. The access crossing over the footway shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (TRAD 1). Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
2. Notwithstanding the submitted details the proposed private drive shall be maintained in perpetuity at a minimum width of 5 metres for a minimum length of 10 metres as measured back from the near edge of the highway carriageway.
3. Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6metres above the level of the adjacent highway carriageway.
4. Prior to the first occupation of the development hereby permitted space sufficient to the satisfaction of the Local Planning Authority shall be provided within the site to enable vehicular parking and turning to the requirements of the Broadland District Council Parking Standards . This area shall be levelled, surfaced, drained and be retained thereafter available for that specific use.

Inf. 2 This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Stephen Coleman on 01603 430596.

If required, street furniture will need to be repositioned at the applicant's own expense. Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

4.4 Conservation Officer (Trees and Landscape):

Thank you for consulting me on the development proposals at 224 Fakenham

Road in Taverham, having looked at the information provided, I would have to raise concerns and object to the proposals as they stand.

This is due to the lack of information relating to the trees located within the front gardens of the neighbouring properties 226A and 222A, which are protected by Tree Preservation Orders (TPO) 2010 No. 40 (920) & 1989 No. 8 (509) and which have roots and canopies, which extend into the garden of No. 224 and which also overshadow parts of that plot.

Whilst a preliminary Tree Protection Plan (TPP) has been provided, I am not able to verify the information on the drawing is accurate, as no Tree Survey details or layout proposals have been provided, so it is not possible to fully consider, what the tree constraints to the development will be.

A full Arboricultural Impact Assessment (AIA) will be required to allow proper consideration of the development proposals and if two dwellings could be accommodated within the space which is not constrained by the existing trees.

4.5 Other Representations:

Objections and comments have been received from three residential neighbours of the site and are summarised as follows:

- Overlooking
- Loss of privacy to house and garden
- Risk to trees
- Impact upon ecology
- Change to the character of the area
- Site contamination
- Unstable land
- Single storey only on existing footprint of dwelling
- Lack of information to make appropriate comments
- Impact upon light
- Loss of sunlight
- Site more appropriate for a single dwelling
- Rear building line should not extend beyond existing rear building line

5 Assessment

Key Considerations

- 5.1
- The principle of development
 - The impact upon highway safety
 - The impact upon neighbour amenity
 - The impact upon trees

Principle

- 5.2 As set out in paragraph 1.1 of this report the application seeks outline planning permission for the demolition of the existing dwelling and erection of two new dwellings.
- 5.3 The main issues to be taken into consideration in the determination of this application are an assessment of the proposal against the policies of the development plan and the National Planning Policy Framework (NPPF) and whether there are any other material considerations. These include whether the application contributes towards achieving sustainable development. The details of its impact on highway safety, impact on neighbours, character and appearance of the area and trees must also be considered.
- 5.4 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. This point is reinforced by the NPPF, which itself is a material consideration.
- 5.5 The application site lies within the defined settlement limits where Policy GC2 of the Development Management Development Plan Document (DM DPD) seeks to accommodate new development. In this respect the application is in accordance with the development plan. The site is well connected to local services and for the purposes of Policy 1 of the JCS, Policy GC2 of the DM DPD and Policy TAV1 of the TNP is considered a sustainable location for new residential development.
- 5.6 Paragraph 117 of the NPPF states that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment. Paragraph 118(d) of the NPPF specifically states that sites should be used more efficiently and more effectively to provide new homes within settlements.
- 5.7 The site is currently occupied by a single dwelling and subject to appropriate design and location on the site, redevelopment of the plot for two dwellings could make more efficient use of the site.

Design, Character and Appearance

- 5.8 As an outline application no details have been submitted in regard to the design of the proposed dwellings. Policy 2 of the JCS requires development to be designed to the highest possible standards and to respect local distinctiveness. Policy GC4 of the DM DPD states that proposals should pay regard to the character and appearance of the area through careful consideration of space, appearance and scale.
- 5.9 The area is characterised by a mixed form of residential development, of different ages, types, materials and heights. The building line is fairly regular and plot sizes in the immediate vicinity of the application site are of similar width and depth. Those further along Fakenham Road are more varied

including subdivision of sites to form small cul-de-sacs and backland development.

- 5.10 The parameter plan submitted in support of the application indicates the maximum site area of the proposed development, however the exact extent of any new development within this area will be determined by the design and scale of the proposed dwellings and impacts upon the amenity of neighbours and the protected trees. It is recommended that a condition is attached to any approval that the built development must be kept within the hatched area indicated on the parameter plan to clarify what is agreed.
- 5.11 The site is of a sufficient size to be able to provide good sized gardens and appropriate levels of on-site parking. Paragraph 122 of the NPPF states that decisions should support development that makes efficient use of land taking account of the desirability of maintaining an areas prevailing character and setting. The properties could be designed to ensure that the development does not look cramped on the site. The mature trees within the front gardens of adjoining properties screen the site from wider street views. Redevelopment of the site as proposed could be carried out without compromising the appearance of the site or street scene and without overdevelopment of the site.
- 5.12 It is considered that with careful consideration of the type, size and position of the new dwellings on the site the proposed development could meet the aims of Policy 2 of the JCS, Policy GC4 of the DM DPD and Policy TAV3 of the TNP.

Highway Safety and Parking

- 5.13 Access is provided directly onto Fakenham Road, a straight section of road with good visibility in both directions which is subject to a 30 mph speed restriction.
- 5.14 The Highway Authority has raised no objections to the proposal. As set out above in their consultation response conditions of planning permission are required in respect of the access and driveway arrangement, ensuring adequate visibility splays, on-site parking and turning areas.
- 5.15 Policy TS3 of the DMDPD states that development will not be permitted where it would result in any significant adverse impact upon the satisfactory functioning or safety of the highway network and Policy TS4 of the DMDPD requires new development to provide appropriate parking and manoeuvring space to reflect the use and location as well as its accessibility by non-car modes. Policy TAV7 of the TNP requires adequate on-site parking for the development. The proposal will be able to meet the aims of these policies.

Neighbour Amenity

- 5.16 Concerns have been raised by the immediate neighbour and two neighbours

to the rear in Gardyn Croft about overlooking and loss of privacy. As this is an outline planning application no details have been provided that indicate the position of windows or the scale, layout or appearance of the proposed dwellings. The existing property is a chalet bungalow and this has dormer windows on the rear roof slope and some overlooking towards the rear is already possible. Properties in Gardyn Croft are some 60m from the back of the existing property with trees within neighbouring gardens that prevent any overlooking. Potentially, new dwellings could be positioned closer to these properties but not significantly to effect privacy. The neighbour at No. 226a is concerned about overlooking of garden and existing rooms mainly due to the assumption that the new dwellings will have to be constructed in tandem fashion rather than side by side on the plot. This property has no windows in the gable end facing 224 Fakenham Road and as already noted 224's existing windows already overlook the garden of 226a. It is considered that it would be possible to erect new dwellings without increasing impacts for neighbours in terms of overlooking and loss of privacy with careful design of the proposed dwellings and positioning of windows.

- 5.17 Loss of light and sunlight has been raised as a concern by the occupants of properties in Gardyn Croft. As already noted above these houses are located some 60 metres to the north of the existing dwelling with a tree screen between them. Redevelopment of the application site in the location of the existing dwelling will create no additional loss of light or overshadowing for these properties.
- 5.18 Policy GC4 of the DMDPD requires proposals to consider the impact upon amenity of neighbours. It is considered that a suitable design could meet this aim.

Impact on Trees

- 5.19 There is very little landscaping and there are no trees within the site itself but there are mature Oak trees in the front gardens of both Nos. 222a and 226a Fakenham Road that are subject to Tree Preservation Orders. The canopies and roots of the trees extend over and into the application site limiting the area where development is able to take place. The trees are an important feature in the street scene and require protection from development that would harm their condition.
- 5.20 A basic Tree Protection Plan has been provided in support of the application. Despite this the Conservation Officer has objected to the proposal on the grounds that there is insufficient information to be able to determine whether the development could be carried out without harm to the protected trees and that a full tree survey is required. The development parameter plan indicates that development could be achieved outside the canopies of the trees. The proposed development area is indicated as the area of the existing dwelling, garage and the driveway which is already well established and that there will be no encroachment into the areas within the tree canopies. The location and scale of the proposed dwellings can be carefully controlled through the

reserved matters planning application. It is considered therefore that the principle of development can be determined without any additional information at this stage and that it would be possible to accommodate and construct two dwellings on the site without any detrimental impact on the existing trees. A condition requiring submission of a tree survey, arboricultural constraints plan, arboricultural implications assessment, tree protection plan and arboricultural method statement is recommended.

Other Issues

- 5.21 Policy EN4 of the DM DPD expects development proposals to include an assessment of the extent of potential pollution. The Environmental Quality Officer has advised that whilst there are no objections to the proposed redevelopment of the site approval should be subject to the conditions set out in paragraph 4.5 above in relation to land contamination and in addition has recommended a condition for demolition management, these conditions are to be imposed.
- 5.22 This application will become liable for Community Infrastructure Levy (CIL) when approval of reserved matters are submitted.
- 5.23 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will provide employment during the construction phase of the project and future occupiers will also contribute to the local economy e.g. when maintaining and servicing their properties and spending in the local area. This weighs in favour of the proposal.
- 5.24 Paragraph 68 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 small and medium sized sites and through defining settlement boundaries to facilitate suitable windfall development. Point (c) of NPPF para 68 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'. Although this is a material consideration in the determination of the application, it can only be afforded limited weight, given the previous supply of housing on small sites within the district.

6 Conclusion

- 6.1 The site is located in a sustainable location within the settlement limits of Taverham, close to Norwich City centre, all services, facilities and public transport.
- 6.2 It would be possible to develop the site within the area shown on the parameter plan without compromising the amenity of neighbours, harm to

protected trees or caused harm to the character and appearance of the area.

- 6.3 The site is provided with adequate space for car parking and there are no highway safety issues associated with the proposal.
- 6.4 The proposal is therefore considered to comply with the aims of Policies 1 and 2 of the JCS, Policies GC2, GC4, EN2, EN4, TS3 and TS4 of the DMDPD, Policies TAV1, TAV3 and TAV7 of the TNP and paragraphs 68, 117, 118 and 122 of the NPPF and is recommended for approval.

Recommendation: Approve outline planning permission subject to the following conditions:

- (1) Time limit – Outline permission (TL04)
- (2) Standard Outline condition (RM01)
- (3) Parameter plan (NS)
- (4) Specific details of existing trees to be submitted (L03)
- (5) Construction management plan (AM05)
- (6) Contaminated land investigation (AM12)
- (7) Implementation of approved remediation (AM13)
- (8) Contaminated land during construction (AM14)
- (9) Highway access (HC05)
- (10) Driveway width (HC15)
- (11) Visibility splays (HC17)
- (12) Provision of parking (HC21)

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Planning Appeals: 19 November 2020 to 7 December 2020

Appeal decisions received: None

Appeals lodged: -

Ref	Site	Proposal	Decision maker	Officer recommendation
20200861	Adam and Eve House, Little Hautbois, Coltishall, NR12 7JS	Proposed Two Bedroom Detached Dwelling with Associated Access & Parking	Planning Committee	Refusal
20200922	40 Lone Barn Road, Sprowston, Norwich, NR7 8HZ	Erection of timber garage to front of property	Delegated	Refusal
20200964	Land at Rectory Road, Rectory Road, Coltishall, NR12 7HF	Erection of Nine Self-Build Dwellings and Service Road (Outline)	Delegated	Refusal