

# Development Management Committee

## Members of the Development Management Committee:

### Conservatives      Liberal Democrat

Mr V Thomson      Mr T Laidlaw  
(Chairman)  
Mrs L Neal  
(Vice Chairman)  
Mr D Bills  
Mr G Minshull

#### **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 [democracy@s-norfolk.gov.uk](mailto:democracy@s-norfolk.gov.uk), no later than 3.00pm on Friday, 11 December 2020.

## Agenda

### **Date**

Wednesday 16 December 2020

### **Time**

10.00 am

### **Place**

**To be hosted remotely at**

South Norfolk House  
Cygnet Court  
Long Stratton, Norwich  
NR15 2XE

### **Contact**

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Cygnet Court  
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Website: [www.south-norfolk.gov.uk](http://www.south-norfolk.gov.uk)

**PLEASE NOTE** that any submissions (including photos, correspondence, documents and any other lobbying material) should be received by the Council by noon the day before this meeting. We cannot guarantee that any information received after this time will be brought to the Committee's attention.

Please note that where you submit your views in writing to your District Councillor, this is described as "lobbying" and the District Councillor will be obliged to pass these on to the planning officer, where they will be published on the website. Please also note that if you intend to speak on an application, your name will be recorded in the minutes of the meeting and kept on public record indefinitely.

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

**Large print version can be made available**

## **SOUTH NORFOLK COUNCIL – DEVELOPMENT MANAGEMENT COMMITTEE**

### **GENERAL INFORMATION ABOUT DEVELOPMENT MANAGEMENT**

The Development Management process is primarily concerned with issues of land use and has been set up to protect the public and the environment from the unacceptable planning activities of private individuals and development companies.

The Council has a duty to prepare a Local Plan to provide a statutory framework for planning decisions. The Development Plan for South Norfolk currently consists of a suite of documents. The primary document which sets out the overarching planning strategy for the District and the local planning policies is the Joint Core Strategy for Broadland, Norwich and South Norfolk adopted by South Norfolk Council in March 2011, with amendments adopted in 2014. It is the starting point in the determination of planning applications and as it has been endorsed by an independent Planning Inspector, the policies within the plan can be given full weight when determining planning applications. A further material planning consideration is the National Planning Policy Framework (NPPF) which was issued in 2018 and its accompanying Planning Practice guidance (NPPG).

South Norfolk Council adopted its Local Plan in October 2015. This consists of the Site-Specific Allocations and Policies Document, the Wymondham Area Action Plan, the Development Management Policies Document. The Long Stratton Area Action Plan was also adopted in 2016. These documents allocate specific areas of land for development, define settlement boundaries and provide criterion-based policies giving a framework for assessing planning applications. The Cringleford Neighbourhood Development Plan was also made in 2014, Mulbarton Neighbourhood Development Plan made in 2016 and Easton Neighbourhood Plan made in 2017, and full weight can now be given to policies within these plans when determining planning applications in the respective parishes.

The factors to be used in determining applications will relate to the effect on the “public at large” and will not be those that refer to private interests. Personal circumstances of applicants “will rarely” be an influencing factor, and then only when the planning issues are finely balanced.

#### **THEREFORE, we will:**

- **Acknowledge the strength of our policies, and**
- **Be consistent in the application of our policy**

**Decisions which are finely balanced and contradict policy will be recorded in detail to explain and justify the decision and the strength of the material planning reasons for doing so.**

#### **OCCASIONALLY, THERE ARE CONFLICTS WITH THE VIEWS OF THE PARISH OR TOWN COUNCIL. WHY IS THIS?**

We ask local parish and town councils to recognise that their comments are taken into account. Where we disagree with those comments it will be because:

- Districts look to ‘wider’ policies, and national, regional and county planning strategy.
- Other consultation responses may have affected our recommendation.
- There is an honest difference of opinion.

## A G E N D A

1. **To report apologies for absence and identify substitute voting members (if any);**
  
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 flowchart and guidance attached, page 6)
  
4. **Minutes of the Meeting of the Development Management Committee held on Thursday, 3 December 2020;** (attached – page 8)
  
5. **Planning Applications and Other Development Control Matters;** (attached – page 12)  
To consider the items as listed below:

Item No.	Planning Ref No.	Parish	Site Address	Page No.
1	2020/1255/F	REDENHALL WITH HARLESTON	7 London Road Harleston IP20 9BH	12
2	2020/1781/F	BROOME	The Old Methodist Chapel Sun Road Broome Norfolk	25
3	2020/1896	WHEATACRE	11 Whiteways, Church Lane, Wheatacre, NR34 0AU	31

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 36)
  
8. **Date of next scheduled meeting – Wednesday, 13 January 2021**

## 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 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 you should not partake in general discussion or vote.

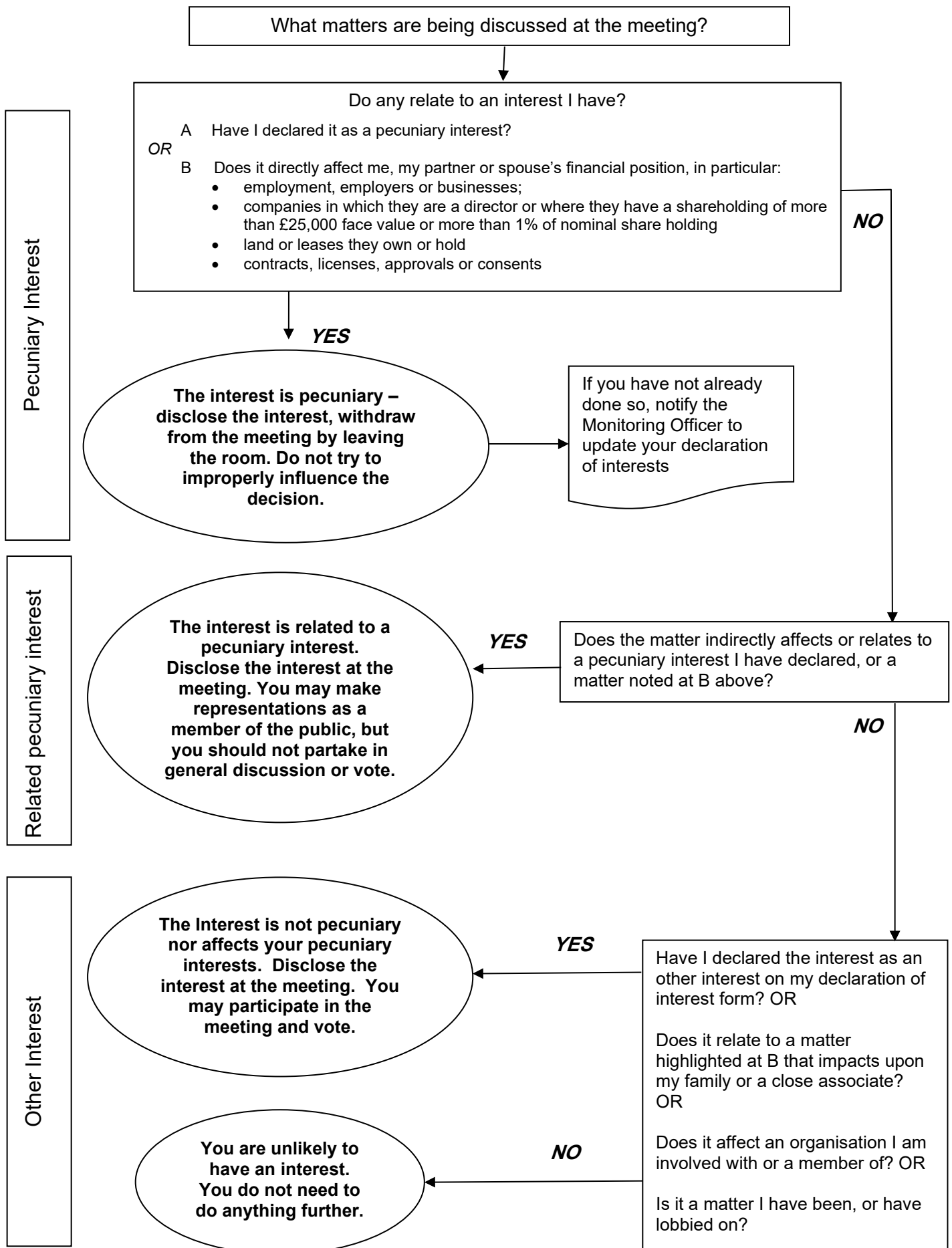
Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.

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





## DEVELOPMENT MANAGEMENT COMMITTEE

**Minutes of a meeting of the Development Management Committee of South Norfolk District Council held remotely on Thursday, 3 December 2020 at 10.00 am.**

**Committee Members Present:** **Councillors:** V Thomson (Chairman), D Bills, T Laidlaw, L Neal and G Minshull

**Officers in Attendance:** The Assistant Director of Planning (H Mellors) and the Area Planning Manager (C Raine)

### 533. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
<b>2020/1775/RVC (Item 1)</b>	<b>BRACON ASH AND HETHEL</b>	All	Local Planning Code of Practice Lobbied by an Objector  Local Planning Code of Practice Lobbied by Local Member Cllr V Clifford-Jackson

### 534. MINUTES

The minutes of the Development Management Committee meeting dated 18 November 2020 were confirmed as a correct record and signed by the Chairman.

### 535. 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 application listed below.



APPLICATION	PARISH	SPEAKERS
<b>2020/1775/RVC (Item 1)</b>	<b>BRACON ASH AND HETHEL</b>	C Rudd – Parish Council L Stone – Objector J Barber – Agent for the Applicant Cllr V Clifford-Jackson – Local Member Cllr N Legg – Local Member

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.

(The meeting closed at 11.00am)

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Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**3<sup>rd</sup> December 2020**

Item	Updates	Page No
Item 1 2020/1775	<p>Further objection received, a summary of this is as follows:</p> <p>Both houses clearly outside of the village development boundary, this is there for a reason. He had to get the development boundary moved to build his house why should this site be treated differently. If the houses were smaller they could fit within the development boundary.</p> <p>Houses are larger and been moved from the previously approved ones and not in keeping.</p> <p>These comments are noted by officers who do not wish to comment specifically on the points raised as they raise no new planning issues.</p>	<b>15</b>

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**

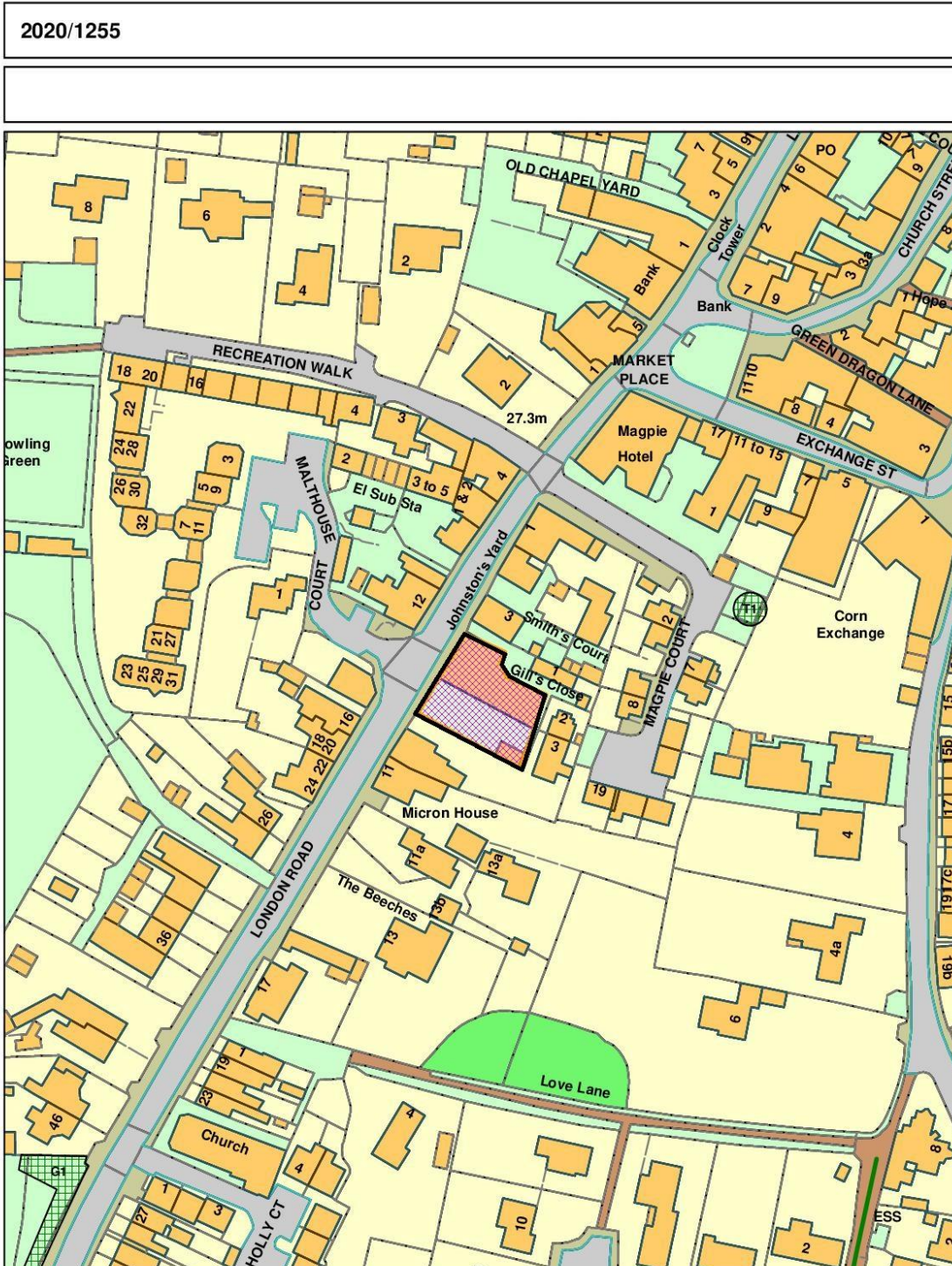
1.     **Appl. No**                 :     **2020/1775/RVC**  
        **Parish**                 :     **BRACON ASH AND HETHEL**
  
- Applicant's Name     :     Orchard Homes Ltd
- Site Address           :     Land east of Lodge Farm House, Hawkes Lane, Bracon Ash, NR14  
                                       8EW
- Proposal               :     Variation of condition 2 of 2011/1429 - to revise site layout, house  
                                       types and garaging.
  
- Decision               :     Members voted 4-1 for **Approval**
  
- Approved with conditions
  
- 1 In accordance with submitted drawings
- 2 External materials to be agreed
- 3 Boundary treatment to be agreed
- 4 Surface water
- 5 Provision of parking/turning
- 6 No PD for Classes ABCD&E
- 7 No PD for fences, walls etc
- 8 New Water efficiency

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

**Report of Director of Place**

**Other Applications**

**Application 1**



- 1. Application No : 2020/1255/F**  
**Parish : REDENHALL WITH HARLESTON**

Applicant's Name: Mr & Ms Vanisri & Mahalingam Sivarajan  
 Site Address 7 London Road Harleston IP20 9BH  
 Proposal Construction of 2 upper floor apartments.

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 The application site currently contains a part two storey, part single storey convenience food store with the first floor used as ancillary storage. The site also contains associated delivery storage and parking spaces, including an outbuilding to the south of the main building.
- 1.2 The site is located within the development boundary and defined town centre of Harleston. It is also located within the conservation area. The site is accessed from London Road for both vehicles and pedestrian access to the shop.
- 1.3 The site is bounded on three sides by listed buildings and historically significant features, buildings associated with Smith's Court, St Giles Close and 9 London Road.
- 1.4 Working clockwise around the site from London Road, a commercial premise with flats above is immediately north, the small cottage of 1 St Giles Close behind, both separated from the application site by a narrow access. To the east of the site sits two further cottages that face the site. To the South the site is bounded by a wall, with the residential property 9 London Road and its curtilage immediately behind.
- 1.5 The site fronts London Road, with its associated shops and residential properties. London Road itself is a busy thoroughfare running through the Town Centre with Pavements (although narrow in places) on both sides. Vehicular access to a retirement complex is directly opposite the site.
- 1.6 The proposal is for the conversion and extension of the first floor of the building to facilitate two residential flats. These would be divided into a two-bedroom unit and a single person studio flat. The extension would include a first floor wing on the south side of the property advancing to the east. The final design is the result of a number of revisions and amendments as reflected in the consultation responses.
- 1.7 The shop is proposed to remain unchanged with the service area to the south, while a small level of demolition is involved to provide a small amenity and bin storage area within the existing footprint of the building on the north side and accessed from St Giles Close which would be used by future residents of the flats. The final iteration proposes no dedicated parking provision for the flats and leaves the current shop parking and servicing area unchanged.

**2. Relevant planning history**

- 2.1 2018/1669 Retrospective application for installation of an ATM installed through a composite security panel to left hand side of shop front Approved

- |     |           |  |          |
|-----|-----------|--|----------|
| 2.2 | 2018/1670 | Integral illumination and screen to ATM fascia and Internally illuminated Free Cash Withdrawals sign above to include Blue LED halo illumination | 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 06: Building a strong, competitive economy  
 NPPF 07: Ensuring the vitality of town centres  
 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 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 6: Access and Transportation  
 Policy 13: Main Towns
- 3.3 South Norfolk Local Plan Development Management Policies  
 DM1.3: The sustainable location of new development  
 DM1.4: Environmental Quality and local distinctiveness  
 DM2.2: Protection of employment sites  
 DM3.1: Meeting Housing requirements and needs  
 DM3.4: Residential extensions and conversions within Settlements  
 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  
 DM3.14: Pollution, health and safety  
 DM4.2: Sustainable drainage and water management  
 DM4.3: Facilities for the collection of recycling and waste  
 DM4.10: Heritage Assets

#### **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 Redenhall with Harleston Town Council

Consultation 1:

Objects due to the following:

- Loss of light for nearby residents
- Character of the proposed development does not fit in with the surrounding buildings in the conservation area
- UPVC windows considered inappropriate
- Parking spaces taking up customer parking for the store with potential impact on access and exit on an already busy road, especially with the store taking deliveries regularly from very large lorries which have to reverse into the car park which effectively blocks the entire road
- Impediment of access re the placement of bin area in Gill's Close and possibly impact on access rights to adjoining properties
- Potential noise impact to residents of the relocation of air conditioning units
- Overdevelopment within small off-road historic Yard and unusual residential property settings
- Concerns regarding the potential Flood Risk comments, not just for localized residents to the site, but the potential impact on the town as a whole. Heavy rain already contributes to flash flooding in the town with a river running down the entirety of The Thoroughfare and out towards Redenhall. The comments from the Environmental Quality Team may serve to exacerbate this problem.

Consultation 2:

No Comments Received

Consultation 3:

The Planning Committee of this council again objected to this application despite slight changes having been made to the application. The concerns voiced previously still stand in line with South Norfolk Council and the District Councillor for this ward, that this development is only suitable for one flat, and would suggest that this application be delegated to the South Norfolk Council Planning Committee (rather than a delegated officer) for a decision.

Consultation 4:

No Comments Received

##### 4.2 District Councillor

Consultation 1:

Cllr. Savage

No Comments Received

Cllr. Curson:

No Comments Received

Consultation 2:

Cllr. Savage  
No Comments Received

Cllr. Curson:  
No Comments Received

Consultation 3:

Cllr. Savage  
I feel this application is controversial and I have received several letters so should be by committee. I personally feel development should be limited to 1 flat to reduce car park usage.  
Outside these premises is a bottleneck for traffic coming into town especially when parking occurs on both sides of the street.

Cllr. Curson;  
No comments Received

Consultation 4:

Cllr. Savage:  
As this is still controversial needs to be considered by committee

Cllr. Curson:  
No Comments Received

4.3 NCC Highways

Consultation 1:  
I note that this proposal is for the conversion of the existing first floor into one flat together with a proposed extension at first floor level to provide a second flat. With the ground floor to remain as is. The property is situated relatively close to the town centre and therefore no highway objections are raised to this proposal. In view of the location close to the town centre, 1 car parking space per unit may be sufficient.

Consultation 2:  
No Comments Received

Consultation 3:  
No Comments Received

Consultation 4:  
No Comments Received

4.4 SNC Water Management Officer

Consultation 1:  
Areas of surface water are present.  
Planning Guidance advises that the assessment should "demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users by showing that appropriate evacuation and flood response procedures are in place to manage the residual risk associated with an extreme flood. Access considerations should include the voluntary and free movement of people during a "design flood" (the 1 in 100 year event including climate change (or the surface water low risk event)).

Guidance on flood risk management provided



A family or personal Emergency Flood Plan should be developed to meet the needs of occupiers and users of the proposed development. Further information on how to develop a flood plan, preparing for a flood and getting help during and after a flood can be found at the following link:

<https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan>

A map should be included to show an emergency escape route if it is not possible to demonstrate safe access and egress during a flood event.

Consultation 2:  
No Comments Received

Consultation 3:  
Refer to consultation 1

Consultation 4:  
Reiterate guidance from consultation 1 and additionally recommend use of Met Office Weather Warnings and business flood risk plan for the shop.

#### 4.5 SNC Community Services - Environmental Quality Team

Consultation 1:  
No comments Received

Consultation 2:  
No Comments Received

Consultation 3:  
No Objection subject to a condition relating to the noise from the AC/chiller units

Consultation 4:  
No Comments Received

#### 4.6 Other Representations

Consultation 1:

10 objections received

- Scale of proposed development is excessive
- There are significant issues with parking on the site
- If residents park in the existing parking area it will push customers out to on street or pavement parking
- There is already parking on double yellow lines
- Delivery lorries use car park and road for the existing shop
- Londis would suffer with less parking and is integral to the area
- There is a retirement home and the road service as pedestrian walking route used by children and families
- London Road in general does not have enough parking
- Smiths Court (adjacent) is historic (1500s) and surrounded by listed buildings. These are central to the history of Harleston.
- The courtyard has never been overlooked.
- The windows overlook properties in Smiths Court and look directly into windows of existing flats
- The proposal will overlook the closest listed residential property to the south

- There isn't enough room on Gills Close for the service entrance and bins; the adjacent shop has already been hit by cars due to narrow access
- The proposal would block St Giles close right of access
- The scale and massing is too great, it would overshadow the courtyard, ivy cottage and two further cottages behind
- The scale is out of character with the conservation area and listed buildings
- The materials proposed are not appropriate for a historic setting, especially UPVC windows
- The style and character are not appropriate for the historic setting
- the air conditioning units would significantly affect the closest properties
- bin stores and AC units should be on the car park side
- The addition of residential units introduces light pollution to the detriment of amenity
- The floor plans show a lot of small rooms
- Harleston is surrounded by new builds, it would be a shame to increase the density of the Town Centre
- Construction noise would impact nearby residents

#### Consultation 2:

10 objections received

- With regard to scale, the new plans are much improved
- Concern regarding side windows and overlooking. These should be obscured
- The proposal still increases the size of the existing building and overlooks the property and garden to the south
- The proposed balcony would create noise and light pollution
- The revised design remains out of keeping with the conservation area
- The size remains too overbearing on its neighbours
- The proposed materials are out of keeping with the Conservation Area / Listed Buildings - including the frosted windows
- The risk of overlooking, while reduced remains, partly due to the increase in height
- The service yard and bins would cause issues for Gills Close, especially access
- The use of Gills Close will cause issues for the tight access where the adjacent listed shop has already been hit multiple times
- Construction would cause disturbance during the day to residents, including those who work from home
- The AC units remain a noise concern and no mitigation has been proposed
- the proposed shop service area would cause noise if associated with the shop
- No conclusion has been made for the parking situation - previous concerns remain
- parking remains a significant issue due to busy street, pedestrians, deliveries
- The proposed parking area cannot accommodate what is proposed
- There is concern that NCC highways do not oppose this approach
- A single flat using existing roof space would seem to be the most appropriate solution
- Comments on previous version remain outstanding

#### Consultation 3:

6 objections received and 1 letter of support

#### Objections

- no improvement on second proposal - size has increased
- Previous comments remain such as overbearing, overlooking, out of character with the conservation area

- Comments/concerns regarding drainage, AC units, windows and parking remain
- The AC units would detrimentally impact neighbours and future occupants
- The use of a hipped roof would not be out of character as it is used on many surrounding (listed) buildings - suggests lack of attention being paid to the areas heritage
- The architects drawings do not reference the house number of 9 London Road which makes referencing impacts difficult
- It would be nearly impossible to provide dedicated parking spaces
- Parking concerns remain
- Concerns remain regarding noise/disturbance from construction

Support:

- Reviewed previous designs and write in support of a reasonable planning proposal
- Shop and service yard need renovation
- The extension is no higher than the existing and the overall design is reasonable
- Overlooking is a feature of town centre plots
- There is no right to light; the extension will not impact the amount of light received at midday
- The detailing could be improved to match the existing
- it is unnecessary for windows to be obscured glazed
- A re-worked parking area would be an improvement, whether it is 90 degree or angled spaces as long as delivery vehicles can access
- Highways have no objection

Consultation 4:

No comments received at the time of writing - any further submission to be included in an update sheet.

5 Assessment

**Key considerations**

- 5.1 The key considerations are the principle, design, heritage, amenity, pollution, parking, highways and flooding.

**Principle**

- 5.2 The proposal is located within the development limits of Harleston and therefore meets the aims set out in part (a) of policy DM1.3 with regard to the sustainable location of development.
- 5.3 The extension and conversion of a building within a settlement for residential use is considered in Policy DM3.4 of the Local Plan and this assessment follows the criteria set out in this policy along with other relevant development management criteria.

**Design**

- 5.4 Part (a) of Policy DM3.4 and policy DM3.8 of the Local Plan consider the design of the proposal and requires proposals to maintain or enhance the character of the building and street scene.
- 5.5 Consultation responses highlight concerns from neighbouring properties relating to the size, form, design details and materials of the proposal.

- 5.6 The proposal utilises the existing roof space for the two-bed flat, with the introduction of an additional dormer window to the front elevation to provide additional space and light to the second bedroom. This is proposed to match the existing and subject to the agreement of specific materials specifications, meets the aims of the policy. The two bed flat also requires some additional windows in the north and south elevations which are acceptable in design terms subject to the use of appropriate materials.
- 5.7 The provision of the second residential unit (studio flat) requires a first-floor extension to the east of the main existing two-storey element (away from the street). Following the design iterations, this is now proposed to have a roofline subservient to road fronting portion of the building; eaves heights either matching or lower than the existing two storey element and a hipped roof to limit the impact of the additional massing. Windows and internal head space in some areas are provided using catslide dormers in the northern and southern elevations. The proposal retains a short section of the existing flat roof and all of the existing single storey pitched roof section to the east of the proposed extension. Overall I consider the final proposal for the extended element to be well proportioned in relation to the existing building, while the design detailing now relates better to surrounding buildings.
- 5.8 The materials proposed are largely acceptable although I note some concern over the proposed use of uPVC windows. With recent advances in specifications I would not rule out uPVC, however, the precise detailing must be controlled to secure a suitable finish. Otherwise a more traditional approach would be required. In addition, elements such as the new dormer to the front, and roof materials for the extension should closely replicate the existing features. I have therefore recommended a condition requiring the approval of material specifications to control the quality and appearance of the external finishes of the proposal.
- 5.9 In terms of design therefore, on balance, while the building will be enlarged, overall, the design details of the extension mitigate the additional massing sufficiently to avoid providing reason to refuse the application on the grounds of Policies DM3.8 part (a) of DM3.4 of the Local Plan.

### **Heritage**

- 5.10 Policy 16 of the NPPF and Policy DM4.10 of the SNLP requires Local Planning Authorities to assess the impact of any development on the significance of heritage assets and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that local planning authorities must 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. This application is would involve development within the setting of multiple grade II listed buildings including 1, 3, 5 and 9, 10 and 12 London Road. Concern has been raised regarding the various iterations of the design relating to the impact on listed buildings and the conservation area. These include being overbearing, lacking historic design detail and using inappropriate materials.
- 5.11 Taking into consideration the significance of the listed buildings and their setting, it is considered that, on balance, the proposal would not have a detrimental impact on the significance of the listed buildings or their settings by virtue of the design details of the proposal, including features such as the hipped roof, lower eaves and overall form of the proposal, along with the separation between the proposed extension and the nearest listed structures. As such, it is considered that the proposal would accord with Policy 16 of the NPPF, Policy DM4.10 of the SNLP and Sections 16 and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.12 The impact on conservation areas 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. The proposal includes the addition of a new dormer on the street fronting elevation which is acceptable subject to materials being agreed. The use of obscured glazing itself is not out of character with the conservation area due to its widespread use on bathroom and other windows, subject to a suitable window style being used. The extension is on the rear, but visible in the wider area by virtue of the building's location and open parking area. The design features of the extension are considered acceptable and in character subject to materials agreement and act to mitigate the introduction of additional massing to the structure. It is also noted that the flat roofed section is not of any value in the context of the existing building, so the loss of a portion of this is not detrimental to the design. Overall, therefore, on balance, it would not have any harmful impact on the character or appearance of the conservation area. As such, it is considered that the proposal would accords with section 16 of the NPPF, Policy DM4.10 of the SNLP. Equally in consideration of the Council's duties under the Act it is considered that for the reasons set out above that the proposal would not adversely affect the conservation area.
- 5.13 Overall, therefore I consider the final iteration of the design respects the designated heritage assets so as to satisfy the requirements of Policy DM4.10 and those of S16(2) and S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 and S72 Listed Buildings Act subject to conditions including materials, lighting and noise.

#### **Amenity**

- 5.14 Policy DM3.13 and parts (b) and (c) of Policy DM3.4 of the Local Plan require consideration of the amenity of both neighbouring and future residents of the site. I have therefore considered overshadowing/loss of light, overlooking and noise.
- 5.15 With regard to overshadowing; the potential for impact comes from the rear first floor extension. The orientation of the proposal results in the greatest potential being for properties to the north, towards St Giles Close and Smiths Court. A number of consultation responses have also highlighted this potential throughout the application process. The extension does not form the full width of the building and is set back from the northern extent of the existing single storey element of the store. This results in some of the overshadowing to fall within the footprint of the existing building. Any additional overshadowing to 5 London Road is also likely to be limited by the proximity of the existing gable on the northern elevation of the proposal site. This will already overshadow the neighbour and is significantly greater in significance than the result of the new proposal. 1 Gills Close is likely the most sensitive due to being set back from the main highway and adjacent the existing single storey element. The length and introduction of the hipped roof however have reduced the potential for overshadowing on this property significantly. Consequently, on balance, the remaining modest impact is not significant enough to warrant reason to refuse the application in this instance.
- 5.16 With regard to overlooking, I consider the potential from new windows on the northern and southern elevation to overlook 9 London Road and the flats above 5 London Road to be potentially harmful, however, this can be mitigated through the use of obscure glazing. In each case, the windows affected are secondary windows to a room and can be retained therefore for light purposed without being required for outlook. I have recommended conditions to require obscure glazing. The new windows in the eastern elevation are sufficiently distance from the nearest dwellings to limit the potential for overlooking to acceptable levels, especially when considering the existing pitched roof section which will partially obstruct these views.

- 5.17 With regard to noise, the main concern is caused by the rooftop AC units. The final iteration of the proposal places them in a similar position to the existing layout. They are therefore unlikely to affect neighbouring properties with a significant difference to the present; however, they have also been considered in relation to the proposed new dwellings, which will be much closer to the units. Based on the response from environmental services, I propose to include a condition to require the specification along with any mitigation and noise impact assessment measures to be submitted and approved before any unit is installed.
- 5.18 In relation to the new dwellings themselves, they are designed as flats so inherently do not have garden spaces. However, a small amenity space is provided for each flat for bin storage with potential room for washing line or other amenity uses. In the context of the proposal therefore this meets the requirements of part (c) of policy DM3.4 of the Local Plan.
- 5.19 In terms of the size of the proposed flats, whilst the Council don't have a specific planning policy relating to minimum space standards for flats, it has considered whether the size of each unit is sufficient. Officers have looked at this issue and it appears that 37sqm is the minimum requirement for a studio flat. At the time of writing the studio flat is slightly beneath this and as such the applicant has agreed to revise the internal layout of the scheme to ensure the studio flat is increased in size. This plan will be submitted prior to the committee meeting.
- 5.20 I also note the concerns relating to lighting and while none is proposed in the plans, it is reasonable to require any additional external lighting to be first submitted and approved by the council prior to its installation to ensure impacts on neighbours and the character of the area are minimised
- 5.21 Overall, based on the above assessment, while there will be a level of impact on amenity; it is not considered significant enough to warrant refusal of the application in this instance subject to the satisfactory discharge of the conditions proposed.

### **Highways and Parking**

- 5.22 Part (d) of Policy DM3.4 and policy DM3.12 requires proposals to have sufficient parking. The shop has an existing parking area, although this also serves the shops loading area and is not formally laid out. It is therefore used informally with parking and loading sometimes spilling onto the street. A large number of representations have been received regarding the parking arrangement and traffic/highway safety situation on London Road in general. It should be noted that this proposal is not required to resolve any existing or wider parking problems that exist at present in the immediate locality.
- 5.23 In terms of the application, the Highway Authority has assessed the proposal and has no objection to the provision of two new dwellings. The application process has seen a number of potential options, although these were limited by space and practicality. The final iteration of this process proposes no dedicated parking for the flats. The Highway Authority has no objection to this approach given its highly sustainable town centre location with the site having good walking links to shops, public transport links, services and employment from a central town centre location. It is also evident that the type of accommodation proposed here, namely two modest flats, could reasonably be car free households. As such, on balance, given the sustainable transport alternatives and central location, I do not consider the lack of parking provision to warrant reason to refuse the application in this instance.

**Surface Water, Flooding and Drainage**

- 5.24 Flooding and Drainage is considered with regard to the impact of the development on drainage and the impact from flooding on the development.
- 5.25 With regard to the development itself, the extensions are at first floor level so there will be no net increase in footprint and therefore runoff. No further action is required in this regard.
- 5.26 However, the Water Management Officer response has highlighted some potential impacts from flooding in the area. The site is in Flood Zone 1 for fluvial flooding from rivers and seas. However, a significant surface water flow path runs down London Road, with flood depths recorded against some elevations of the existing building in the 1 in 100-year event scenarios. I am minded that some mitigating factors are present, such as the accommodation being located at first floor level and the otherwise sustainable town centre location. However, ensuring safe egress is achieved in the event of a flood and the availability of this knowledge for future residents remains essential in accordance with planning policy guidance and Policy DM4.2 of the Local Plan. I have therefore recommended a condition for a flood evacuation plan to be provided for each dwelling prior to its occupation. I have also included a note for the decision relating to weather warnings and a business flood plan for the existing business in line with the Water Management Officer's recommendations.

**Other Issues**

- 5.27 Part (b) of Policy DM3.4 of the Local Plan requires consideration of the impact of the proposal on existing businesses. The proposed flats are located above a shop which will retain its service entrance on the southern elevation. The pedestrian access will be separate from the shop while living accommodation will not suffer from noise or other impacts greater than other nearby dwellings or town centre residences. I do not consider the proposal to therefore compromise the viability of the associated commercial premises.
- 5.28 The proposed works to the existing building have the potential to discover unexpected contaminants during the construction and renovation phase. I have therefore included the unexpected contamination condition in accordance with the aims of Policy DM3.14 of the local Plan.
- 5.29 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 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 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.
- 5.30 Under paragraph 61 of 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. 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. In the instance of this application the other material planning considerations detailed above are of greater significance.

- 5.31 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.
- 5.32 This application is liable for Community Infrastructure Levy (CIL)

### **Conclusion**

- 5.33 The proposal is for two new flats above a commercial premises within the development boundary, town centre and conservation area of Harleston. The proposal accords with the requirements of Policy DM3.4 of the local plan in relation to extensions and conversions within development boundaries. It is acceptable in terms of design, impact on heritage, amenity, parking, highways and flooding subject to the conditions proposed below. I therefore recommend the application for approval.

Recommendation: Approval with Conditions

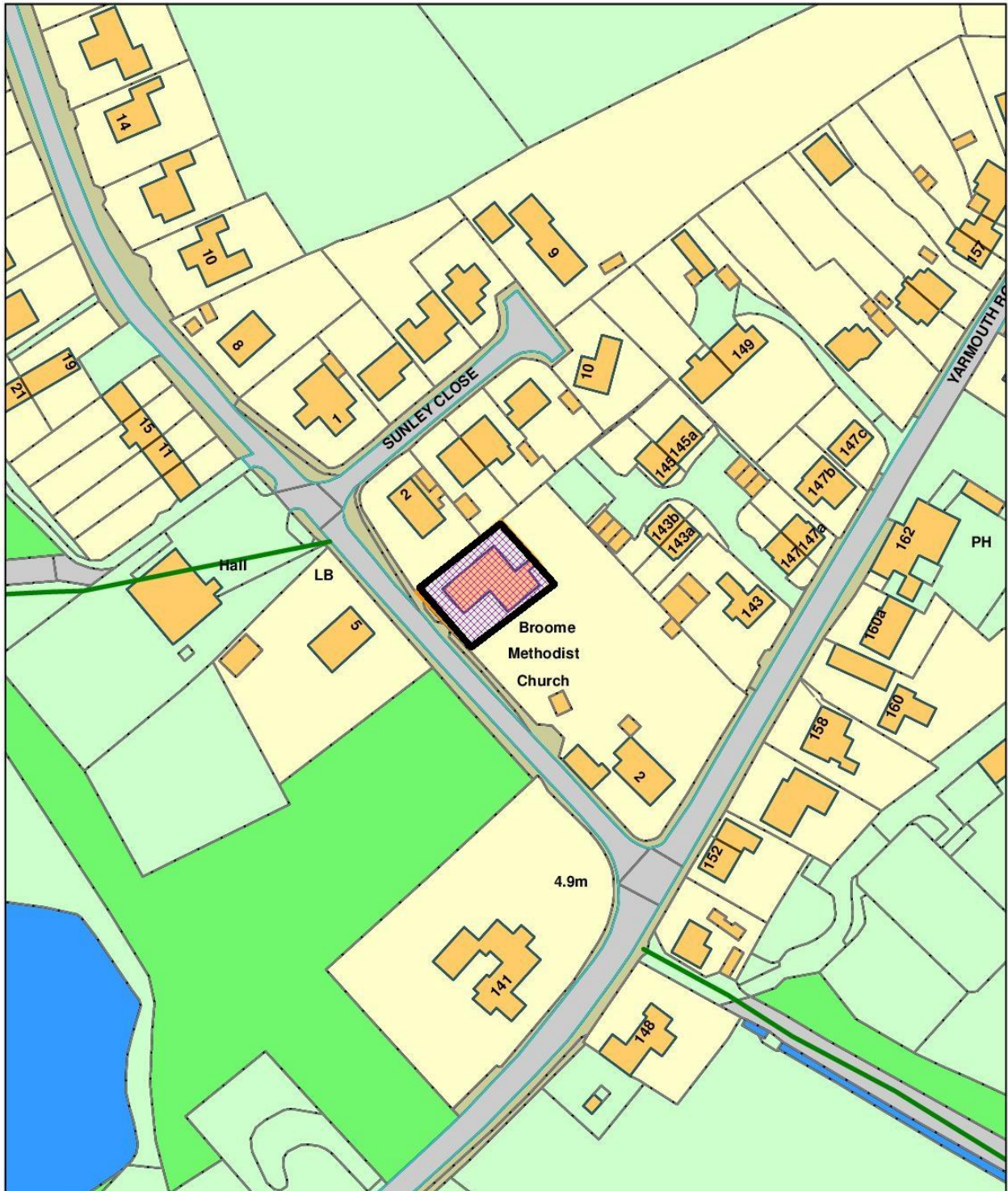
- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 4 Windows to be obscure glazed
- 5 No generators/air plant without consent
- 6 Personal Flood Evacuation Plan
- 7 Contaminated land during construction
- 8 External Lighting to be Submitted
- 9 New Water Efficiency

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2020/1781

Application 2



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

**2. Application No : 2020/1781/F**  
**Parish : BROOME**

Applicant's Name: Fatma Bodhee  
 Site Address The Old Methodist Chapel Sun Road Broome Norfolk  
 Proposal Proposed rear extension to form toilet block and the creation of a new residential annexe.

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 The application relates to a former Methodist chapel in Broome, which can be considered a non-designated heritage asset. A new group from the Sufi Muslim faith have now taken on the building to use as a prayer and meditation centre. As this will continue the use of the building as a place of worship no change of use is required for this. However, they do seek to extend the building to create an annexe for the Imam. It is for this annexe, as well as a toilet block for the place of worship, that this application is proposed.

**2. Relevant planning history**

- 2.1 2008/1367 Change of use from Methodist church to two Refused  
 dwellings.

**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 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  
 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 15: Service Villages
- 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  
 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

DM4.10 : Heritage Assets

#### 4. Consultations

##### 4.1 Broome Parish Council

Refuse

- The arrangements for the parking and access are not satisfactory
- The impact on neighbours
- Inaccuracies in the planning application
- Concerns over the impact of possible future use of the chapel

##### 4.2 District Councillor

Cllr Bernard:

To be considered by Development Management Committee

- property has not been used or lived in the past 10 years for any purpose and the application is misleading
- the attached Annex is a definite change of use, from a place of worship. Until now a change of use to residential has been turned down and this application is inconsistent with past decisions
- parking spaces as shown in the plans are completely inadequate and would involve dangerous manoeuvring. This parking would also be detrimental to the visual amenities of the chapel
- parking on the streets - Sun Road or Sunley Close is dangerous and would clearly interfere with the bus stop and access along this narrow road
- - the extension, even with the lower height would block the light of 2 Sunley Close and 4 Sunley Close

##### 4.3 NCC Highways

Conditional Support

##### 4.4 SNC Water Management Officer

Conditional Support

##### 4.5 Other Representations

29 letters of objection

- application contains a number of inaccuracies
- Sun Road is narrow and well used and therefore parking on site creates a hazard
- access is proposed next to a bus stop
- no street lighting and the pavements are minimal
- very concerned about the volume of traffic this would generate
- have been told that around 50 people would be attending, coming from as far as London and Manchester
- parking is inadequate if it is to be a place of worship
- chapel is no longer viable due to zero availability for parking within the village
- building was built in 1912 when there were few cars
- car park at the village hall is strictly for the users of the play area and village hall only

- the fact that the two main halls have stayed unaltered shows that it is intended to have large groups
- is the chapel to become a private dwelling and should therefore not be a change of use application?
- second floor annex back view windows will overlook gardens on Sunley Close
- rear windows would overlook No145 Yarmouth Road
- the chapel will look out of character with the proposed extensions
- note that the drawings do not show the chimney, is this to be removed?
- parking inside the chapel grounds including removing railings will change the character of the building
- previous application was refused due to parking to front of building
- concern that the hedge is to be removed
- impact on nesting birds if so
- no survey for bats
- what will happen with storm water from the existing and proposed roofs?
- water management report needs addressing
- states on the CIL form that this building has been in use recently where as it has not been used for at least 10 years

## 5 Assessment

### **Key considerations**

- 5.1 The main issues are the principle of development, the design and impact on the character of the building, access and parking, heritage and the impact on neighbouring properties.

### **Principle**

- 5.2 The site is within the development boundary for Broome and as such the principle of new residential development is accepted.

### **Design**

- 5.3 The extension has been designed to reflect the character of the main building in terms of its proportions, materials and detailing including the fenestration. The design has been amended so that the roof steps down from the original building to clearly delineate the original building from the extension. The toilet block consists of a simple single storey element to the rear which will not be visible in public views. It is considered that this is an acceptable design solution to provide the additional accommodation.
- 5.4 Some comments in response to the initial consultation noted that the plans did not show an existing chimney which led to concerns that it was to be removed. This is not the intention and the amended plans received show the chimney to be retained.
- 5.5 The design approach is therefore considered to accord with policy DM3.8 of the Local Plan.

### **Access and Parking**

- 5.6 The original chapel had no vehicular access or off-street parking. This proposal seeks to create an access off Sun Road to allow for parking for the annexe and which will also allow for a very limited amount of parking for the place of worship. The new access as originally proposed would have involved the loss of some of the brick pillars on the site frontage and would have been in close proximity to a bus stop. This has been revised in order that the new access is now proposed to be located further away from the bus

stop and located in a position that the brick pillars can be retained. Norfolk County Council's Highways Officer raises no objection to the creation of the new access in terms of highway safety.

- 5.7 One of the main concerns raised relates to parking on Sun Road by people using the place of worship. Whilst it is recognised that this can often cause issues with such buildings were they are built prior to modern parking demands, it should be remembered that this application does not relate to use of the building as a place of worship as this is an established lawful use, with the application only considering the impacts of the proposed extension.
- 5.8 The development is therefore considered to accord with policies DM3.11 and DM3.12 of the Local Plan.

### **Heritage**

- 5.9 Concern has also been raised about the impact on the setting of the building from the access and parking, including the loss of a section of railings required to facilitate the new access, and noting that this was part of the reason for refusal on a previous application for conversion of the chapel to two dwellings. It is accepted that there is a degree of harm, however noting the above concerns about parking it is considered that the benefit of providing some off-street parking beyond that required for the annexe outweighs this harm. A condition requiring details of the proposal materials to be used in the parking area is recommended to minimise its impact on the setting of the building. As highlighted above it is considered that the design respects the building in terms of its character and appearances. With this in mind it is considered that the scheme complies with the requirements of Policy DM4.10 of the SNLP and those of paragraph 197 of the NPPF insofar as the building can be considered as a non-designated heritage asset.

### **Impact on Neighbouring Properties**

- 5.10 A concern has been raised about overshadowing and overlooking of properties along Sunley Close from the new annex. In terms of overshadowing, the extension to building is no higher than the existing building and no closer to No2 Sunley Close, which is the closest property to the existing building. It will bring the building closer to No4 Sunley Close but will still be 15 metres away and at an angle where the existing building will already have a presence in their outlook. It is not therefore considered that the extension to the building will have an overbearing presence on these properties, nor would any overshadowing resulting from the extension be sufficient to warrant refusal of the application.
- 5.11 With regard to overlooking, there are two rooflights proposed at first floor. One serves a bedroom, however this can be installed to prevent overlooking as this room is also served by a large window on the rear elevation which does not raise overlooking concerns. The other rooflight was to serve another bedroom, however this has been altered so that it now serves a bathroom which can also be designed to prevent any overlooking. Concern was also raised from a property on Yarmouth Road about overlooking from the windows on the rear elevation, however given that there is a distance of some 30 metres and an intervening parking area and parking and turning area it is not considered that overlooking from these windows would cause demonstrable harm.
- 5.12 Another concern raised is the retention of the hedge along the boundary with Sunley Close given it provides screening to neighbouring properties. The applicant has advised that it is not their intention for the hedgerow to be removed. A condition relating to boundary treatment is proposed in which we can ensure the hedgerow is retained.

- 5.13 It is therefore considered that the proposal accords with policy DM3.13 of the Local Plan.

### **Other Issues**

- 5.14 In regard to drainage, the application form advises that surface water arising from the proposed development will discharge to the main sewer. However, the Water Management Officer notes that from the Anglian Water asset maps that there is no surface water sewer available close to this location. Further details will therefore be required of surface water drainage from the site which can be secured through condition.
- 5.15 Some concerns have been raised about potential impact on biodiversity. However, it is considered unlikely that the development will have an adverse impact on protected species as the development is unlikely to result in the loss of any habitat.
- 5.16 The need to support the economy as part of the recovery from the COVID-19 pandemic is a material consideration. This application will likely provide employment during the construction phase of the project. This weighs in favour of the proposal.
- 5.17 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.
- 5.18 This application is liable for Community Infrastructure Levy (CIL).

### **Conclusion**

- 5.19 The creation of a new residential annexe to be used in connection with the existing place of worship is acceptable as the design of the extension to accommodate the annexe reflects the historic character of the original building and would not have a significant adverse impact on neighbouring properties, whilst adequate parking can be provided for the new annexe.

Recommendation : Approval with Conditions

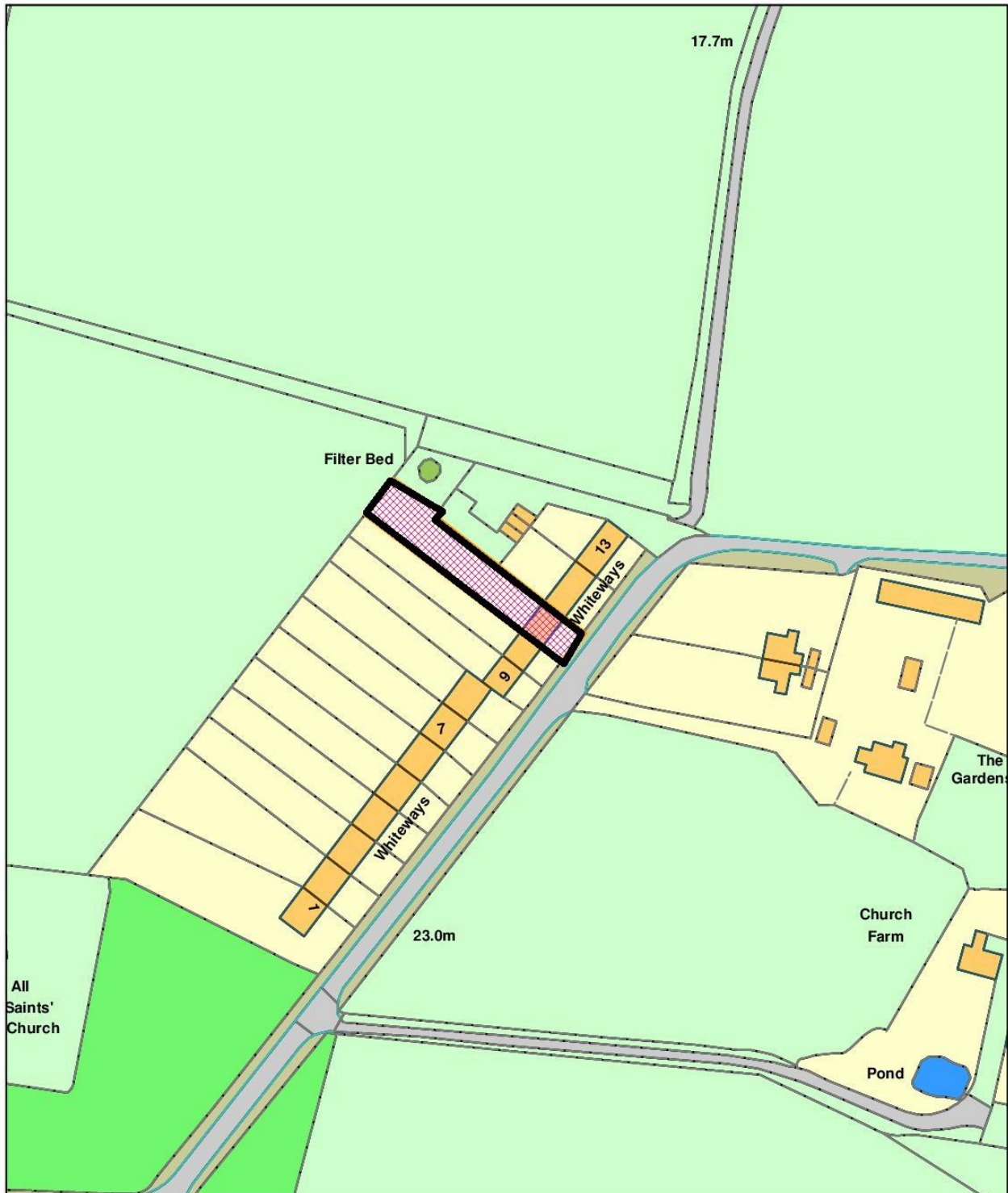
- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Annexe Accommodation Only
- 4 First Floor Windows to be high level
- 5 Matching materials
- 6 New Access
- 7 Parking area details
- 8 Boundary treatment to be agreed
- 9 Surface water

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2020/1896

Application 3



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

**3. Application No: 2020/1896**  
**Parish: WHEATACRE**

Applicant's Name: Miss Penny Harris  
 Site Address: 11 Whiteways, Church Lane, Wheatacre, NR34 0AU  
 Proposal: Creation of shingle driveway including the removal of existing hedge

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 is a terraced two storey dwelling which is subject to an Article 4 Direction which seeks to protect the frontages of various Taylor and Green properties across the district.
- 1.2 The site sits within a row of 13 terraced dwellings, all covered by the Article 4 Direction. The first 8 dwellings (starting from the south west) are set further back and of the same design. The next three dwellings (Nos 9-11) are set closer to the road and the principle elevations are the same (although different to the first 8). The last two in the row (Nos 12 & 13) are bungalows and again a different design.
- 1.3 The original proposal was for the removal of the hedge and use of an artificial hedge on wheels as replacement.
- 1.4 The proposal was revised following Highways recommendation that no means of obstruction should be installed. The revised proposal is for the removal of part of the hedge to the front boundary to create a parking space within the front garden area with a grasscrete surface.

**2. Relevant Planning History**

- |     |           |   |                          |
|-----|-----------|---|--------------------------|
| 2.1 | 1992/1772 | Retrospective application for replacement windows link to 92/1709 | Approval with conditions |
| 2.2 | 1992/1709 | Retrospective application for replacement windows                 | Approval with conditions |

**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 in the Countryside  
 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



## DM4.10 : Heritage Assets

## 3.4 Taylor and Green Design Guidance for Alteration and Repair

4. Consultations

## 4.1 Wheatacre Parish Council

Raised concern over whether there is sufficient space to park without overhanging the highway

## 4.2 District Councillor

Cllr Knight:

Following our discussions regarding the above following the objection from the heritage officer, and in the light of the mitigating circumstances raised by the applicant, I think that this ought to go to the Development Management Committee for determination.

## 4.3 NCC Highways

No objections subject to condition

## 4.4 SNC Heritage Officer

I consider that if this application were permitted it would adversely impact the special character that the Article 4 direction is in place to protect. I do not support this application.

## 4.5 Other Representations

Nine letters received from 6 addresses raising the following concerns (summarised):

- Loss of hedge and grass verge with introduction of artificial hedge will be out of character
- Block neighbours views
- Concerned whether there is sufficient space to park a car
- There is plenty of other parking available and questioned the need for the parking space.
- May compromise grass verge opposite when manoeuvring in and out of drive

5 Assessment**Key considerations**

- 5.1 The key considerations in determining this application are the impact on the character and appearance of the area (in particular the special character that the Article 4 direction), the impact on neighbour amenity, highway safety and parking.

**Principle**

- 5.2 Whilst there is no objection in principle to alterations to residential properties, the Article 4 Direction is in place to protect the character of the frontages, that being the principle elevations, front gardens and hedges.
- 5.3 In this case the Design Guidance states that 'One of the most notable features of these groups of houses is their generous and mature landscape setting and attractive front gardens.... This attractive environment is adversely affected if these front gardens are concreted over, hedges taken out and concrete block or brick boundary walls built'

- 5.4 The design guidance goes on to state that 'retention of existing walls, fences and hedges will be encouraged. Proposals to remove them will not be acceptable' and 'proposals to construct a cross over and to create a parking space in front gardens will be unacceptable.
- 5.5 Based on the Article 4 and the design guidance the proposal is considered unacceptable unless a material planning consideration indicates otherwise.

### **Neighbour Amenity**

- 5.6 Policy DM3.13 relates to the protection of the amenity of neighbouring uses.
- 5.7 Some of the neighbour comments raised concern that by allowing a vehicle to park on the front garden it would have an adverse impact on their amenity by way of loss of light and view.
- 5.8 I do not consider that the creation of a parking space within the front garden area would have a significant impact on neighbour amenity through loss of light or overshadowing. Whilst a car may be visible from neighbours windows there is no right to a view in planning terms and outlook would not be significantly compromised by a parked car. The scheme complies with the requirements of Policy DM3.13 of the SNLP.

### **Character and Appearance of the Area**

- 5.9 Policy DM3.6 states that development must be compatible with the areas character and appearance, Policy DM3.8 seeks to achieve high quality design and protect and enhance locally distinctive character and Policy DM4.10 seeks to protect heritage assets and their settings.
- 5.10 It has been highlighted by the applicant that many of the sites within this row have altered or removed the front boundaries and created parking within the front garden areas.
- 5.11 This is acknowledged and has been taken into consideration but it must be noted that none of these have sought or been granted planning permission for the removal of the hedges or the creation of parking spaces. However, by virtue of the time that these works have been completed they are now exempt from being pursued via the Council's enforcement powers.
- 5.12 Furthermore, in any event, it should be noted that these properties enjoy a different relationship within the streetscene insofar as they have larger front curtilages and therefore don't set a precedent for the proposed works. Officers would stress the importance of the need for each application needs to be assessed on its merits.
- 5.13 The application site sits within a row of four dwellings (Nos 9-12) that do still retain the front hedges. It is also one of three dwellings (Nos 9-11) that sit further forward and have different detailing which is well preserved and retain the front hedges so when viewed from the street the appearance is very uniform. No 13 has removed part of the hedge but still retains the southern part. This end of the row therefore maintains the soft and green character as referenced in the design guidance.
- 5.14 Relevant policy dictates that the special character of these properties should be retained. As the application site sits within the row that do retain the hedges to the front means the impact, should part of it be removed and a parking space created, would be significant.

- 5.15 The applicant has changed the finish of the parking area from shingle to grasscrete in order to try and maintain a more soft and green appearance but this is not considered sufficient to compensate for the loss of the hedge and the harm of having a parking space within the front garden area.
- 5.16 With this in mind it is considered that the scheme fails to comply with Policies DM3.6, DM3.8 and DM4.10 of the SNLP. Likewise, the proposal is also considered to fail to comply with the requirements of paragraph 197 of the NPPF insofar as the harm to the non-designated heritage asset (Article 4 Direction) is not outweighed by the benefit of providing the parking to meet the needs of the resident.

### **Highway Safety and Parking**

- 5.17 DM3.11 seeks to ensure road safety and the free flow of traffic and DM3.12 seeks to ensure sufficient on-site parking is available.
- 5.18 The Highway Authority have no objection subject to the relevant conditions. The scheme complies with the requirements of Policy DM3.12 of the SNLP.

### **Other Matters**

- 5.19 The applicant has stated that the parking space is required to aid her son who has a disability. Whilst we have taken this into consideration, we cannot give personal circumstances significant weight as a planning consideration, and as such this does not outweigh the harm to the character and appearance of the area and the heritage assets.
- 5.20 Neighbours commented that there is parking available on the street and to the rear. We are not determining what parking is available or the need for it but whether it is acceptable in planning terms.
- 5.21 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.
- 5.22 This application is not liable for Community Infrastructure Levy (CIL)

### **Conclusion**

- 5.23 The proposal is considered unacceptable for the reasons outlined above as it would be contrary to Policies DM3.6, DM3.8 and DM4.10.

Recommendation : Refusal

1. The Proposal would result in significant harm to the special character of the non-designated heritage asset through the loss of the hedge and creation of a parking space in the front garden which are protected by the Article 4 Direction, contrary to Policies DM3.6, DM3.8 and DM4.10 and paragraph 197 of the NPPF.

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**Planning Appeals****Appeals received from 7 November 2020 to 4 December 2020**

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>
2020/0725	Costessey Land to the rear of The Nurseries Ringland Lane Costessey Norfolk	Mr Jamie Marsh	Erection of bungalow and detached garage (revised)	Delegated	Refusal
2020/0445	Carleton Rode Venture Farm Folly Lane Carleton Rode NR16 1NJ	Mr P Gilchrist	Proposed change of use of former stable/workshop building to holiday let unit.	Delegated	Refusal
2020/0677	Long Stratton February Cottage Norwich Road Long Stratton Norfolk NR15 2PG	Mr Benjamin Phillips	Variation of condition 2 of planning permission 2016/1823 - Alter design of the rear windows and doors.	Delegated	Refusal
2019/2542	Poringland Land to the east of Rectory Lane Poringland Norfolk	Mr H R Garden	Proposed dwelling and garage with access	Delegated	Refusal
2020/0919	Land south of Meadow Farm Drive Cringelford Norfolk	Mr Ben Kemp	Erection of 1no. dwelling with access and layout. All other matters reserved.	Committee	Refusal
2020/0703	Land north of Walnut Tree Cottage Low Road Forncett St Mary Norfolk	Ms Geraldine Creaven	Erection of two storey dwelling	Delegated	Refusal

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>
2020/0978	Land to the rear of 46 Chapel Street Barford Norfolk	Mr & Mrs Rodney Brown	Outline application for a development of seven dwellings.	Delegated	Refusal
2020/1282	27 Howe Lane Poringland NR14 7LQ	Mr Daniel Self	First floor front and side extensions, including front infill extension to ground floor.	Committee	Refusal

### **Planning Appeals**

#### **Appeals decisions from 7 November 2020 to 4 December 2020**

<b>Ref</b>	<b>Parish / Site</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Decision Maker</b>	<b>Final Decision</b>	<b>Appeal Decision</b>
2019/2417	Poringland 4 Green Fall Poringland Norwich NR14 7SP	Mrs Maria Norton	Retention of access gates at front of property.	Delegated	Refusal	Appeal Allowed
2020/0958	Bella Vista Burgate Lane Framingham Earl NR14 7PU	Ms Hayley Spruce	Retention of steel security gates and side panel to form an enclosure.	Delegated	Refusal	Appeal Allowed
2020/0164	Land north of 2 Gilbert Close Church Road Alpington Norfolk	Mr Raymond Lincoln	Demolish existing garage and erection of a single storey 2 bedroom bungalow (revised)	Delegated	Refusal	Appeal Dismissed