

# Planning Committee Agenda

## Members of the Planning Committee:

Cllr I N Moncur (Chairman)  
Cllr K Vincent (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 S M Prutton  
Cllr S Riley  
Cllr J M Ward

## Date & Time:

Wednesday 1 December 2021  
9:30am

## Place:

Council Chamber Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich

## Contact:

Dawn Matthews      tel (01603) 430404  
Email: [committee.services@broadland.gov.uk](mailto:committee.services@broadland.gov.uk)  
Website: [www.southnorfolkandbroadland.gov.uk](http://www.southnorfolkandbroadland.gov.uk)

## PUBLIC ATTENDANCE:

This meeting will be live streamed for public viewing via the following link: [Broadland YouTube Channel](#)

You may register to speak by emailing us at [committee.services@broadland.gov.uk](mailto:committee.services@broadland.gov.uk) no later than 5pm on Friday 26 November 2021

## Large print version can be made available

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

## **Public Speaking and Attendance**

All public speakers are required to register to speak at public meetings by the date / time stipulated on the relevant agenda. Requests should be sent to:

[committee.services@broadland.gov.uk](mailto:committee.services@broadland.gov.uk)

Public speaking can take place:

- Through a written representation (which will be read out at the meeting)
- In person at the Council offices

Please note that the Council cannot guarantee the number of places available for public attendance but we will endeavour to meet all requests.

All those attending the meeting in person are invited to sign in on the QR code for the building and promptly arrive at, and leave the venue. Hand sanitiser are still provided and we would encourage you to observe social distancing. Further guidance on what to do on arrival will follow once your public speaking registration has been accepted.

# AGENDA

1. **To receive declarations of interest from members;**  
(guidance and flow chart attached – page 4)
2. **To report apologies for absence and to identify substitute members;**
3. **To confirm the minutes of the meeting held on 3 November 2021;**  
(minutes attached – page 6)
4. **Matters arising from the minutes;**
5. **Applications for planning permission to be considered by the Committee in the order shown on the attached schedule;**  
(schedule attached – page 9)
6. **Planning Appeals - for information;**  
(table attached – page 26 )

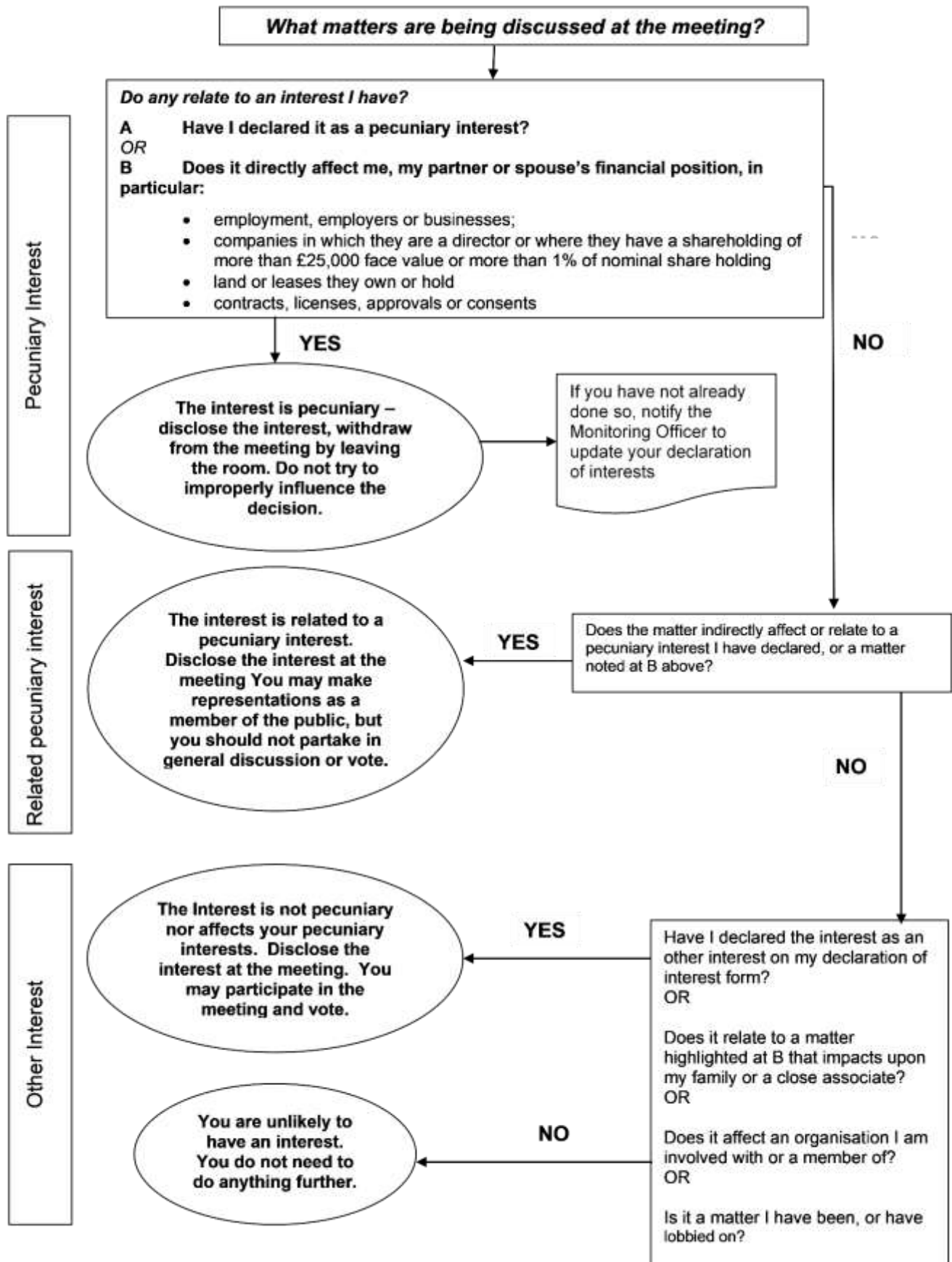
## DECLARATIONS OF INTEREST AT MEETINGS

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.

<p>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.</p>
<p>Does the interest directly:</p> <ol style="list-style-type: none"> <li>1. affect yours, or your spouse / partner's financial position?</li> <li>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</li> <li>3. Relate to a contract you, or your spouse / partner have with the Council</li> <li>4. Affect land you or your spouse / partner own</li> <li>5. Affect a company that you or your partner own, or have a shareholding in</li> </ol> <p>If the answer is "yes" to any of the above, it is likely to be pecuniary.</p> <p>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.</p>
<p>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</p> <p>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.</p>
<p>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.</p>
<p>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.</p>

**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



## PLANNING COMMITTEE

**Minutes of a meeting of the Planning Committee of Broadland District Council, held on 3 November 2021 at 9:30am at the Council Offices.**

**Committee Members Present:** Councillors: Cllrs I Moncur (Chairman), A Adams (Aylsham application only), S Beadle, N Brennan, J Fisher, R Foulger, C Karimi-Ghovanlou, K Leggett, S Prutton, S Riley (Aylsham application only) and J Ward.

**Apologies:** K Vincent (Cllr K Leggett as substitute)

**Officers in Attendance:** The Assistant Director for Planning (H Mellors), the Area Planning Manager (G Beaumont) and the Senior Planning Officer (C Rickman)

### 16 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
20211329	REEPHAM	Cllr Beadle	Ward member for the application – had not taken part in any meetings or conversations about the application
20211604	ALYSHAM	Cllr Riley	Ward member for the application – had not taken part in any meetings or conversations about the application

### 17 MINUTES

The minutes of the meeting of the Planning Committee held on 6 October 2021 were confirmed as a correct record.

## **18 MATTERS ARISING**

No matters were raised.

## **19 PLANNING APPLICATIONS**

The Committee considered the reports circulated with the agenda, which were presented by the officers. The Committee received an update to the report which had been added to the published agenda. They were also advised that the reason for application 20211604 at Aylsham being reported to Committee was because it conflicted with the site allocation in the DPD and was therefore contrary to Policy.

No public speaking took place.

The Committee made the decisions indicated in the attached appendix, 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.

## **20 PLANNING APPEALS**

The Committee noted the planning appeals.

(The meeting concluded at 9:50am)

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Chairman

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.

1. **Appl. No** : **20211329**  
**Parish** : **REEPHAM**  
Applicant's Name : Mr Hunt  
Site Address : The Stables, 15 Church Hill, Reepham, NR10 4JL  
  
Proposal : Change of use from commercial premises to a single residential dwelling - internal alterations  
Decision : Members voted (unanimously) for **Approval** subject to conditions

Approved subject to conditions

1. Time limit
2. In accordance with approved plans

2. **Appl. No** : **20211604**  
**Parish** : **Aylsham**  
Applicant's Name : Mr Les Gray  
Site Address : Units 1 - 12, Aylsham Business Park, Richard Oakes Road, Aylsham, NR11 6FD  
  
Proposal : Change of use of existing units to E(c), E(d), E(e), E(g), F1(a) & B8.  
Decision : Members voted (unanimously) for **Approval** subject to conditions

Approved subject to conditions

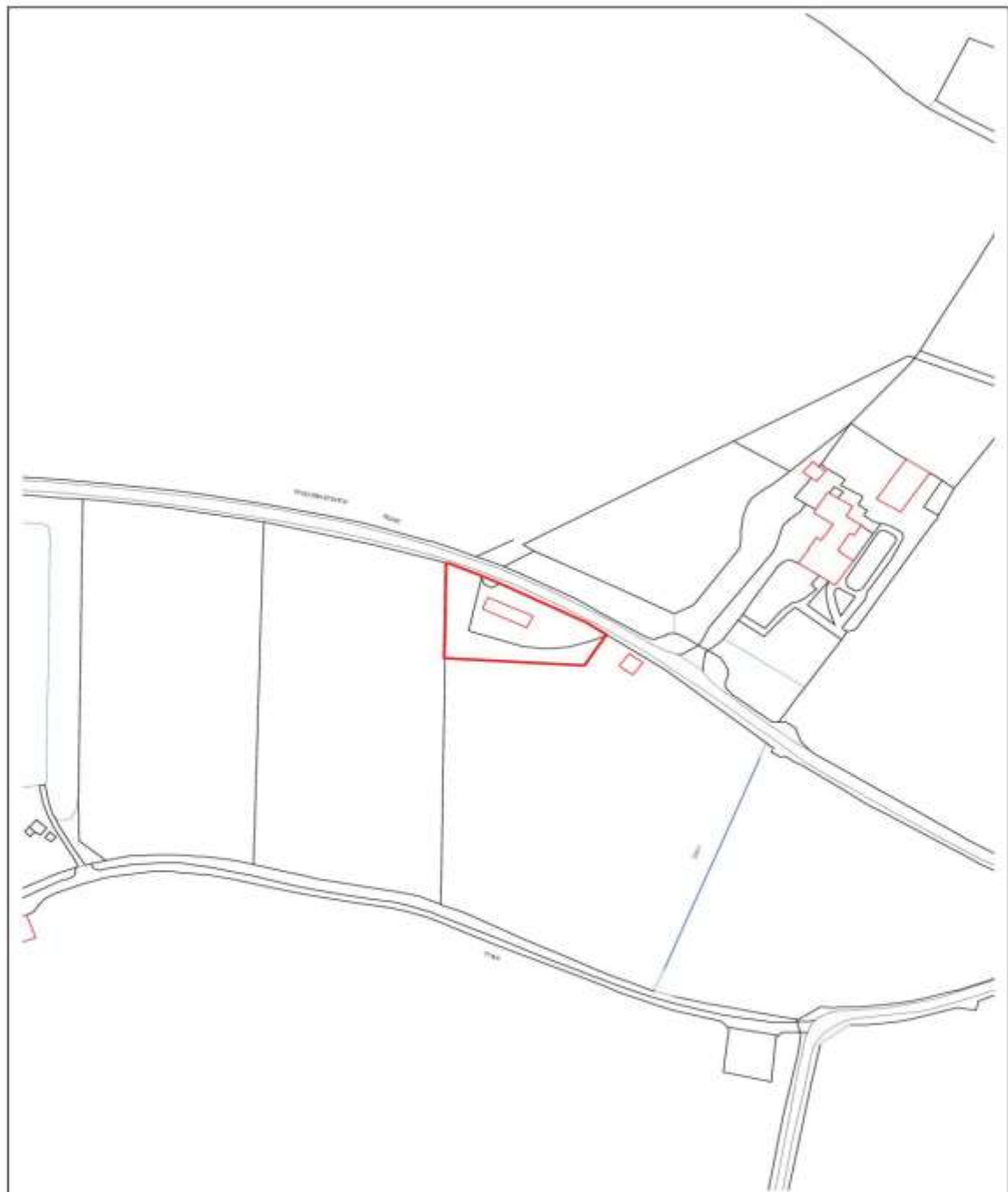
1. TL01 – 3 year time limit
2. AD01 – Development shall be carried out in accordance with the approved plans and documents
3. R03 – Specific use (E(c), E(d), E(e), E(g), F1(a) B8)
4. NS – No more than 3 of the 12 units to fall within an F1 educational use at any one time



## Planning Committee

	<b>Application No</b>	<b>Location</b>	<b>Officer Recommendation</b>	<b>Page No</b>
1	20211482	The Old Apple Store, Woodbastwick Road, Ranworth, NR13 6HS	<b>APPROVE</b> subject to conditions	10
2	20211316	54 Freeland Close, Taverham, NR8 6XR	<b>Delegate authority to APPROVE</b> subject to conditions	21

Application 1



Application No: 20211482

The Old Apple Store, Woodbastwick Road,  
Ranworth, NR13 6HS

Scale:  
1:1250  
Date:  
22-Nov-21



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1.     **Application No:**       **20211482**  
       **Parish:**             **WOODBASTWICK (PANXWORTH, RANWORTH)**
- Applicant's Name:     Sam Cator  
Site Address:          The Old Apple Store, Woodbastwick Road, Ranworth, NR13  
                              6HS  
Proposal:              Demolition of existing building and replacement with dwelling  
                              (previous application 20190682)

Reason for reporting to committee

The application is reported to Committee as it is being recommended for approval contrary to development plan policies.

Recommendation summary:

Full Approval, subject to conditions.

1     Proposal and site context

- 1.1    The application seeks full planning permission for the demolition of an existing agricultural building and the erection of a dwelling in its place at an agricultural holding in Ranworth.
- 1.2    These proposals follow a Prior Notification application 20190682 which granted prior approval for the change of use of the building to a dwelling under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015.
- 1.3    The applicant explored the constraints and standards achieved with the existing building fabric, however it became clear that the demolition of the existing building and erection of a new building will realise a higher thermal efficiency and much greater environmental performance.
- 1.4    The new building will be 0.85 metres wider, 0.63 metres longer and 1.2 metres higher than the existing. The proposed building will closely reflect the existing building in form and materials. It will have a corrugated metal sheet roof and timber clad walls to respect the appearance of the existing building. All windows will be traditional timber casements. In addition to the changes to the building, this application also seeks to change the use of further agricultural land to provide a larger residential curtilage for the dwelling than that previously approved and allowed under the Class Q application.
- 1.5    The vehicular access will be via the adapted existing access onto Woodbastwick Road.

- 1.6 The application site is located outside of any defined settlement limits, on the southern side of Woodbastwick Road and on the western edge of Ranworth. Woodbastwick Road is to the north of the site and there are fields to the south, east and west. There are trees and hedging along the northern boundary of the site and predominantly trees along the western boundary. There are currently no boundaries to the south and east.
- 2 Relevant planning history
- 2.1 20190682 – Proposed Change of Use of Agricultural Building to a Dwelling House (C3) - Prior Notification. Required and Granted – 17 June 2019.
- 3 Planning Policies
- 3.1 National Planning Policy Framework (NPPF)  
NPPF 02 : Achieving sustainable development  
NPPF 04 : Decision-making  
NPPF 09 : Promoting sustainable transport  
NPPF 11 : Making effective use of land  
NPPF 12 : Achieving well-designed places  
NPPF 14 : Meeting the challenge of climate change, flooding and coastal change  
NPPF 15 : Conserving and enhancing the natural environment  
NPPF 16 : Conserving and enhancing the historic environment
- 3.2 Joint Core Strategy (JCS)  
Policy 1 : Addressing climate change and protecting environmental assets  
Policy 2 : Promoting good design  
Policy 3: Energy and water  
Policy 4 : Housing delivery  
Policy 17 : Small rural communities and the countryside  
Policy 18 : The Broads
- 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 EN1 : Biodiversity and habitats  
Policy EN2 : Landscape  
Policy TS3 : Highway safety  
Policy TS4 : Parking guidelines  
Policy CSU5 : Surface water drainage
- 3.4 Supplementary Planning Documents (SPD)  
Landscape Character Assessment

**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.

4 Consultations

4.1 Woodbastwick, Ranworth & Panworth Parish Council:

Unanimous support.

4.2 District Councillors:

No comments received

4.3 Broads Authority:

I can confirm that the Broads Authority has no comments to make in respect of this application.

4.4 County Ecologist:

Summary:

Report fit for purpose. Recommend conditions for: enhancement, copy of licence and lighting.

Ecology Report:

The application (20211482) is supported by a bat surveys (DWA Ecology, 2021). The building was surveyed in March 2021, with three emergence surveys undertaken in May and June 2021. The surveys were undertaken by suitably qualified and experienced ecologists in accordance with best practice guidelines. Peak counts of bats identified during the surveys indicate that the roosts comprise day roosts for common and soprano pipistrelles (peak count 6 bats). No evidence of nesting birds was noted. The proposed scheme will, in the absence of mitigation, result in the loss of the bat roosts and must therefore be carried out under a Natural England protected species mitigation licence. Mitigation for the lost roosts is required as part of the licence and it is proposed to install two bat boxes and one bat access tile on the roof, to allow bats to access the roof void. This mitigation will be agreed by Natural England as part of the licence application.

### Comments:

The surveys were undertaken by suitably qualified and experienced ecologists in accordance with best practice guidelines. The report is fit for planning purposes and it is considered likely that Natural England would grant a licence based on the outline mitigation proposed. In accordance with Policy EN1 of the Development Management DPD 2015 the following conditions are recommended to secure enhancement of the site for biodiversity, control potential impacts from lighting (to protect foraging habitat/dark skies). A condition securing a copy of the eps licence is also recommended.

#### 4.5 Environmental Quality Team:

Having reviewed the application documentation and that of the previous iteration of this application (20190682), in which an additional questionnaire was filled in and submitted, we would raise no objections to this application.

#### 4.6 Norfolk County Council as Highway Authority:

I understand that there has been a previous planning consent for conversion of the barn to residential use that was granted consent without highway conditions requiring visibility improvements. Therefore for that reason I advise that a simple vehicle crossover improvement is undertaken.

#### 4.7 Other Representations

No comments received.

### 5 Assessment

#### 5.1 Key Considerations

- The principle of development
- The design and impact on the character and appearance of the area
- The impact on nearby heritage assets
- The impact on neighbour amenity
- The impact on highway safety
- The impact on ecology and biodiversity

#### **The principle of development**

- 5.2 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications 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.

- 5.3 In accordance with both the Council's adopted development plan and the NPPF, in cases where there are no overriding material considerations to the contrary, development proposals that accord with the development plan should be approved without delay.
- 5.4 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, the design of the proposal and its impact on the character of the area, heritage assets, residential amenity, highway safety and ecology and biodiversity.
- 5.5 The site is located within the countryside, outside of any defined settlement limit. Policy GC2 of the DM DPD explains that new development will be accommodated within settlement limits and that outside of settlement limits, development will be permitted where it does not have any significant adverse harm and where it accords with another policy and / or allocation of the development plan. The application does not accord with a specific policy or allocation of the development plan and therefore the proposals fail to comply with Policy GC2 of the DM DPD.
- 5.6 As set out in paragraph 1.2 of this report, the building was the subject of a previous application (20190682) under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015. The Council in pursuance of powers under this Act determined that prior approval was required and granted.
- 5.7 Whilst it is recognised that the application conflicts with Policy GC2 and that, given the sites location outside of any settlement limit, this is not a location where new dwellings would normally be permitted, the previous Prior Approval application is a material consideration.
- 5.8 Accordingly, the Prior Approval application represents a fall-back position given that there is an implementable approval for a dwelling at this site. Consequently, there is considered to be merit in setting aside Policy GC2 for this element of the application. The remainder of this assessment section seeks to assess the impacts of allowing a new dwelling on the site as an alternative to converting the existing building.

**The design and impact on the character and appearance of the area**

- 5.9 The main changes between the proposed new dwelling and the previously approved conversion under the prior approval application is an increase in size of the dwelling and the residential curtilage.
- 5.10 Although the proposed dwelling is marginally wider than the existing building this is to allow the higher thermal construction to be incorporated without impacting on the internal floor areas. The dwelling is also to be marginally longer and approximately 1.2 metres higher to allow for additional floor space, including a second bedroom and small shower room within the roof space. Despite the increase in size of the building it is still considered to closely reflect the building that it will replace in terms of its design, form and materials.

- 5.11 The dwelling approved under the prior approval application would benefit from just 87.5m<sup>2</sup> of residential curtilage. Much of this area is likely to have been taken up by the parking and manoeuvring area and so the current proposals would provide the applicant with a more appropriately sized garden. Officers are satisfied that the increased size of the residential curtilage will result in better living conditions for the applicant and an improved form of development.
- 5.12 In addition, it should be noted that the site is well screened when viewed from Woodbastwick Road and more distant views from the south and is only likely to be partially visible at best. It is not considered that the new dwelling or the conversion of this parcel of land will result in any significant visual harm to the rural landscape. Despite both being larger than originally approved, it is considered that the dwelling and extension of curtilage will not be unduly excessive, will not represent a significant incursion into the countryside and does not cause unacceptable harm to the general character and appearance of the surrounding area.
- 5.13 There are some existing trees on the sites boundaries and although none of these are proposed to be removed, a condition is proposed to be added to the decision notice requiring a Tree Protection Plan and Arboricultural Method Statement to be submitted and approved prior to the commencement of the development.
- 5.14 The Broads Authority is within relative close proximity to the north and west of the site however the proposals are not considered to have any detrimental impact upon the Broads Authority area and the Broads Authority have raised no objection to the application. Overall, the application is therefore considered to accord with Policies 2 and 18 of the JCS and Policies GC4 and EN2 of the DM DPD.

**The impact on nearby heritage assets**

- 5.15 There is a grade II listed church to the east of the site and regard has therefore been given to sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. There is a good degree of separation however between the proposed dwelling and the church of approximately 260 metres as the crow flies and they are not viewed together given existing intervening landscape features including high roadside hedges, trees and woodland. It is therefore not considered that the proposal will result in any impact upon the setting of the church, especially given that an existing building already exists in this location. As such the setting of the church will be preserved. The application is therefore considered to comply with Policy 1 of the JCS and sections 16(2) and 66(1) Planning (Listed Buildings and Conservation Areas) Act.

**The impact on neighbour amenity**

- 5.16 There is a good degree of separation between the proposed dwelling and any neighbouring residential property and given the size of the dwelling and the



screening in place, the proposal will not result in any detrimental impact upon neighbour amenity. The application is therefore considered to comply with Policy GC4 of the DM DPD.

**The impact on highway safety**

- 5.17 The proposals seek to utilise the existing access off Woodbastwick Road which has historically been used to serve the building when it was in an agricultural use and was approved to be used under the previous Prior Approval application. In response to the Prior Approval application the Highway Authority raised no objections given its former use subject to conditions relating to the existing vehicular access be utilised and on-site parking and turning.
- 5.18 New timber gates and timber post and rail fencing are proposed to be utilised and positioned to allow cars to completely leave the public highway when the gates are closed. The proposals will also allow for greater room for parking and manoeuvring within the site than previously approved.
- 5.19 Norfolk County Council in their role as Highway Authority originally raised some concerns with regards to the visibility at the access of the site however given their response to the Prior Notification application they agreed that this is acceptable subject to conditions relating to the access and on-site parking which are both to be imposed as requested. Overall, the application is not therefore considered to cause any detrimental impact upon highway safety and accords with Policies TS3 and TS4 of the DM DPD.

**The impact on ecology and biodiversity**

- 5.20 With regards to the impact of the development on ecology and biodiversity on the site, a bat roost assessment has been submitted with the application. This identified two species of bats roosting within the building, however there were no signs of nesting birds. The assessment sets out that as the development proposals will necessitate the destruction of the bat roosts, a Natural England European Protected Species Licence (EPSL) will be required prior to the commencement of works. In addition, to compensate for the loss of the bat roosts, further roosting habitat must also be incorporated into the development proposals.
- 5.21 The County Ecologist has commented on the application and confirmed that the report is fit for purpose. They have raised no objection to the application subject to conditions requiring a Biodiversity Enhancement Plan and details of external lighting to be submitted to and approved by the Local Planning Authority. The County Ecologist has also suggested that a condition should be imposed requiring evidence to demonstrate that a protected species mitigation licence has been obtained by Natural England however this is required separate from planning legislation and will be added as an informative rather than a condition. Overall, it is considered that with the other conditions in place the proposals will not result in any harm and will actually

provide biodiversity enhancements to the site. The proposals are therefore considered to comply with Policy EN1 of the DM DPD.

**Other Issues**

- 5.22 The site is located within Environment Agency's flood zone 1 and is also not shown to be at risk of any of the surface water flood events. The site is therefore not considered to be within an area at high risk of flooding. The NPPF gives preference to the use of sustainable drainage systems. No detailed plans have been provided at this stage as to how surface water drainage will be disposed of, and a condition is therefore proposed to be added to the decision notice requiring this information as well as information regarding the foul sewage disposal. Overall, with the condition in place, it is considered that the application would comply with the broad aims of Policy CSU5 of the DM DPD.
- 5.23 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.
- 5.24 This application is liable for Community Infrastructure Levy (CIL).
- 5.25 The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

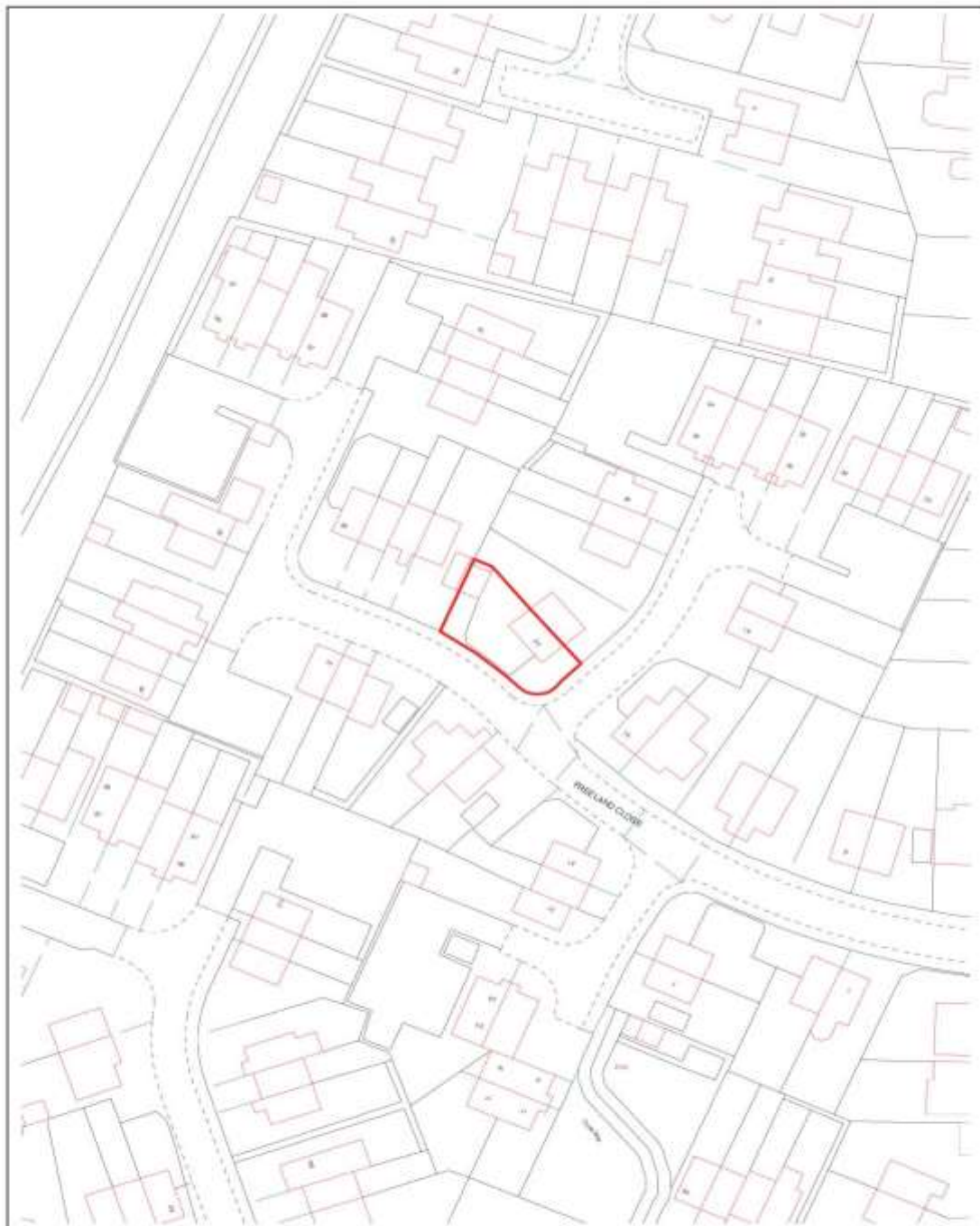
**Conclusion:**

- 5.26 Overall, although the application is in conflict with Policy GC2 of the DM DPD, the planning history at the site is a material consideration and there is an implementable approval on site as a fall-back. The proposed replacement dwelling would be slightly larger in terms of size and extent of curtilage than the dwelling previously approved but as set out above the proposals are not considered to cause harm to the general character and appearance of the area, nearby heritage assets, neighbour amenity, highway safety or ecology and biodiversity that cannot otherwise be made acceptable by conditions. On balance, the application is considered acceptable subject to conditions.

Recommendation:	Full Approval, subject to the following conditions:
	<ol style="list-style-type: none"><li>1. 3 year time limit</li><li>2. Development shall be carried out in accordance with the approved plans and documents</li><li>3. Removal of Householder PD rights relating to extensions, alterations to the roof and outbuildings</li><li>4. External materials and boundary treatments</li><li>5. Vehicular access over verge</li><li>6. Access and on-site parking</li><li>7. Biodiversity Enhancement Plan</li><li>8. External lighting</li><li>9. Tree Protection Plan and Arboricultural Method Statement</li><li>10. Surface water drainage and foul water disposal</li></ol>

Contact Officer: Christopher Rickman  
Telephone Number: 01603 430548  
E-mail: christopher.rickman@southnorfolkandbroadland.gov.uk

Application 2



**Application No: 20211316**  
**54 Freeland Close, Taverham, NR8 6XR**

**Scale:**  
**1:500**  
**Date:**  
**22-Nov-21**



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**2. Application No: 20211316**  
**Parish: TAVERHAM**

Applicant's Name: Mr Mike Dawson  
Site Address: 54 Freeland Close, Taverham, NR8 6XR  
Proposal: Single storey side extension

Reason for reporting to committee

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

Recommendation summary:

Delegate authority to approve, subject to receipt of amended plan securing additional parking space and the following conditions:

1. 3 year time limit
2. Development shall be carried out in accordance with the approved plans and documents
3. Retention of parking spaces

1 Proposal and site context

- 1.1 This application seeks planning permission for the erection of a single storey side extension with a hipped roof, which will form space for a new living and dining room. The existing property is located in a residential area consisting mainly of two storey, semi-detached dwellings.

2 Relevant planning history

- 2.1 APP No : 20190934 – Sub-Division of Plot and Erection of an Attached Dwelling – Full Refusal 27/09/2019

3 Planning Policies

- 3.1 National Planning Policy Framework (NPPF)  
NPPF 02 : Achieving sustainable development  
NPPF 04 : Decision-making  
NPPF 12 : Achieving well-designed places
- 3.2 Joint Core Strategy (JCS)  
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 GC4 : Design  
Policy TS3 : Highway Safety  
Policy TS4 : Parking Guidelines

- 3.4 Site Allocations Development Plan Document 2016  
Taverham Neighbourhood Plan  
Policy TAV3: Well-designed new development  
Policy TAV7 : Parking

#### 4 Consultations

##### 4.1 Taverham Parish Council

- Concern raised as to the increase in the number of bedrooms and lack of parking provision
- There is only one parking space due to the erection of a building in a space which is not shown on the plans
- The proposal is an overdevelopment of the plot, out of keeping with the area and there is unsatisfactory parking provision

##### 4.2 District Councillors

District Councillor – T Adams

If you are minded to approve the application Cllr's K Kelly and myself feel the application should be referred to Planning Committee as the proposal might be contrary to NPPF Policy 127 a, b, c, d, Policy 130, 131, GC4 of the DM DPD (i) (ii) (iv) and paragraph 2.18. Also contravenes JCS Policy 2.

##### 4.3 NCC Highways

- Local Parking standards requirements are that a two/three bedroomed dwelling should provide two off-street car parking spaces
- I feel any concern regarding lack of on-site parking is limited to inconvenience rather than highway safety, however it would be beneficial to have two parking spaces and the applicant should address this as a condition of any approval

##### 4.4 Other Representations

- Overdevelopment of the site
- Out of keeping design with the area
- Safety issues on busy pedestrian route
- Unneighbourly
- Noise and disturbance resulting from use
- Sets a precedent
- Unsatisfactory parking provision for number of bedrooms
- The extension will appear cramped within its setting and result in a form of development that is inharmonious with its surroundings
- Plans don't show outbuilding in garden
- Proposal is likely to lead to an undesirable increase in on-street parking

5 Assessment

**Principle**

- 5.1 The principle of extending residential dwelling is considered to be acceptable, as such the key considerations in the determination of this application are:
- Impact on neighbour amenity
  - Impact on character and appearance of the area
  - Impact on highway safety

**The impact on neighbour amenity**

- 5.2 The proposed extension will extend from the southwest side elevation of the property and accommodate a new dining and living room. This will enable an additional bedroom to be inserted into the existing ground floor, thereby providing the applicant with ground floor facilities so that they don't have to use the stairs.
- 5.3 The property is located on a corner plot and so due to the positioning of the extension, the impact on neighbouring properties will be limited. The property will be visible from the frontages of nos. 33 and 35, however due to its scale/massing and height, there is not considered to be any overlooking or overshadowing caused as a result of the proposal. In view of the factors mentioned above, I don't consider this to have strong weight in the assessment of the proposal. Overall, I consider the proposal to have an acceptable impact on neighbour amenity, in accordance with Policy GC4 of the DM DPD.
- 5.4 Consideration has been given to the previously refused application. At this time it was considered that the proposal resulted in insufficient amenity space, inadequate on-site parking and access and inharmonious with the surroundings. The previous refusal related to the subdivision of the dwelling to create a new separate dwelling as opposed to the extension to the existing property. It is considered that this proposal will retain sufficient private amenity space, in accordance with Policy GC4 of the DM DPD and Policy TAV3 of the TNP.

**Design including Impact on character and appearance of the area**

- 5.5 The proposed side extension, which will extend to almost the full depth of the property, will have a hipped roof. This is different from the existing property's gable roof pitch and those in the surrounding area. It was noted by a neighbour that the design is out of keeping with the area. As the proposal is single storey element only, this variation in roof pitch design is considered to be acceptable, within this street scene. The area is characterised by two-storey, semi-detached properties. Due to the dwelling's position as a core plot, the side extension will front towards the highway and be visible within the street scene, this however is not considered to be unacceptable due to the variation in the building line of properties within the area. I therefore consider the proposed extension to not cause significant detriment to the overall street scene.
- 5.6 Taverham Parish Council and a neighbour also noted that the extension would result in the plot becoming cramped, and consideration has been given to this.

There will still be a notable amount of space in-between the fence and the extension, whilst it won't extend beyond the front or rear elevations. I consider that sufficient amenity space will be retained within the site to provide a private garden and as such do not consider it will result in overdevelopment of the site.

- 5.7 Overall therefore, I consider the design and impact on the character and appearance of the area to be acceptable and in accordance with Policy 2 of the JCS, Policy GC4 of the DM DPD and Policy TAV3 of Taverham Neighbourhood Plan.

### **Highway safety**

- 5.8 The proposal will result in an additional bedroom being formed, and so although there will not be a loss in parking spaces, the bedroom/parking space ratio will increase. In light of this, the Parish Council and neighbours objected to the proposal partly on this basis, due to an existing outbuilding taking up one of the two original tandem parking space. They are concerned that the proposal would result in on-street parking, which could set a precedent and subsequently cause more vehicles to be parked on the highway. NCC Highways commented that this factor would result in inconvenience rather than a substantial risk of highway safety, however it would be beneficial for two parking spaces to be available. The applicant has been asked to provide a revised layout plan providing an additional parking space. Members will be updated on this matter, however, securing two spaces [subject to further consultation with the Highway Authority] will comply with DMDPD Policies TS3 and 4 and TNP Policies TAV3 and TAV7.

### **Other Issues**

- 5.9 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.
- 5.10 The Local Planning Authority has taken a proactive and positive approach to decision taking in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.
- 5.11 This application is not liable for Community Infrastructure Levy (CIL)

### **Conclusion**

- 5.12 In my view, the proposal represents an acceptable form of design, scale and massing, such that the impacts on neighbour amenity and character and appearance of the area are acceptable. The development retains sufficient private amenity space and will not result in a loss of parking spaces for the dwelling subject to receipt of an amended plan. I therefore consider the proposal to be acceptable and in accordance with relevant policies.



## Planning Committee

Recommendation:	Delegate Authority to the Assistant Director Place for Full Approval, subject to receipt of a satisfactory amended layout plan providing for two parking spaces and subject to the following conditions:
	<ol style="list-style-type: none"><li>1. 3 Year time limit</li><li>2. Development shall be carried out in accordance with the approved plans and documents</li><li>3. Retention of on-site parking</li></ol>

Contact Officer      Tom Barker  
Telephone Number    01603 430491  
E-mail                tom.barker@southnorfolkandbroadland.gov.uk

## Planning Appeals: 22 October 2021 to 19 November 2021

### Appeal decisions received:

Ref	Site	Proposal	Decision maker	Officer recommendation	Appeal decision
20201549	Land South of Yarmouth Road,Blofield,NR13 4LQ	Erection of 1 no. dwelling with associated garden and parking	Delegated	Full Refusal	Dismissed
20201960	Meadow Hill,90 Lower Street,Salhouse,NR13 6AD	Residential development of 4 new dwellings, bin store & new access drive	Delegated	Full Refusal	Allowed

### Appeals lodged: None

Ref	Site	Proposal	Decision maker	Officer recommendation
None				