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 Development and Environment’s final determination.

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
AD Certificate of Alternative Development
CA Conservation Area
CU Change of Use
D Reserved Matters
F Full (details included)
H Householder – Full application relating to residential property
C Application to be determined by County Council

Key to abbreviations used in Recommendations

S.P. Structure Plan
S.N.L.P South Norfolk Local Plan
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).

DPHBE Director of Planning, Housing and the Built Environment
Application referred back to Committee, for review of S106 agreement

1 Appl. No : 2010/2225
Parish : THARSTON

Applicants Name : Sunguard Land Ltd
Site Address : Land at Chequers Road, Tharston
Proposal : Outline application for residential development of up to 120 dwellings and associated works including access from Chequers Road and Jermyn Way (amended proposal)

Decision : Members voted on each recommendation separately.

In respect of recommendation 4.1 in the report, members voted 8-1 (with one abstention) for Approval subject to S.106 Agreement to include contribution towards MOVA and Long Stratton bypass (as detailed in previous report, attached as Appendix 1)

In respect of recommendation 4.2 in the report, members voted 8-1 (with one abstention) for Refusal, choosing not to delete condition 4, relating to the requirement to provide single storey dwellings.

Major Applications

2 Appl. No : 2012/0863/F
Parish : CARLETON RODE

Applicants Name : Peter & Andrew Jackson
Site Address : Land west of School, Flaxlands Road, Carleton Rode, Norfolk NR16 1RL
Proposal : Proposed residential development for 11 dwellings, on land adjacent Carleton Rode Primary School

Decision : Members voted unanimously for Refusal

Refused

1. Outside Village Boundary, contrary SNLP ENV8
2. Out of character with this part of Carleton Rode contrary to JCS2
3. Would formalise the street scene contrary to JCS2
4. Harm setting of listed building contrary to SNLP IMP15
5. Design and layout of servicing and boundary treatments is contrary to JCS2
6. Creates awkward spaces for maintaining and security contrary to JCS2
7. Failure to have sufficient regard to the amenity of the public footpath contrary to JCS2
8. Detrimental to highway safety
Updates:

Comments on amended plans.

Local Residents letters of objection
- Road widening and layby will be visual intrusion out of character with area
- Encourage faster speeds so less safe
- Increase danger at school collection/delivery times
- There is already an underused car park behind the church.
- No need or demand for development of this size in this location remote from services and facilities.
- Note agent’s Google-Earth photographs are out of date.

Housing
- Accept housing mix but parking layout not acceptable to HA’s

English Heritage
- Amendments do not address concerns – maintain objections

Carleton Rode PC
- Maintain objections

NCC Highways – maintain objection
- Proposed roadside school parking area not appropriate – hazard for vehicles entering and leaving site and close to bend.
- School parking would need to be within site with yellow lines on main highway.
- Road detail not suitable for adoption.

Applications raising issues of significant precedent

<table>
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<th>Appliance No.</th>
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<td>Applicants Name</td>
<td>Mr Bim Mountain</td>
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<td>Site Address</td>
<td>Grove Farm North Green Road, Pulham Market, Diss, Norfolk, IP21 4XW</td>
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<td>Proposal</td>
<td>Installation of a two micro scale wind turbines (14.97m to hub, 5.6m diameter blades)</td>
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Decision: Members voted 8-0 (with two abstentions) for Approval

Approved with conditions

1. Full - Planning Permission Time Limit
2. In accordance with submitted drawings
3. Accord with turbine specification
4. Mitigation

Reasons for Approval
The proposal is acceptable in respect of the aims of the National Planning Policy Framework, the Joint Core Strategy and the South Norfolk Local Plan 2003 as the proposed development has taken account of the character and constraints of the site and its surroundings and are not considered to have a significant impact on the character or ecology of the area or adversely the amenity of neighbouring properties.
Updates:
Officer: The agent has submitted two further documents Landscape and visual impact assessments which have been forward to members. These have been assessed by the case officer and the landscape officer and our recommendations remain as per the agenda.
Landscape Officer: has viewed all the sites from their main vantage points and agrees with the recommendations of the case officer
Officer: Change recommendation to approve
Ecologist: Conditional support

4  Appl. No : 2012/1082/F
Parish : TIVETSHALL ST MARGARET
Applicants Name : Mr Eric Popp
Site Address : Red House Farm, Station Road, Tivetshall St. Margaret, Norwich NR15 2DJ
Proposal : Installation of a three micro scale wind turbines (14.97m to hub, 5.6m diameter blades)
Decision : Members voted unanimously for Approval

Approved with conditions
1  Full - Planning Permission Time Limit
2  In accordance with submitted drawings
3  Accord with turbine specification
4  Mitigation

Reasons for Approval
The proposal is acceptable in respect of the aims of the National Planning Policy Framework, the Joint Core Strategy and the South Norfolk Local Plan 2003 as the proposed development has taken account of the character and constraints of the site and its surroundings and are not considered to have a significant impact on the character or ecology of the area or adversely the amenity of neighbouring properties.

Updates:
Officer: The agent has submitted two further documents Landscape and visual impact assessments which have been forward to members. These have been assessed by the case officer and the landscape officer and our recommendations remain as per the agenda.
Landscape Officer: has viewed all the sites from their main vantage points and agrees with the recommendations of the case officer

5  Appl. No : 2012/1083
Parish : PULHAM MARKET
Applicants Name : Mr Jonathan Gray
Site Address : Rookery Farm Grays Lane Pulham Market Diss IP21 4XQ
Proposal : Installation of a three micro scale wind turbines (14.97m to hub, 5.6m diameter blades)
Decision : Members voted 9-0, with one abstention, for Approval (against officer recommendation)

Approved with conditions
Officers authorised to decide conditions
Reasons for overturning officer recommendation

1. Members did not consider that the development would create a negative cumulative impact or be detrimental to visual amenities.

Updates:
Officer: The agent has submitted two further documents Landscape and visual impact assessments which have been forward to members. These have been assessed by the case officer and the landscape officer and our recommendations remain as per the agenda. Landscape Officer: has viewed all the sites from their main vantage points and agrees with the recommendations of the case officer.

6. Appl. No: 2012/1171/F
Parish: PULHAM MARKET

Applicants Name: Mr John Young
Site Address: The Hall, Pulham Market, Norfolk, IP214XF
Proposal: Installation of two small scale wind turbines (18.3m to hub)

Decision: Members voted 9-0, with one abstention, for Approval

Approved with conditions:
1. Full - Planning Permission Time Limit
2. In accordance with submitted drawings
3. Accord with turbine specification
4. Mitigation

Reasons for Approval:
The proposal is acceptable in respect of the aims of the National Planning Policy Framework, the Joint Core Strategy and the South Norfolk Local Plan 2003 as the proposed development has taken account of the character and constraints of the site and its surroundings and are not considered to have a significant impact on the character or ecology of the area or adversely the amenity of neighbouring properties.

Updates:
Officer: The agent has submitted two further documents Landscape and visual impact assessments which have been forward to members. These have been assessed by the case officer and the landscape officer and our recommendations remain as per the agenda. Landscape Officer: has viewed all the sites from their main vantage points and agrees with the recommendations of the case officer.
7  Appl. No : 2012/1233/F  
   Parish : PULHAM MARKET  
   Applicants Name : Mr Robert Alexander  
   Site Address : Bush Green Farm, Bush Green, Pulham Market, Diss, IP21 4YB  
   Proposal : Installation of a three micro scale wind turbines (14.97m to hub, 5.5m diameter blades)  
   Decision : Members voted unanimously for Approval  
   Approved with conditions  
   1 Full - Planning Permission Time Limit  
   2 In accordance with submitted drawings  
   3 Accord with turbine specification  
   4 Mitigation 

Reasons for Approval  
The proposal is acceptable in respect of the aims of the National Planning Policy Framework, the Joint Core Strategy and the South Norfolk Local Plan 2003 as the proposed development has taken account of the character and constraints of the site and its surroundings and are not considered to have a significant impact on the character or ecology of the area or adversely the amenity of neighbouring properties.

Updates:  
Officer: The agent has submitted two further documents. Landscape and visual impact assessments which have been forward to members. These have been assessed by the case officer and the landscape officer and our recommendations remain as per the agenda.  
Landscape Officer: has viewed all the sites from their main vantage points and agrees with the recommendations of the case officer 

8  Appl. No : 2012/1414  
   Parish : TIVETSHALL ST MARGARET  
   Applicants Name : Mr & Mrs Clarke  
   Site Address : Friends Meeting House Lodge Road Tivetshall St. Margaret Norwich NR15 2AZ  
   Proposal : Installation of two micro scale wind turbines (14.97m to hub, 5.6m diameter blades)  
   Decision : Members voted 6-4 for Refusal  
   1 Will create a negative cumulative impact, detrimental to visual amenities 

Updates:  
Officer: The agent has submitted two further documents. Landscape and visual impact assessments which have been forward to members. These have been assessed by the case officer and the landscape officer and our recommendations remain as per the agenda.  
Landscape Officer: has viewed all the sites from their main vantage points and agrees with the recommendations of the case officer  
Officer: The agent reduced the proposed number of turbines to one to overcome the concerns raised by the Ecologist; however in an email received yesterday they have advised that they wish the application to be determined as submitted.
Other Applications

9  Appl. No : 2012/0651
Parish : LODDON

Applicants Name : Mr Justin Fenwick
Site Address : Land To Rear Of The Swan Inn 23 Church Plain Loddon
Proposal : Demolition of derelict outbuilding and erection of three two storey dwellings, reconfiguration of public house car park and alterations to the landscaping of the public house garden.

Decision : Members voted unanimously to authorise the Director of Development and Environment to Approve

(subject to the receipt of no objections from English Heritage and amenity societies regarding the demolition of the curtilage listed building)

Approved with conditions

1  Full Planning permission time limit
2  In accordance with amendments
3  External materials to be agreed
4  Window details to be agreed
5  Verge and eaves details
6  Slab level to be agreed
7  Provision of parking, service
8  Car parking layout to be marked out
9  Provision of bollards
10  Landscaping scheme to be submitted
11  Implement landscaping scheme
12  New Water Efficiency
13  Reporting of unexpected contamination

Reasons for Approval
The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 1 : Addressing climate change and protecting environmental assets, Policy 2 : Promoting good design, Policy 3 : Energy and water and Policy 14 : Key Service Centres of the Joint Core Strategy and HOU 5: Residential development within the defined Development Limits of specified towns, IMP 8: Safe and free flow traffic, IMP 9: Residential amenity, IMP 18: Development in Conservation Areas, IMP 15: Setting of Listed Buildings, IMP 16: Demolition in Conservation Areas and LEI 8: Loss of recreational or amenity land of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies remain consistent / part consistent with the published National Planning Policy Framework. Policy HOU5 is only partially consistent because the NPPF does not specification referred to the need to balance housing and employment provision.

The proposal will provide additional housing in a sustainable location which will preserve and enhance the character and appearance of the Conservation Area and the setting of the listed building without adversely affecting residential amenity or highway safety to a significant degree. The bowling green is retained as part of the development and as a result the sporting or other recreational facilities on the site are not prejudiced by the proposal.
The development is considered to accord with Policy 1 of the Joint Core Strategy and Policy IMP18 of the South Norfolk Local Plan as it would preserve or enhance the character or appearance of the area due to the overall design and detailing of the scheme and the contribution it makes to the spaces between buildings within the area.

Updates:
Officer: Change recommendation to Authorise DDE to approve subject to the receipt of no objections from English Heritage and amenity societies regarding the demolition of the curtilage listed building.
Additional conditions: boundary treatment and remove permitted development rights
Parish Council: Approve subject to dedication of a Right of Way through the car park when the layout is agreed.
District Member:
I should like to comment that the application as now submitted goes a long way towards what public opinion has suggested and I welcome the applicant’s willingness to change. The three dwellings are now better located within the site with the removal of the property at the southern end. I still feel that there will be some conflict with the users of the public house car park and the parking spaces provided for the properties unless the spaces are clearly defined. I have some concern over the removal of the wall at the western end of the side and its replacement with a chain link fence. This will give unfettered views into the habitable space of the properties which abut the bowling green which could lead to problems. The fenestration of the properties has been modified and there is now no overlooking. Overall I consider the applications to be acceptable and I would recommend approval.
Police Architectural Liaison Officer: No objection now plot 4 has been removed

10 Appl. No : 2012/0652
Parish : LODDON
Applicants Name : Mr Justin Fenwick
Site Address : Land To Rear Of The Swan Inn 23 Church Plain Loddon
Proposal : Demolition of derelict outbuilding.
Decision : Members voted unanimously to authorise the Director of Development and Environment to Approve
(subject to the receipt of no objections from English Heritage and amenity societies regarding the demolition of the curtilage listed building)
Approved with conditions
1 Listed Building Time Limit
2 In accord with submitted drawings

Reasons for Approval
The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 1: Addressing climate change and protecting environmental assets of the Joint Core Strategy and policy IMP13 – Alterations
and extensions to listed buildings of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above, because those policies partial consistent with the published National Planning Policy Framework and in this instance it is considered that the curtilage listed building is beyond reasonable repair and its demolition is acceptable in this instance.

**Updates:**

**Officer:** Change recommendation to Authorise DDE to approve subject to the receipt of no objections from English Heritage and amenity societies regarding the demolition of the curtilage listed building.

Additional conditions: boundary treatment and remove permitted development rights

**Parish Council:** Approve subject to dedication of a Right of Way through the car park when the layout is agreed.

**District Member:**
I should like to comment that the application as now submitted goes a long way towards what public opinion has suggested and I welcome the applicant’s willingness to change. The three dwellings are now better located within the site with the removal of the property at the southern end. I still feel that there will be some conflict with the users of the public house car park and the parking spaces provided for the properties unless the spaces are clearly defined. I have some concern over the removal of the wall at the western end of the side and its replacement with a chain link fence. This will give unfettered views into the habitable space of the properties which abut the bowling green which could lead to problems. The fenestration of the properties has been modified and there is now no overlooking. Overall I consider the applications to be acceptable and I would recommend approval.

**Police Architectural Liaison Officer:** No objection now plot 4 has been removed

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**11**

**Appl. No:** 2012/0940

**Parish:** DISS

**Applicants Name:** Mr Edwards

**Site Address:** Land At Junction Of Frenze Brooke And River Waveney Victoria Road Diss

**Proposal:** Proposed repair and retail warehouse

**Decision:** Members voted 7-3 for **Approval** (against officer recommendation)

Approved with conditions

Officers delegated authority to agree conditions

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**Reasons for overturning officer recommendation**

1. Given the prominent location of the of the building at the entrance to the town, members considered that its overall design quality is of a sufficient standard to positively contribute towards its setting.

2. Members had regard to the need for employment in this area, which outweighed concerns regarding the site and made acceptable warehouse development, as proposed.
Updates:
Ecology – the County Ecologist has been passed a response from Norfolk Wildlife Services, the ecological consultants working for this applicant. The additional information consists of an updated Ecological survey report (October 2012) which appears to consist of re-interpretation of impacts and new suggested mitigation - there appears to have been no additional survey work - and a supporting letter to address his concerns raised in his earlier comments (25 May 2012).

The Ecologist concludes that in summary, that he is minded to believe that with a suitable Ecological Methods Statement, potential impact on protected species will be kept to a minimum, although he remains unsure how the applicant will address water vole issues where the development is closest to the river. He also retains concerns that the impact on the ecological network will remain. He would not wish to see development at this sensitive site.

Additional reason for refusal - contrary to Section 11 of the NPPF and local plan policy ENV14 (Habitat Protection).

12 Appl. No : 2012/1061
Parish : HETHERSETT
Applicants Name : Mr Ben Kemp
Site Address : Land North Of Twin Barn Farm Ketteringham Lane Hethersett NR9 3DF
Proposal : Proposed Carbon Neutral Dwelling

Decision : Members voted unanimously for Approval

Approved with conditions

1. Full planning permission time limit
2. In accord with submitted drawings
3. External materials to be agreed
4. Slab level to be agreed
5. Boundary treatment to be agreed
6. Ecology Mitigation
7. Landscaping scheme to be submitted
8. Details of solar panels
9. Code 6 assessment

Reasons for Approval
The scheme has responded to the defining characteristics of the local area with a simple form and layout re-interpreted in a distinctly contemporary manner with the cantilevered form of the main wing. The simple treatment of the landscaping proposals will ensure integration into the existing landscape and enhance the site. Careful consideration has been given to a range of issues as an integral part of the design process including sustainability, energy conservation, renewable energy technologies and Lifetimes Homes criteria. The architectural design and treatment of the exterior of the building, although based on a traditional barn, has been carefully thought out and detailed in a distinctly contemporary manner. The proposal is therefore considered to meet the requirements of paragraph 55 of the National Planning Policy Framework and will not adversely affect the character of the area, the amenity of neighbouring uses or highway safety.
13 Appl. No : 2012/1070/F
Parish : WICKLEWOOD

Applicants Name : Mr Peter Meacock
Site Address : Church Farm, Church Lane, Wicklewood, Norfolk, NR18 9QH
Proposal : The installation consists of a single small scale domestic 11kw Gaia turbine, mounted on a 15m steel mast on a 5m2 concrete base. The turbine is a twin-bladed design manufactured as a single composite unit 13m in diameter. All non-galvanised elements of the turbine will be coloured pale grey/ off white.

Decision : Members voted unanimously to authorise the Director of Development and Environment to Approve

Approved with conditions

1. Full permission time limit
2. Compliance with amended plans
3. Remove if redundant or not operational for 6 months.

(Subject to final comments of MoD)

Reasons for Approval
The proposed turbine, as amended, would accord with the National Planning Policy Framework (part 10) as well as the Joint Core Strategy Policy 1 and South Norfolk Local Plan Policy UTL13 which support such renewable energy schemes. This support is not outweighed by any harm likely to result from the development, including considerations of visual impact, noise impact, ecological impact, impact on heritage assets and interference with radar coverage.

Updates:
Letters of support
• Note reports of potential energy shortages
• Concern that inaccurate information has been circulated locally.

Petition of objection (146 signatures)

Landscape Officer – Agrees with officer assessment

14 Appl. No : 2012/1095
Parish : HINGHAM

Applicants Name : Keys Hill Park Ltd
Site Address : Redevelopment On The Site Of 37-39 Hardingham Road Hingham Norfolk NR9 4LX
Proposal : Specialised supported living scheme (part demolition and redevelopment of site for twenty person single and shared occupancy 12 residential units, a reception, office and communal activities building together with associated car parking/turning, gardens and summer house)
Decision : Members voted 9-0, with one abstention, for **Approval**

Approved with conditions

1. Full Planning permission time limit
2. In accord with submitted drawings
3. Specific Use
4. Implement boundary treatment
5. Full details of external lighting
6. Details of surface water disposal
7. Surface Water
8. Reporting of unexpected contamination
9. Details of shift changes
10. Provision of fire hydrant
11. Provision of parking, not on plan
12. Highway Improvements - Offsite

**Reasons for Approval**
The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policies 2, 3, 4, 6, 14 of the Joint Core Strategy and Policies IMP8, IMP9 and HOU6 of the South Norfolk Local Plan as the proposed scale and nature of use is considered to appropriate to the locality and will not have a significant adverse effect on the character of the area, the amenity of neighbouring uses or highway safety.

**Updates:**
**Further letter from Chairman of Hingham TC** – No fundamental objection to such a facility, but object to this particular application.
- Out of proportion to size of community.
- Size of the unit will have negative impact on neighbours
- Exacerbate drainage problems.
- Lack of footpath puts resident’s lives in jeopardy.
- Increased danger on narrow bend in road.
- Overload medical and social infrastructure of the Town

**Letter of objection from chairperson of Hingham Patient Participation Group (15 members)**
- Surgery would be overwhelmed.
- Worse service for existing patients.
- Unsuitable site on narrow bend.
- Out of the village away from the few amenities that exist.

**Member of Public letter objecting** (issues already raised)

**Member of Public letter supporting** – Need support for those with learning difficulties.

**Letter from applicant.**
- Hingham GP to patient ratio (1000:1) is lower than national average.
- The only registered care home in Hingham caters for over 55’s so their needs are not unusually acute.
- Proposed facility will provide a different type of service for people who do not have significant physical needs.
- Extra patients will not feature until mid-2013 with build up rate of 1 a month on average.
15 Appl. No : 2012/1243
Parish : HETHERSETT
Applicants Name : Mr Payne & Ms Evans
Site Address : The Willows Cedar Road Hethersett Norfolk NR9 3JY
Proposal : Sub division of the site curtilage of The Willows to provide 2 no detached 2 storey dwellings
Decision : Members voted unanimously for Approval

Approved with conditions

1. Outline Permission Time Limit (C)
2. Standard outline requiring RM
3. In accord with submitted drawings
4. External materials to be agreed
5. Slab level to be agreed
6. New Water Efficiency (C/e)
7. Implement boundary treatment
8. Ecology Mitigation
9. Tree protection
10. Retention trees and hedges (C)
11. New Access Construction over verge
12. Access Gates - Configuration
13. Visibility splay dimension in cond (C/i)
14. Provision of parking, service
15. Highway Improvements - Offsite
16. Clearance of vegetation to Cedar Road

Reasons for Approval
The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policies 1, 2, 4 and 14 of the Joint Core Strategy and Policies ENV14, ENV19, HOU4, IMP8 and IMP9 of the South Norfolk Local Plan as the proposal has been designed to safeguard the amenities of neighbours while taking account of ecological and arboricultural interests of the site and addressing the concerns of the Highway Authority.

16 Appl. No : 2012/1341
Parish : COSTESSEY
Applicants Name : Mr Richard Lovett
Site Address : Land & Outbuilding At 56 Grove Avenue Costessey
Proposal : 2 Storey dwelling with 4no. bedrooms following planning application 2011/1869/F
Decision : Members voted 9-1 for Approval

Approved with conditions

1. Full Planning permission time limit
2. In accord with submitted drawings
3. Windows to be obscure glazed
4. No PD for Classes ABCDE & G
5. No additional windows at first floor
6. Contaminated land - submit scheme
7. Provision of parking, service
Reasons for Approval

1. The proposal is acceptable in respect of the aims of the Joint Core Strategy and South Norfolk Local Plan 2003 and in particular is considered to be in accordance with Policy 2 - Promoting good design of the Joint Core Strategy and HOU4 - Residential development within the defined development limits, IMP8 - Safe and free flow of traffic, IMP9 - Residential Amenity of the South Norfolk Local Plan. The assessment of this application gives due weight to the saved policies in the South Norfolk Local Plan referred to above because those policies remain consistent with the published National Planning Policy Framework.

2. The building is within the Development limits for Costessey and has been designed to ensure that the existing residential amenities of the neighbouring residents are not adversely affected by overlooking, overshadowing or the setting of the scheme.

3. Displacement of the authorised commercial use of the single dwelling is considered to represent an improvement and be more compatible with the residential character of the area.

4. The development is considered to accord with Policy IMP8 as there will be no adverse impact on the highway safety and it will not prejudice the free flow of traffic on the highway network.

17 Appl. No : 2012/1515
Parish : FORNCETT
Applicants Name : Mr Quinton Spratt
Site Address : Homestead Farm Chequers Hill Forncett St. Mary Norwich NR16 1JP
Proposal : Demolition of existing outbuilding and construction of detached annex
Decision : Members voted unanimously for Approval

Approved with conditions

1. Full Planning permission time limit
2. Approved details
3. Materials
4. Annexe

Reasons for Approval

1. The development would allow for the care of an elderly relative in close proximity to their family in a building which by virtue of its location and proximity to the main dwellinghouse could only be considered to be an annexe in accordance with the guidance of Saved Policy HOU21.

2. The development is of a scale and orientation that it would not be detrimental to the residential amenity of any neighbouring properties in accordance with Saved Policy IMP9.

3. The development is considered to comply with the aims and objectives of NPPF 7 and JCS Policy 2 as it has been designed to incorporate materials and a roof form which respect the established design principles of the existing dwelling and furthermore the scale of development is subservient to the main dwelling house.