

Reference: 06/20/0106/F

Parish: Fritton and St. Olaves

Officer: Mr R Tate

Expiry Date: 8/6/20

Applicant: Mr D Carter

Proposal: A terrace of three, two-bedroom dwellings

Site: Ivy House, Beccles Road, Fritton, GREAT YARMOUTH, NR31 9HB

1. Background / History :-

- 1.1 The site is roughly triangular in shape and comprises 0.068 hectares. The application proposes the erection of a terrace of three, two-bedroom dwellings, accessed off Church Lane and served from a private access. Two car parking spaces are provided per dwelling to the east of the terrace.
- 1.2 The application site is located in the side garden of Ivy House, a detached red brick two storey dwelling. The properties will be located opposite the Fritton Village sign which is within a triangular grassed area between the Beccles Road (A143) and Church Lane.
- 1.3 The application site is located partially outside the village development limits of Fritton, which according to the Draft Local Plan Part 2, the south west of the settlement Development Limits have been brought in to reduce further backland development from occurring. The site measures 30 metres across at the frontage with Church Lane, with a narrow strip of 6 metres being located within the Development Limits and 24 metres of the frontage being located outside the village development limits.
- 1.4 The application site is located outside of Flood Zones 2 and 3 and is not identified as being at risk to surface water flooding.
- 1.5 The applicant has signed Certificate B and has declared that they have served the appropriate notice to owner of the land.
- 1.6 There is some planning history of the site which relates to the main Ivy House.

06/11/0588/F F	A P P	24-10-11	Ivy House Beccles Road	First floor extension to form granny flat
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2. Consultations :- All consultation responses received are available online or at the Town Hall during opening hours.

2.1 Parish Council: - The Parish Council objects to the application due to the following reasons:

- The development is too big in size on such a small plot;
- Access in this particular area of the village is already very limited at the end of Church Lane, the proposed development would make the situation worse;
- Drainage would be an issue on an already overloaded system;
- Major concerns with the lack of car parking. Visitors may be forced to park on the grassed area where the village sign is;
- Concerns that the development may inhibit access to the church;
- The design of the proposed dwellings is not in keeping with the other dwellings in the village.

2.2 Neighbours: - Four letters of objection were received from neighbours as part of the public consultation period. Their concerns are summarised below:

- Church Lane is narrow;
- Limited access;
- It will impact the privacy of Angle Cottages;
- Overshadowing onto Angle Cottages;
- Removal of bushes and trees would impact wildlife;
- Spoil the view;
- The layby indicated on the plan is for parking for residents of Angle Cottages only;
- Where will visitors park?
- Increase in traffic;
- Potential damage to the hedge / verge adjacent to 1 Angle Cottage;
- Could be the start of other developments in gardens; and,
- Design is not in keeping with the village.

2.3 NCC Highways: - No objections subject to the following conditions:

SHC 05 – Prior to the first occupation / use of the development hereby permitted the vehicular crossing shall be constructed in accordance with the highway's specification (TRAD 5, attached) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

SHC 10 – The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.

Reason: in the interests of the safety of persons using the access and users of the highway.

SHC 11 – Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless the details have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety.

SHC 17 - Prior to the first occupation / use of the development hereby permitted a 2.4-metre-wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's road frontage. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.00 metres above the level of the adjacent carriageway.

Reason: in the interests of highway safety and in accordance with the principles of the NPPF.

SHC 21 - Prior to the first occupation/use of the development hereby permitted the proposed access, on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring areas, in the interests of satisfactory development and highway safety.

Inf.2 - This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing.

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority This development involves work to the public highway that can only be undertaken by the County Council within the scope of a legal Agreement with the applicant. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the County Council's Highways Development Control Group based at County Hall in Norwich. Please contact (insert appropriate highways development control case officer contact details).

If required, street furniture will be repositioned at the Applicant's own expense.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

- 2.4 Assistant Grounds Manager and Arboricultural Officer - Having looked upon the plans and at aerial photos I do not object to the development in regards to the trees upon site. There are a number of low amenity trees on the site with low life expectancy.
- 2.5 NETI - The application site (within the curtilage of the adjacent dwelling) is not located within or adjacent to any statutory or non-statutory designated sites. Within a 1km radius there are 2 CWS (1426 Fritton Warren South and 1427 Waveney Forest) approximately 545 south west and 800 m, to the north of the A140 respectively. There are no ponds within a 250 m radius.

SSSI IRZ – All Consult: All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.

There are no objections on ecology grounds, but we recommend a nesting bird informative (see below). The AA is attached.

To help mitigate for the loss of nesting habitat onsite (through the loss of vegetation) and to enhance the site we would recommend the following wildlife are conditioned: that integrated bird boxes (such as swallow nests and house sparrow terraces) are incorporated into the dwellings. The boxes should be as high as possible (under the eaves for swallows' nests) and sheltered from the prevailing wind, rain and strong sunlight (so an aspect of northerly, easterly or south-easterly). In addition, 13 x 13 cm gaps should be provided in the gravel boards of fences to permit hedgehogs and small mammals navigate through and within the site (see <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>)

Nesting birds – Informative

“The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present. Cut vegetation is to be either removed from site or chipped. Piles of brash are not to be stored on site as this provides potential nesting habitat for birds. If piles of brash are left on site during the main breeding bird season these will need to be inspected for active nests prior to removal.”

- 2.6 Anglian Water – Standard response (attached)
- 2.7 Conservation – My view is that the development's design is a typical vernacular style for the area, and therefore appropriate. However, as always,

the devil is in the detail and in this case the quality of materials is key. I would recommend a good quality soft red brick and the use of lime (or at least white cement) mortar. The roof covering should be a good clay pantile, for example William Blyth, and windows timber.

The site seems a bit pinched for such a development, and I would suggest that it is reduced to 2 units (a pair of semi-detached) and that the proposed new build is pulled forward so that it is closer in line with the existing building but also spaced further away from the existing house.

I don't think we can argue a dramatically negative impact on the church.

3 Local Policy :-

3.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies (2001):

3.2 Paragraph 213 of the National Planning Policy Framework (NPPF) states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

3.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF and add further information to the policies in the NPPF, while not contradicting it.

4 Core Strategy – Adopted 21st December 2015

4.1 Policy CS2: Achieving sustainable growth. This policy identifies the broad areas for growth, sets out the sustainable settlement hierarchy for the borough and two key allocations. Fritton is identified as a Secondary Village and is expected to receive modest housing growth over the plan period due to its range of village facilities and access to key services.

4.2 Policy CS3: To ensure that new residential development in the borough meets the housing needs of local people, the Council and its partners will seek to:

a) Make provision for at least 7,140 new homes over the plan period. This will be achieved by (extract only):

- Focusing new development in accessible areas and those with the most capacity to accommodate new homes, in accordance with Policy CS2
- Ensuring the efficient use of land/sites including higher densities in appropriate locations

d) Ensure that new housing addresses local housing need by incorporating a range of different tenures, sizes and types of homes to create mixed and balanced communities. The precise requirements for tenure, size and type of housing units will be negotiated on a site-by-site basis, having regard to the Strategic Housing Market Assessment, Policy CS4 and the viability of individual sites.

4.3 Policy CS9: Encouraging well designed and distinctive places. This policy applies to all new development.

4.4 Policy CS11: The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species.

4.5 Policy CS14: New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (a to f)

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

5 **Draft Local Plan Part 2**

5.1 Draft Policy G1-dp Development limits

Development will be permitted within the development limits of settlements shown on the Policies Map, provided it is in accordance with the other policies in the Local Plan. The areas outside development limits (excepting specific allocations for development) will be treated as countryside or other areas where new development will be more restricted, and development will be limited to that identified as suitable in such areas by other policies of the Local Plan, including:

- domestic extensions and outbuildings within existing residential curtilages, under Policy H8-dp; replacement dwellings,
- under Policy H4-dp;

- small scale employment, under Policy B1-dp;
- community facilities, under Policy C1-dp;
- farm diversification, under Policies R4-dp, L3-dp & L4-dp;
- rural workers' housing, under Policy H1-dp; and
- development relocated from a Coastal Change Management Area, under Policy E2-dp.

5.2 Draft Policy H13-dp

Housing Applications Reliant on the 'Presumption in Favour of Sustainable Development'

In the event that the Council is unable to demonstrate a five year supply of deliverable housing land, or meet the Housing Delivery Test, it will give favourable consideration to proposals for sustainable housing development (as defined by the National Planning Policy Framework) which will increase the delivery of housing in the short term, and apply flexibly the relevant policies of the development plan where it is robustly demonstrated that the development will be delivered promptly (i.e. within 5 years maximum).

Consideration will be given to applying a shorter than standard time limit to such permissions, in order to signal the exceptional nature of the permission and to encourage prompt delivery. Applications for renewal of permissions which relied on that presumption will be considered in the light of the housing delivery and supply situation at the time.

Such renewals will only be permitted where the applicant can demonstrate convincing reasons both why the development did not proceed in the time frame originally indicated, and why, in the light of the previous delay, the development can now be expected to proceed promptly.

6 National Policy:- National Planning Policy Framework (NPPF), February 2019

- 6.1 Paragraph 2: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 6.2 Paragraph 7: The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of

sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- 6.3 Paragraph 8: Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.4 Paragraph 11 (partial): Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

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

Footnote 7: This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply

of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

- 6.5 Paragraph 48. Local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 6.6 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
- 6.7 Paragraph 78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 6.8 Paragraph 84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 6.9 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6.10 Paragraph 170 (partial). Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

6.11 Paragraph 177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

6.12 Deliverable as defined by the National Planning Policy Framework: Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

7 Local finance considerations:-

7.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. It is assessed that financial gain does not play a part in the recommendation for the determination of this application.

8 Shadow Habitats Regulation Assessment

- 8.1 The applicant has submitted a shadow Habitat Regulations Assessment (HRA) template as drafted by Great Yarmouth Borough Council. It is confirmed that the shadow HRA submitted by the applicant has been assessed as being suitable for the Borough Council as competent authority to use as the HRA record for the determination of the planning application, in accordance with the Conservation of Habitats and Species Regulations 2017.
- 8.2 Great Yarmouth Borough Council as competent authority agrees with the conclusions of this assessment. The impact of this development is in-combination with other projects and can be adequately mitigated by a contribution to the Borough Council's Habitats Monitoring & Mitigation Strategy (£110 per dwelling) to ensure that there will be no adverse effects on the integrity of the internationally protected habitat sites.

9 Assessment

Development Plan Policy

- 9.1 The proposal seeks approval for the erection of a modest development of 3 dwellings on the edge of the settlement of Fritton, which is identified in Core Policy CS02 as a secondary settlement, which are to absorb 5% of the Borough's housing requirement as minor developments within the settlement, appropriate in scale to the settlement. The current application site mainly falls outside of the village development limits, apart from a modest strip of land to the west of the site. This modest encroachment into the countryside is not considered to be harmful to the character of the surrounding area.
- 9.2 The Draft Local Plan Part 2 describes Fritton historically 'as a small cluster of dwellings around the junction of Beccles Road and New Road with a school, public house and post office. Today, only the public house remains and the settlement has since stretched northwards along New Road with predominantly low density, chalet style bungalows. Waveney Forest abuts the length of New Road and reinforces the rural character of the area.' The application site is located to the south eastern edge of the village.
- 9.3 The terrace of 3 dwellings proposes an efficient use of the land as advocated by the NPPF. The density is similar to Angle Cottages, a terrace of five which is located to the north east of the application site. The proposal adds to the mix of dwellings within the locality, as advocated by the NPPF and is considered to comply with Core Policy CS02.

Design of the development

- 9.4 Whilst the predominant character of the area is rural, there are a varied mix of dwelling types, with there being terraces, detached dwellings and chalet style properties nearby.
- 9.5 The main dwelling at Ivy House is a is a large detached house on the South side of Beccles Road. It is of red brick construction with an asymmetrical dual pitched roof. The proposed dwellings are of a more modern design, with a dual pitched roof and porches fronting Church Lane. It is not considered that the proposed dwellings would be at odds with the character of the surrounding area, with the Conservation section stating that 'the development's design is a typical vernacular style for the area'. Consequently, it is considered that the application complies with Core Policy CS09.
- 9.6 Paragraph 127 of the NPPF in part states that 'Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- 9.7 It goes on to state at paragraph 130 that "opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
- 9.8 Full details of the proposed materials have not been received. It is recommended to condition these prior to the commencement of any works on the site in line with the recommendations from the Conservation Section.

Intrusion into the Countryside

- 9.9 Whilst the development does extend out of the village development limits, it is not considered that the proposal represents an unwanted intrusion into the countryside beyond the obvious visual limits of the settlement, with there being development to the northern side of Church Lane. It is recommended to condition a planting schedule to ensure that appropriate hedging is provided on the eastern and southern boundaries of the plot.
- 9.10 It is considered that the proposal represents an appropriate addition to the dwellings at the outer edge of the settlement.

Impact on Ecology

- 9.11 The N.P.P.F; The Conservation of Habitats and Species Regulations 2017, and Core strategy Policy CS11/Natura2000 Monitoring and Mitigation Strategy, establishes a strict regime for consideration of the impact of a development on both protected species and wildlife habitats.
- 9.12 There are 3 separate issues to consider in relation to the above legislation and policy and the current proposal, being the ecology of the site itself, any recreational pressures on Natura2000 sites and impact on protected species off-site.
- 9.13 The Natural Environment Team (NETI) at Norfolk County Council have responded to the application with no objections on ecology grounds; however, they have recommended a nesting bird informative and recommended conditions to mitigate for the loss of habitat nesting on site.
- 9.14 The required HMMS payment of £330 has been made. As the application site is located within the Green 2.5km to 5km Indicative Habitat Impact Zone, the applicant has filled in the shadow HRA which has been deemed appropriate. NETI have provided an Appropriate Assessment, although this has not been proceeded with as this information was already included within the shadow HRA.

Parking and Highway Safety

- 9.15 Neighbours have raised concerns about that visitors would use the layby on Church Lane which is, according to the consultation responses, only to be used for the residents of Angle Cottages. This layby is located outside of the red-line area and is therefore outside of the control of the applicant.
- 9.16 The proposed development provides two parking spaces per dwelling which is compliant with the parking standards, set out by County Highways, for a two-bedroom dwelling. Therefore, a refusal on carparking grounds would likely be undefendable.

- 9.17 Neighbours and the Parish Council also raised concerns about the narrowness of Church Lane and that the development may inhibit access to the church. The application site is located adjacent to the junction between the A143 (Beccles Road) and Church Lane. Consequently, it is unlikely that there will be a significant increase to traffic movements down Church Lane.
- 9.18 Norfolk County Council's Highways Authority were consulted on the application and raised no objection.
- 9.19 Paragraph 109 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' In this case, it is not considered that the proposal represents a severe highway danger and therefore complies with the NPPF guidance and Core Policy CS09 E.

Levels of amenity

- 9.20 The proposed dwellings would provide a gross internal floor area of 80.5sqm per dwelling. Even when considering the total usable floor space (72.2sqm) the dwellings exceed the floor area for a two-bedroom, three-person, two storey dwelling outlined in the 'Technical housing standards – nationally described space standard' which requires a minimum gross internal floor area of 70sqm. Furthermore, the bedrooms (at 13sqm and 9.5sqm respectively) exceed the levels required nationally.
- 9.21 The site extends approximately 15 metres from the rear wall of the dwellings to the southern boundary of the plot. This is considered to provide adequate levels of outdoor amenity space. Space is also provided for bin storage.
- 9.22 It is noted that neighbours have raised concerns about overlooking and overshadowing onto Angle Cottages. The proposed dwellings will be situated 9.5 metres from the highway and there is then an additional 40 metres (to the north east) to the western elevation of Angle Cottages. It is considered that this is a sufficient distance so that the levels overlooking, and overshadowing will not have a significant adverse impact on residents.

Housing Supply

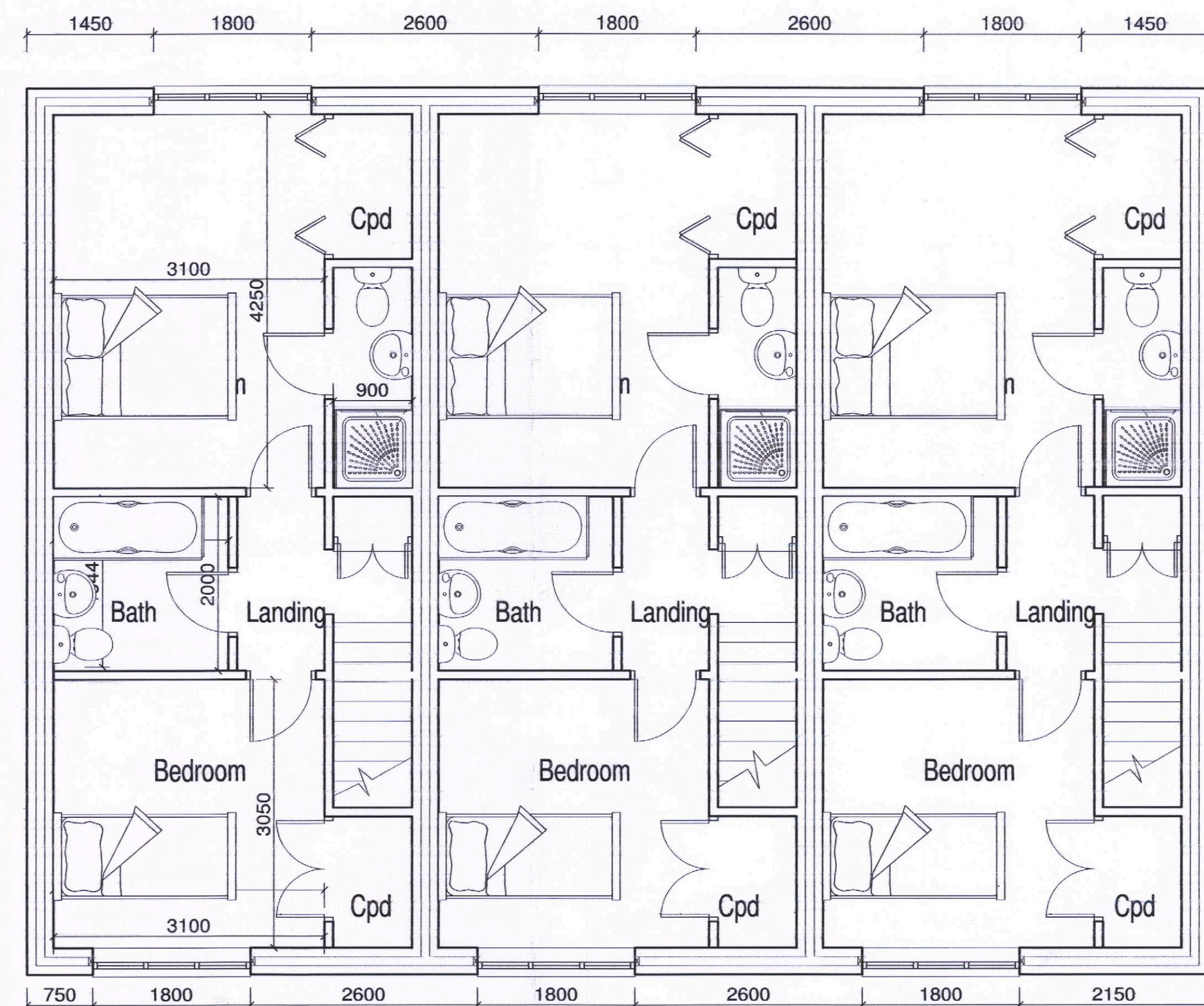
- 9.23 An important factor when determining applications is whether a Local Authority has the ability to demonstrate a five-year housing land supply. If a Local Planning Authority cannot show that they are meeting this requirement, their policies with regards to residential development will be considered to be "out of date". By way of explanation this states that policies restricting development for reasons such as village development limits no longer hold weight and the policies that are apply are

those within the National Planning Policy Framework which has a presumption in favour of sustainable development. In essence this means that development which has links to a settlement, such as the application site, is assessed as sustainable and permission should be granted as local policies do are out of date is there is not a 5-year housing land supply.

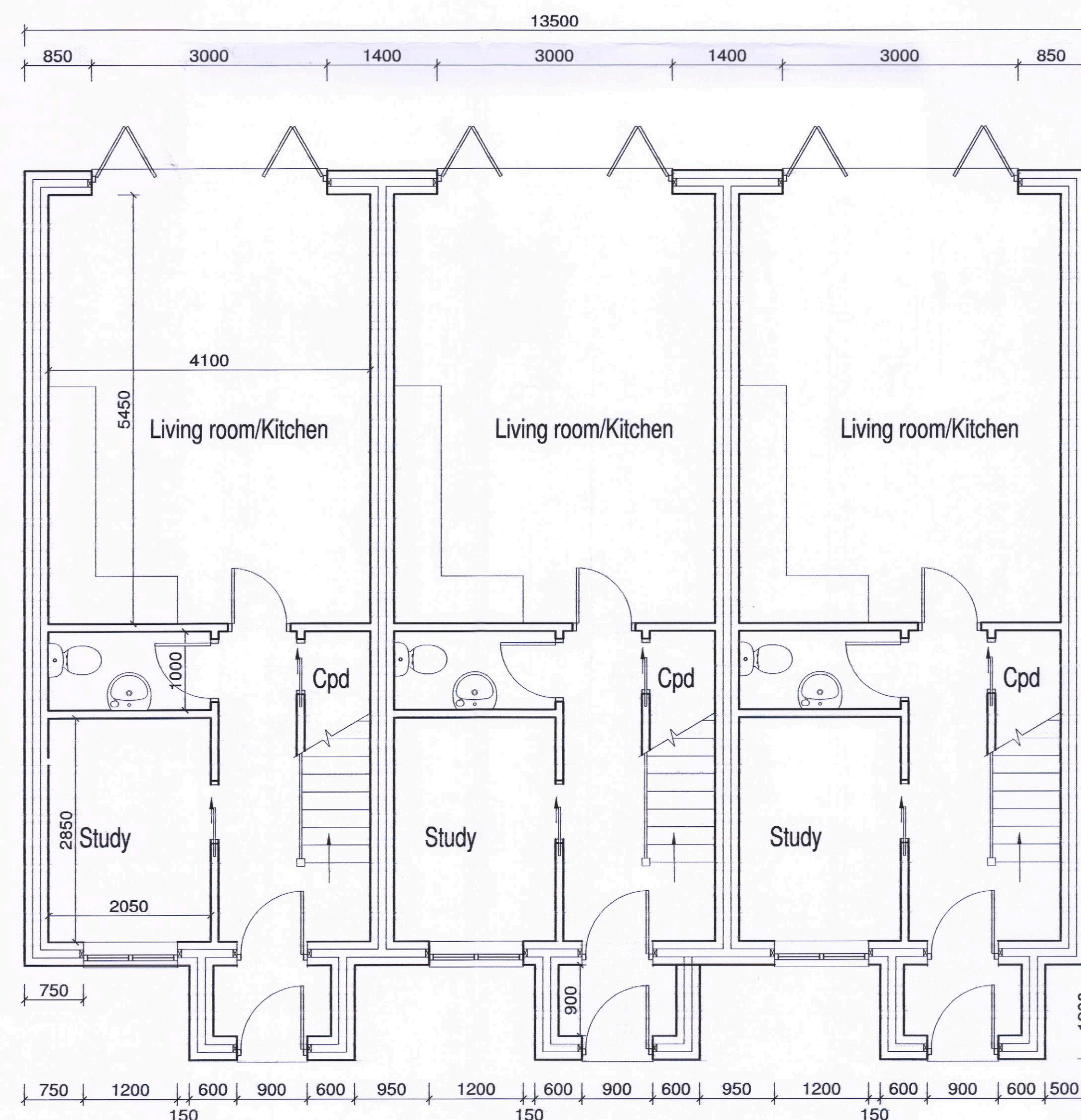
- 9.24 In weighing the material considerations in this application considerable weight must be given to Paragraph 11 (d) of the National Planning Policy Framework which states that where the policies which are most important for determining the application are out-of-date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. Footnote 7 states that “this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.”
- 9.25 There is currently a published housing land supply of 3.74 years (as at the end of 2018/19). Although this does not mean that all residential developments must be approved the presumption in favour of sustainable development must be applied. While it is correct to say that not all developments have to be approved it must be shown to refuse a development that any adverse impacts approving an application for housing would significantly and demonstrably outweigh the benefits of providing the housing. In this case it is considered that the limited harms identified do not outweigh the contribution to the Borough’s Housing Supply.

10 RECOMMENDATION:-

- 10.1 **Approve** subject to the conditions raised in the report – the proposal makes a minor contribution to the Borough’s housing supply and proposes dwellings that are of a scale and form that is appropriate for the character of the area.



Proposed First Floor Plan



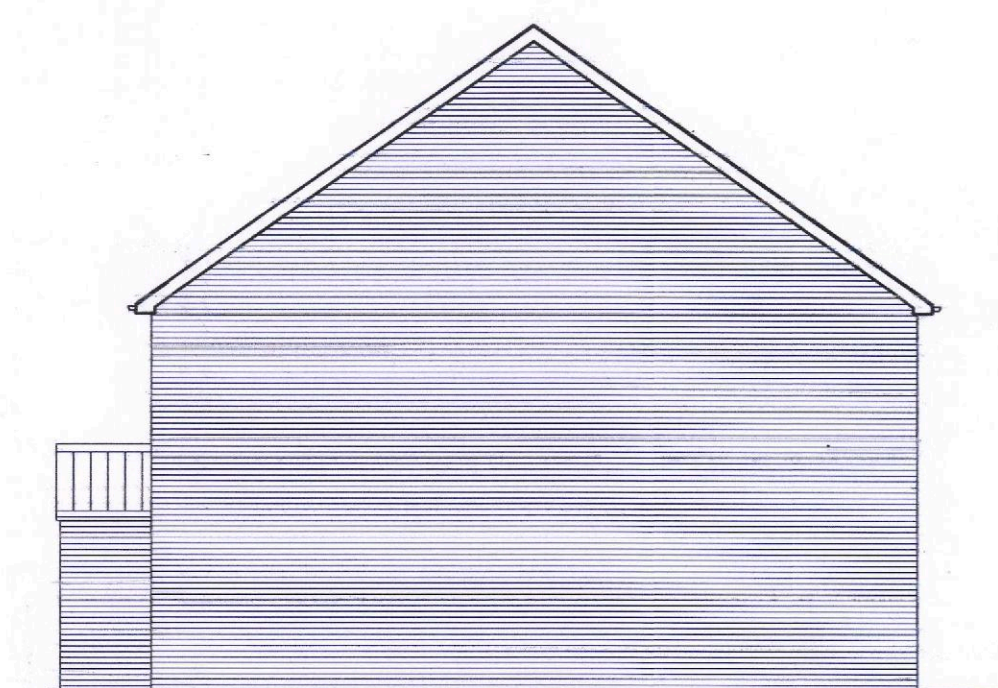
Proposed Ground Floor Plan



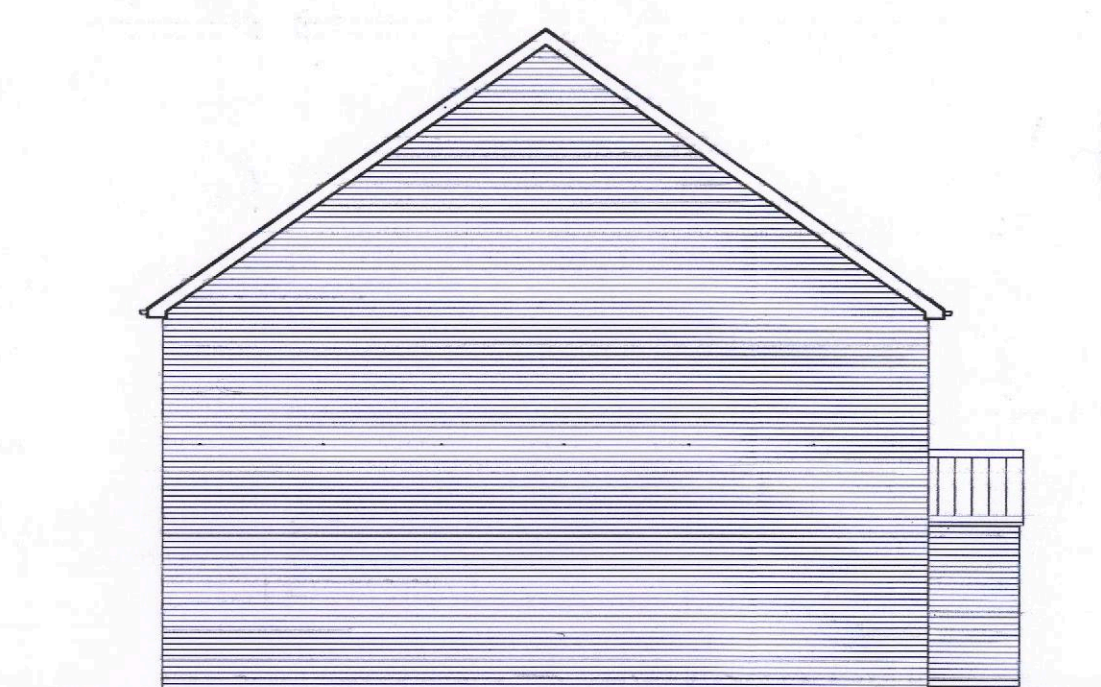
North Elevation



South Elevation

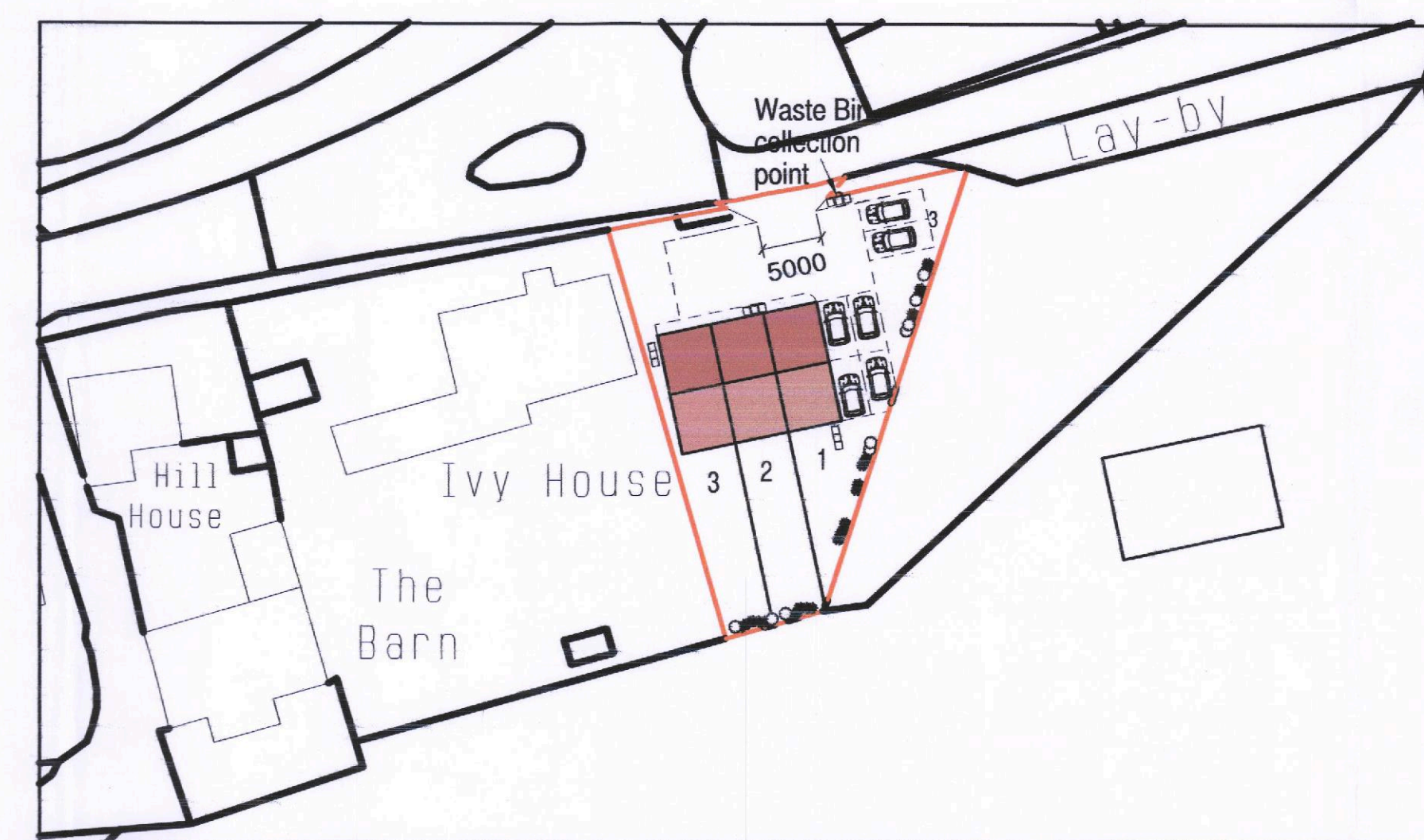


West Elevation



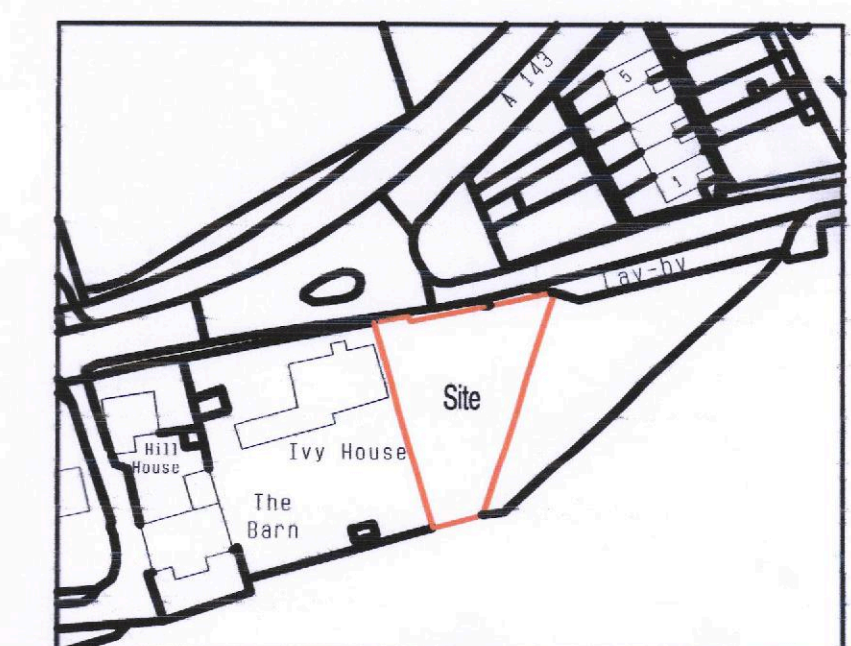
East Elevation

App. No. 06/20/0106/15
REVISED PLAN
 Received 15.5.20



Site Plan 1:500

Site Area: 0.065ha.
 Total floorspace: 233m²



Location Plan 1:1250

Graham Nourse
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CLIENT
 Mr S Saunders

PROJECT
 Proposed Residential Development,
 Church Lane, Fritton, Norfolk.

DRAWING
 Proposed Floor Plans
 and Elevations.

DRG. No	REVISION
19/166/01	E
SCALE 1:50, 1:100	DATE May 2019



Bridge Stores
Marine broker

A143

Beccles Rd

Church Ln

Church Ln

Church

A143

Google