

Reference: 06/17/0622/F

Parish: Belton with Browston

Officer: Mr G Clarke

Expiry Date: 09-02-2018

Applicant: Mr P Needham

Proposal: Five bedroom dwelling

Site: land at Heath Liveries
Browston

REPORT

1 Background / History :-

- 1.1 The application site is an area of land in the north western corner of Heath Liveries that is currently used as paddocks, it is bordered by Cherry Lane to the north and farm land to the west. The eastern and southern boundaries adjoin paddocks within the remainder of the Heath Liveries site. There are mature hedges along the west and north boundaries that screen the site from Cherry Lane, a hedge to the east of the adjoining paddocks obscures the view from Browston Lane. The nearest dwellings to the site are Oak Lodge and Five Acres on Cherry Lane, the proposed dwelling will be screened from both of these dwellings by existing hedges.
- 1.2 The use of the land and buildings for livery purposes was originally approved in 2008 (06/07/1021/F) with further applications for new buildings and revisions to the access submitted in 2010.
- 1.3 The proposal is for the construction of a curved dwelling with a 'green' roof that will be partly sunken into the sloping paddock area to reduce its impact on the surroundings. The building will have rammed earth walls which will be constructed using the soil excavated from the site, the 'green' roof will be planted with native species and wild flowers.
- 1.4 The site is outside any area zoned for residential development in the Local Plan but the applicants consider that the proposal can be considered under the special circumstances listed in Paragraph 55 of the National Planning Policy

Framework where a dwelling can be permitted in the countryside due to the exceptional quality or innovative nature of the design of the building.

2 Consultations :-

2.1 Highways – no objection subject to standard conditions regarding access and parking

2.2 Parish Council - no objections subject to neighbours

2.3 Building Control – no adverse comments

2.4 Historic Environment Service - The proposed development site lies within an area of cropmarks of enclosures, trackways and fragmentary field boundaries of possible late prehistoric to Roman date visible on aerial photographs. Also within the development area and affected by the proposed landscaping lies the cropmarks of a ring ditch, probably the remains of a Bronze Age round barrow. A pre-determination heritage statement with the results of an archaeological evaluation by trial trenching proved that the only feature showing as a cropmark which still survives is the ring-ditch. Consequently there is a very high potential that heritage assets with archaeological interest (buried archaeological remains of the identified ring-ditch) will be present at the site and that their significance will be adversely affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with *National Planning Policy Framework* para. 141.

2.5 Strategic Planning - The application seeks to develop one detached five bedroom dwelling. The application has been submitted as meeting the criteria of Paragraph 55 of the NPPF.

Policy CS2 – Achieving Sustainable Growth

The site is located within Browston. Although Browston does not have identified village development limits it is identified as a Tertiary Village in the Core Strategy settlement hierarchy. Policy CS2 indicates that 5% of new development will take place in the Secondary and Tertiary Villages.

Saved Policy HOU16 – Layout and design of housing proposals

The proposal complies with this policy by providing a scheme with a high standard of design and a considered layout of the site to incorporate the single dwelling.

Policy CS9 – Encouraging well-designed, distinctive places

Policy CS12 – Utilising natural resources

In accordance with the above policies, the proposals aim to offer renewable and low carbon energy alternatives. This includes the use of rammed earth, green roof, solar gain and ground source heating.

Additionally the site has been submitted under **NPPF Paragraph 55 – (This supports isolated homes in the countryside in special circumstances, such as “exceptional quality or innovative nature of the design of the dwelling”).**

The proposals are for an innovative building, which is sensitive to the local area, particularly through its one storey design with limited visibility from the public highway. The building design appears to be of high architectural standard and will enhance the immediate setting, although subtly. The design has been proposed to be almost invisible from the public highway, utilising the existing slope of the site and creating a green roof of wildflower and grasses mix, this is highly sensitive to the local area and respects the otherwise rural setting.

From a strategic planning point of view there is no objection to this proposal.

- 2.6 Neighbours – one letter of objection has been received (copy attached), the reasons for objection are that previous applications for dwellings in the area have been refused and that if approval is granted because it is a ‘special’ property it makes a mockery of the system.

3 Policy :-

National Planning Policy Framework

3.1 Paragraph 55

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their

place of work in the countryside; or

- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.
Such a design should:
 - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - reflect the highest standards in architecture;
 - significantly enhance its immediate setting; and
 - be sensitive to the defining characteristics of the local area.

3.2 Paragraph 63

In determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally in the area.

3.3 Great Yarmouth Local Plan: Core Strategy

3.4 Policy CS9 – Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

- a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity
- b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character
- c) Promote positive relationships between existing and proposed buildings, streets and well-lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime

- d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility
- e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards
- f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- g) Conserve and enhance biodiversity, landscape features and townscape quality
- h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12
- i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

3.5 Policy CS12 – Utilising natural resources

The use and protection of natural resources is essential to the overall quality of life of the Borough and to support wider social and economic sustainability objectives. This will be achieved by:

- a) Ensuring that all new non-residential developments maximise the level of energy efficiency achieved through passive design and construction techniques, and with appropriate consideration given to the reduction of construction waste, siting, massing, orientation, internal design, use of materials, insulation and heat recovery
- b) Encouraging all new non-residential developments to incorporate an element of renewable, low carbon energy in the final scheme
- c) Supporting stand-alone renewable or low carbon energy schemes for biomass, marine, waste and solar where available and acceptable in terms of scale, massing and height, taking account of the impact on amenity, biodiversity and landscape and architectural character. Proposals for wind energy schemes will be considered against national planning policy. In preparing the Development Policies and Site Allocations Local Plan the

potential areas suitable for wind energy will be considered and the plan will identify any suitable areas

- d) Supporting proposals that strengthen the development of the borough as a centre for renewable energy and green industries
- e) Working with water utility providers, the Environment Agency and other key partners to ensure that new developments (including their phasing) match the provision of water supply and waste water/sewerage treatment capacity without adverse effects on the integrity of designated nature conservation sites
- f) Encouraging all new non-residential developments to use water prudently and make greater use of existing and emerging water recycling and storage technologies, as part of a wider Sustainable Drainage Scheme (SuDS)
- g) Recognising the need to protect the best and most versatile agricultural land as a valuable resource for future generations and minimising its loss to development, in accordance with Policy CS6
- h) Consulting with the Mineral Planning Authority on relevant planning applications in those parts of the borough that have been identified as consultation areas through the Norfolk Minerals and Waste Plans to safeguard mineral resources and ensure that existing mineral operations are not prejudiced
- i) Promoting the use of secondary and recycled aggregates in all new non-residential developments, in accordance with the Norfolk County Council Minerals and Waste Plans

4 Assessment :-

- 4.1 The area of land where the dwelling is proposed to be built slopes down from north to south, the proposal is to excavate part of the site so that the rear of the dwelling will be below ground level with the 'green' roof extending over the dwelling to make the dwelling blend into the site when viewed from Cherry Lane to the north. The dwelling will be single storey with all of the windows on the south side to make the most of solar gain and views over the paddocks to the south. The dwelling will be constructed with rammed earth walls using the soil excavated from the site, the excavated soil will also be used for the roof. There will be timber cladding to some of the exterior walls and the overhanging parts of the roof.
- 4.2 The dwelling will be heated using a ground source heat pump and solar gain through the south facing glazing and this together with the building being sunk into the site and the rammed earth walls will make it very energy efficient.

- 4.3 The site is within an area of archaeological interest and the Historic Environment Service (HES) requested that an archaeological evaluation should be carried out using trial trenching prior to determination of the application. This work has been carried out and shows that there is a potential that heritage assets will be present at the site, the HES has no objection to the development proceeding subject to a standard archaeological condition if planning permission is granted.
- 4.4 The site is outside any area zoned for new housing in the Local Plan and where applications for new dwellings have been refused as contrary to Local Plan Policy. Government advice in the National Planning Policy Framework generally supports this policy by stating in paragraph 55 that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. One of the special circumstances that can be taken into account is whether the proposed dwelling is of exceptional quality or innovative design. It goes on to say that such a design should: a) be truly outstanding or innovative, helping to raise standards of design more generally in rural areas, b) reflect the highest standards in architecture, c) significantly enhance its immediate setting and d) be sensitive to the defining characteristics of the local area.
- 4.5 According to the supporting statement submitted with the application there is only one other dwelling in Norfolk that has been built using the rammed earth technique and this use of innovative materials together with the unusual design will result in a dwelling that will be unique within the borough. The site for the dwelling is currently used as grazing paddocks for horses and is not of any great landscape importance and the appearance will be enhanced by such a distinctive design. The dwelling will be set within the slope of the site and will not have any adverse effect on neighbours or the character of the area.
- 4.6 Taking the above into account it is considered that although the site is outside an area where housing would normally be allowed, the quality of the design conforms with the requirements of Paragraphs 55 and 63 of the NPPF. If the application is approved it should be subject to conditions ensuring the building is built to the approved design and using the form of construction and materials described in the details submitted with the application.

5 RECOMMENDATION :-

- 5.1 Approve – the proposal complies with Paragraphs 55 and 63 of the NPPF and the aims of Policies CS9 and CS12 of the Great Yarmouth Local Plan: Core Strategy.

S
Browston Lane, Lound Road & Cherry Lane

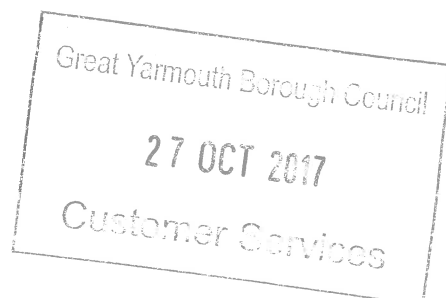
Planning Dept
Town Hall

Ref 06/17/0622/F

As many residents have had plans for a bungalow on their land refused many times, if this application gets approved just because it will be a special property, it makes a mockery of the system. The plan put forward is still a property and should be treated as such. If it does get approved can we all put in for a 'special' property on our land? Surely we must all in Browston be treated the same regardless of 'wealth'. Buildings are going up now in Browston on Livery Yards that look exactly the same as bungalows.....have you actually been to see them? If these have been approved can we all do this?

Regards from R. Thompson & some puzzled residents

No answer required.....we can read statements on line.





Planning Supporting Statement

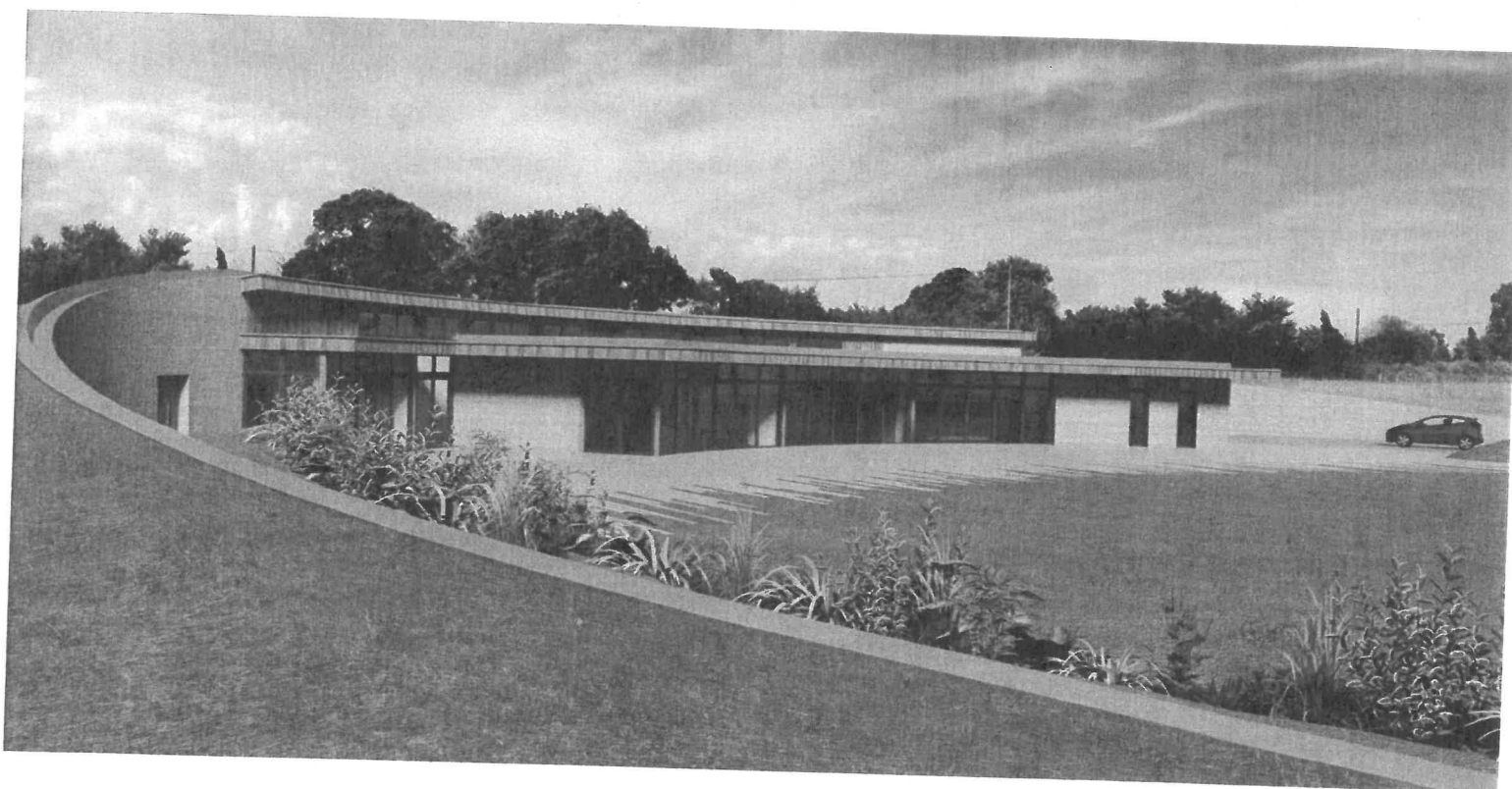
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Land at Heath Liveries

Browston

September 2017



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Appendix 1 - Email from Mr Hutchison Principal Structural Engineer at Canham Consulting
Appendix 2 - Reports from RA Brown Heating Services - Ground Source Heating

2 Development Description

2.1 The Proposal

The proposal is a full application for the erection of 1 No. 5 bedroom dwelling meeting the criteria of Paragraph 55 of the National Planning Policy Framework on land at Heath Liveries, Browston.

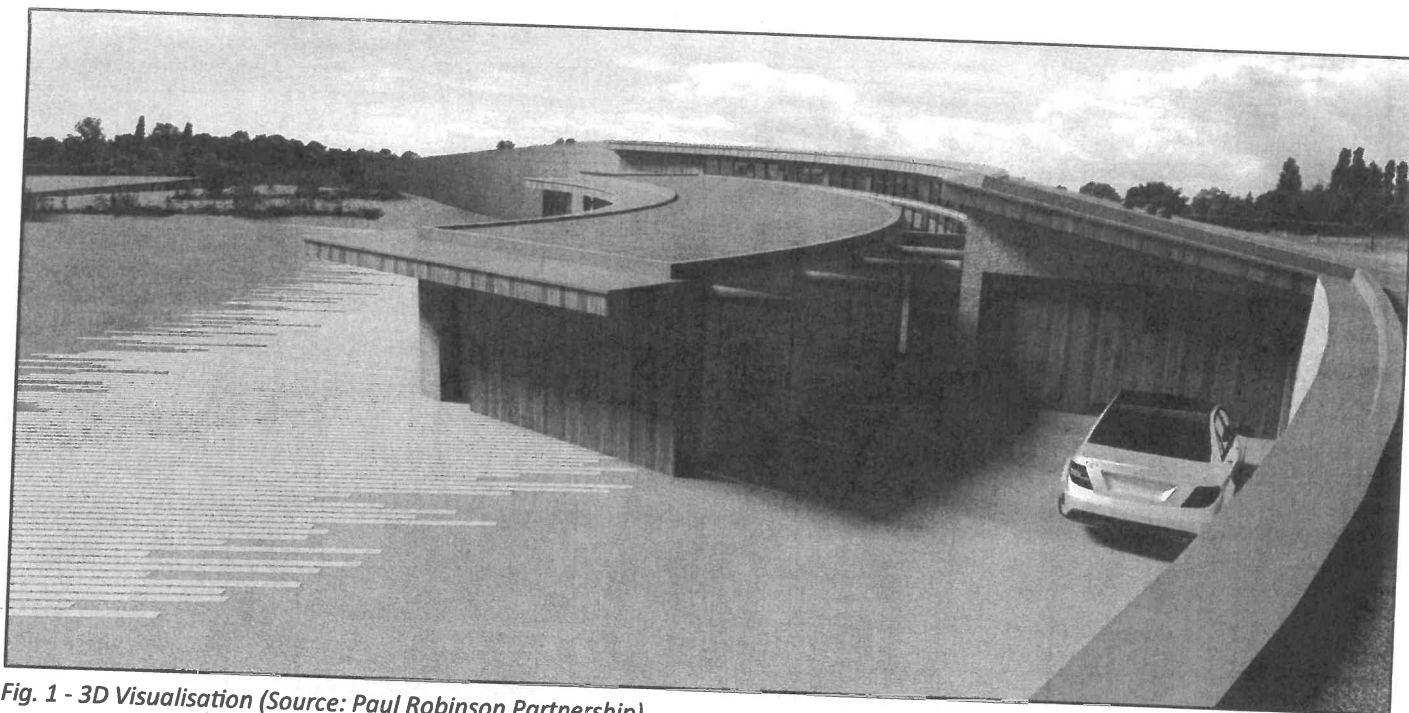


Fig. 1 - 3D Visualisation (Source: Paul Robinson Partnership)

2.2 Site & Context

The site subject to this statement measures approximately 1.53 hectares and is located to the west of Browston Lane. The site currently forms pasture land used for grazing horses. To the south of the site is Heath Liveries. The site is heavily screened by existing planting along its northern and western boundaries and is not clearly visible to the east from public vantage points. To the east of the site is the Grade II listed Manor. To the east of the Manor across Browston Lane is the Grade II listed Browston Hall Hotel. The village of Browston is designated within the Core Strategy as a 'Tertiary Village'. The site itself would be defined as 'countryside' visually appearing isolated and disconnected from the main village.

2.3 The Applicants

Mr Paul Needham & Mrs Tanya Maria Hall currently own and operate Heath Liveries and would continue to do so should this application be successful. They are active members in the community with a vested interest in the area. This proposal is their dream home and they would be heavily involved in the management and construction of the dwelling.



Fig. 3 - Aerial View (Source: Google Earth)

3 Design & Access Statement

3.1 Introduction

The role of the Design and Access Statement is to provide an accessible and logically structured statement detailing how the 'proposed development is a suitable response to the site and setting, and demonstrate that it can be adequately accessed by prospective users'. The requirement to explain this process is now embedded in the planning system with the requirement for a design and access statement to be produced in support of most development proposals.

This design and access statement has been prepared having regard to the objectives of CLG Circular 01/06 and the guidance contained in 'Design and Access Statements: How to read, write and use them' (CABE, 2007). In accordance with paragraph 80 of Circular 01/06, this statement explains:

"The design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with"

3.2 Design

The proposed design is of the highest architectural standards and conforms with the requirements of Paragraph 55 of the National Planning Policy Framework. The below description of how the house meets Paragraph 55 criteria has been taken from the 'Design Narrative' produced by Paul Robinson Partnership:

"The house has been designed to form an intrinsic part of the landscape. The part sunken form and encapsulating green roofs were devised to help reduce its visual impact upon the surroundings. The house nestles in the slope at the highest point of the site, utilising the natural fall of the land and provides views out to a truly enchanting setting for a home.

The position of the house will allow privacy with stunning views across the horse paddock setting and tree lined horizon to the south, fully utilising the landscape setting and location.

The single storey form and the arrangement of the green roof allows the house to sit low into the landscape, resulting in virtually non-existent views of the house from Cherry Lane to the north and privacy from the neighbours to the east and west.

The green roof will be grown on site and planted with native species and wildflowers appropriate to the landscape. Formal gardens will be created to the south of the house and enhanced planting surrounding will further enrich the natural beauty of the site.

The soil excavated as part of the construction will be retained on site and re-used to construct the rammed earth walls and green roof forming the envelope of the new house. Rammed earth walls are constructed by compacting (ramming) moistened subsoil between temporary formwork, such as shuttering or formers. This is the perfect solution for this project considering soil will be available in abundance following excavation.

Soil is a widely available, inexpensive, and sustainable resource therefore construction with rammed earth is a very viable solution. Using the soil from the site where the construction takes place reduces cost and energy needed for transportation.

The low-maintenance rammed earth walls provide thermal mass for passive cooling in summer and heating in winter. It can absorb heat during daytime and nocturnally release it.

Rammed earth is a sustainable and efficient building material that requires less maintenance than other buildings and ages gracefully with the capacity to last an extremely long time. Untouched, the walls have the colour and texture of natural earth. The result is a healthy, beautiful, natural looking structure that uses very little energy to heat or cool.

The house has been sited to maximise the position of the sun at any given time making use of solar gain into the building from the south and minimise shadowing to the outdoor living areas. Extended timber clad overhangs provide solar shading to areas of full height glazing to prevent the house over-heating. The amount of overhang has been designed

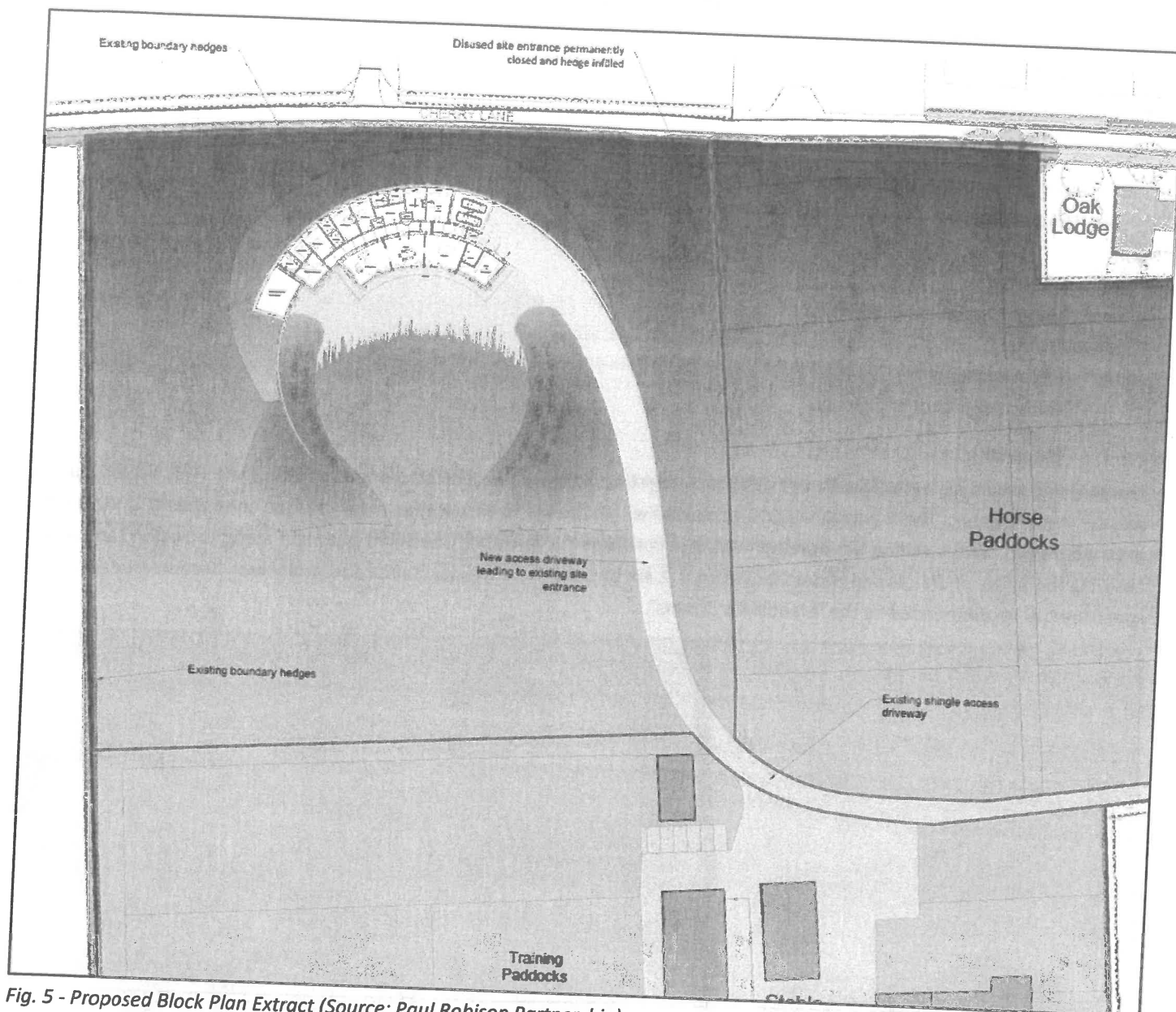


Fig. 5 - Proposed Block Plan Extract (Source: Paul Robison Partnership)

3.2.4 Appearance

The 'Design Narrative' produced by Paul Robinson Partnership states:

"The house has been designed to form an intrinsic part of the landscape. The part sunken form and encapsulating green roofs were devised to help reduce its visual impact upon the surroundings. The house nestles in the slope at the highest point of the site, utilising the natural fall of the land and provides views out to a truly enchanting setting for a home.

The position of the house will allow privacy with stunning views across the horse paddock setting and tree lined horizon to the south, fully utilising the landscape setting and location.

The single storey form and the arrangement of the green roof allows the house to sit low into the landscape, resulting in virtually non-existent views of the house from Cherry Lane to the north and privacy from the neighbours to the east and west.

4 Planning Policy Considerations

4.1 Introduction

In making this application, consideration was given to both local and national planning policy.

4.1.1 Local Planning Policy

The site is located within the Great Yarmouth Borough. As such any development should account for the development strategies and plans in place. The Council have in place a Local Development Framework incorporating:

- Core Strategy adopted on 21st December 2015
- Interim Housing Land Supply Policy, adopted on 22nd July 2014
- Remaining Borough-Wide Local Plan Policies (2001)

The Core Strategy sets out the overall planning strategy for the Borough until 2030. The Core Strategy largely replaces the policies in the Borough-wide Local Plan (2001). A handful of Borough-wide Local Plan 2001 policies remain and are listed within the Schedule of 2001 Local Plan Policies.

The following policies are considered relevant to the determination of this proposal:

- Policy HOU10 - New dwellings in the countryside
- Policy HOU16 - Layout and design of housing proposals
- Policy CS1 - Focusing on a sustainable future
- Policy CS2 - Achieving sustainable growth
- Policy CS9 - Encouraging well-designed, distinctive places
- Policy CS10 - Safeguarding local heritage assets

The Interim Housing Land Supply Policy aims to proactively manage the delivery of housing sites in the borough by guiding the selection of appropriate sites for development in the short term until the emerging Development Policies and Site Allocations Local Plan Document is adopted. It gives greater flexibility in relation to the development of housing outside existing development boundaries.

4.1.2 National Planning Policy & Guidance

The National Planning Policy Framework (NPPF) 2012 and National Planning Practice Guidance are both material planning considerations. The NPPF sets out the Government's planning policies for England and how these are expected to be applied while the NPPG sets out Government guidance in relation to planning related issues in England.

The relevant sections from the National Planning Policy Framework include:

- NPPF 06: Delivering a wide choice of high quality homes
- NPPF 07: Requiring good design
- NPPF 11: Conserving and enhancing the natural environment
- NPPF 12: Conserving and enhancing the historic environment

The relevant guidance from the National Planning Policy Guidance includes:

- Natural Environment
- Self-build and custom housing

Self-building is the latest government-backed initiative designed to help aspiring custom or self-builders get their project off the ground. The Government is clear in its desire to enable custom build housing. It is committed to helping people across the country meet their aspirations to rent or own their own homes. Accordingly, Government Legislation requires Local Planning Authorities to provide for those that wish to build their own home.

4.1.3 Site Designations

A further consideration is self-build. The Government is committed to helping people across the country meet their aspirations to rent or own their own homes. Accordingly, the NPPF requires Local Planning Authorities to provide for those that wish to build their own home. Paragraph 50 of the NPPF states:

'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create inclusive and mixed communities, Local Planning Authorities should plan for... people wishing to build their own homes'.

Paragraph 159 of the NPPF goes on to instruct Councils that their Strategic Housing Market Assessments (SHMA) should include the range of housing that local populations are likely to require including people wanting to build their own homes.

Right to Build is the latest government-backed initiative designed to help aspiring custom or self-builders get their project off the ground. Right to Build has also been covered extensively within the Govt White Paper "Fixing our broken housing market" released in Feb 2017.

Paragraph 3.14 states:

"Alongside smaller firms, the Government wants to support the growth of custom built homes. These enable people to choose the design and layout of their home, while a developer finds the site, secures planning permission and builds the property. Custom built homes are generally built more quickly and to a higher quality than other homes, and tend to use more productive, modern methods of construction. They present a less risky business model for builders, as the house has been effectively sold before it has been built. Fewer homes are custom built in England than many other countries, but there is evidence of more demand for them including from older people."

To build on the above, Section 2(1) of the Self-build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register that relates to their area when carrying out their planning, housing, land disposal and regeneration functions.

The following guidance suggests ways in which the duty may be demonstrated in carrying out each function:

(i) Planning

The planning functions of an authority may include both plan-making and decision-taking functions. The registers that relate to their area may be a material consideration in decision-taking. Relevant authorities with plan-making functions should use their evidence on demand for this form of housing from the registers that relate to their area in developing their Local Plan and associated documents.

(ii) Housing

Local housing authorities who are under the duty to have regard to registers that relate to their areas should consider the evidence of demand for self-build and custom housebuilding from the registers when carrying out their housing functions. This includes when preparing their local housing strategies and in developing plans for new housing on land owned by the local housing authority.

Furthermore, a more recent development is the Housing and Planning Act. This states that:

"Local authorities have a duty to grant permission on enough serviced plots of land to meet the demand for self-building and custom building in their area".

Chapter 2 'Self Build and Custom Housebuilding' defines a serviced plot as follows:

"for the definition of "serviced plot of land" substitute— "serviced plot of land" means a plot of land that—

- (a) has access to a public highway and has connections for electricity, water and waste water, or*
- (b) can be provided with those things in specified circumstances or within a specified period"*

We would stress that the proposal site fully complies with the requirements for a serviced plot as it has access to the highway and connections are existing and as such "can be provided".

3. Achieving Paragraph 55:

A. *Be truly outstanding and/or innovative helping to raise standards of design more generally in rural areas*

The proposal would be truly outstanding, innovative and bespoke by nature, helping to raise architectural standards where the common dwelling types include generic detached/ semi-detached housing and bungalows of little or no distinct character or architectural merit. The proposal promotes sustainable architecture utilising locally sourced materials and low energy use through a design that incorporates passive house components. The dwelling would be a truly outstanding example of a Paragraph 55 home incorporating a variety of renewable and modern construction techniques and technologies that would act as a precedent for the Great Yarmouth Borough and the rest of the United Kingdom.

- The proposal would utilise rammed earth to create the envelope of the new house
- Earth used would be sourced from the excavated as part of the construction
- Rammed earth has only been utilised in one other dwelling in Norfolk
- The dwelling will include a ground source heat pump
- The house has been sited to maximise the position of the sun at any given time making use of solar gain into the building

Rammed Earth

An email from a Senior Structural Engineer regarding the principles from rammed earth in the design can be found in Appendix 1.

"Ramming earth has been a method of construction used for centuries in various parts of the world, and is commonly known by its French name 'Pise'. Earth is extracted from the ground and compacted in layers inside specially constructed formwork. After compaction the formwork is released and moved along to a new position in the wall or upwards to the next layer. In this way the building goes up rapidly, layer by layer, row by row.

This technique can produce buildings that are strong, durable safe and desirable. Above all, because earth is an abundant and cheap resource, rammed earth buildings are very economical; in addition the majority of the investment goes directly into the local economy. The method has an essential simplicity, and with its unskilled labour intensity, rammed earth can be seen as a valuable tool in the generation of low-cost housing in developing countries in both urban and rural areas.

If well-built, rammed earth (RE) walls will compare favourably with other masonry materials, such as burnt clay bricks or concrete blocks, in compressive strength, erosion by moisture or seasonal changes of dimension. Costs will also, in most cases, be highly competitive."

(Source: *Rammed Earth Structures – Code of Practice - SADCSTAN TC 1/SC 5/CD SAZS 724*)

Benefits associated with rammed earth construction include:

- Distinct appearance
- Natural and readily available
- Low embodied energy (a level similar to brick veneer construction)
- Unstabilised earth is re-useable post-demolition
- High moisture mass, hygroscopic - helps regulate humidity
- Use of local soils supports sustainability practices
- High thermal mass (though work is still underway to quantify its extent)
- Airtight construction achievable
- Traditional form of construction
- Modern methods are widely tried and tested overseas eg Australia

(Source: greenspec <http://www.greenspec.co.uk/building-design/rammed-earth/>)

- The house has been designed to form an intrinsic part of the landscape being built into the land
- The dwelling would have a green roof planted with native species and wildflowers appropriate to the landscape
- The house has been sited to maximise the position of the sun at any given time making use of solar gain into the building
- Extended timber clad overhangs provide solar shading to areas of full height glazing to prevent the house over-heating. The amount of overhang has been designed specifically to block out the sun in the height of summer, yet allow for solar gain in the winter months when the sun is at its lowest.

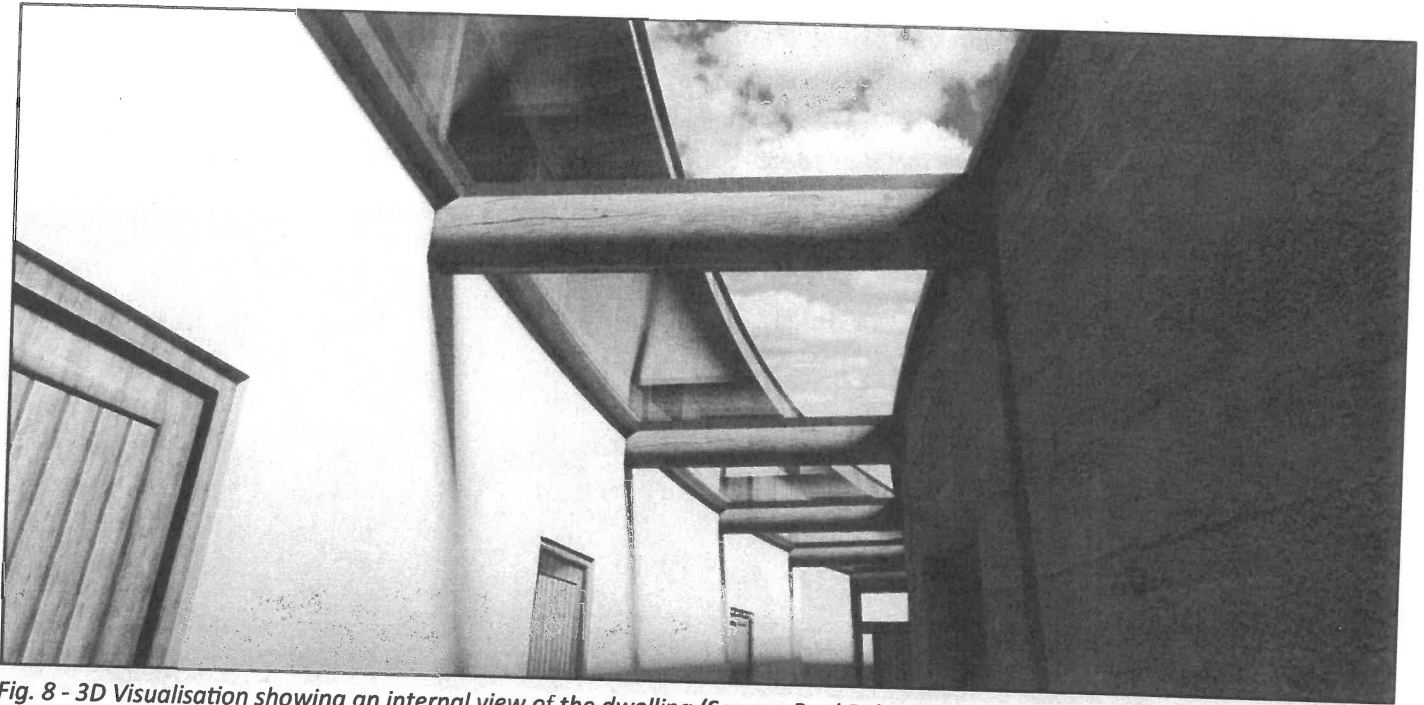


Fig. 8 - 3D Visualisation showing an internal view of the dwelling (Source: Paul Robinson Partnership)

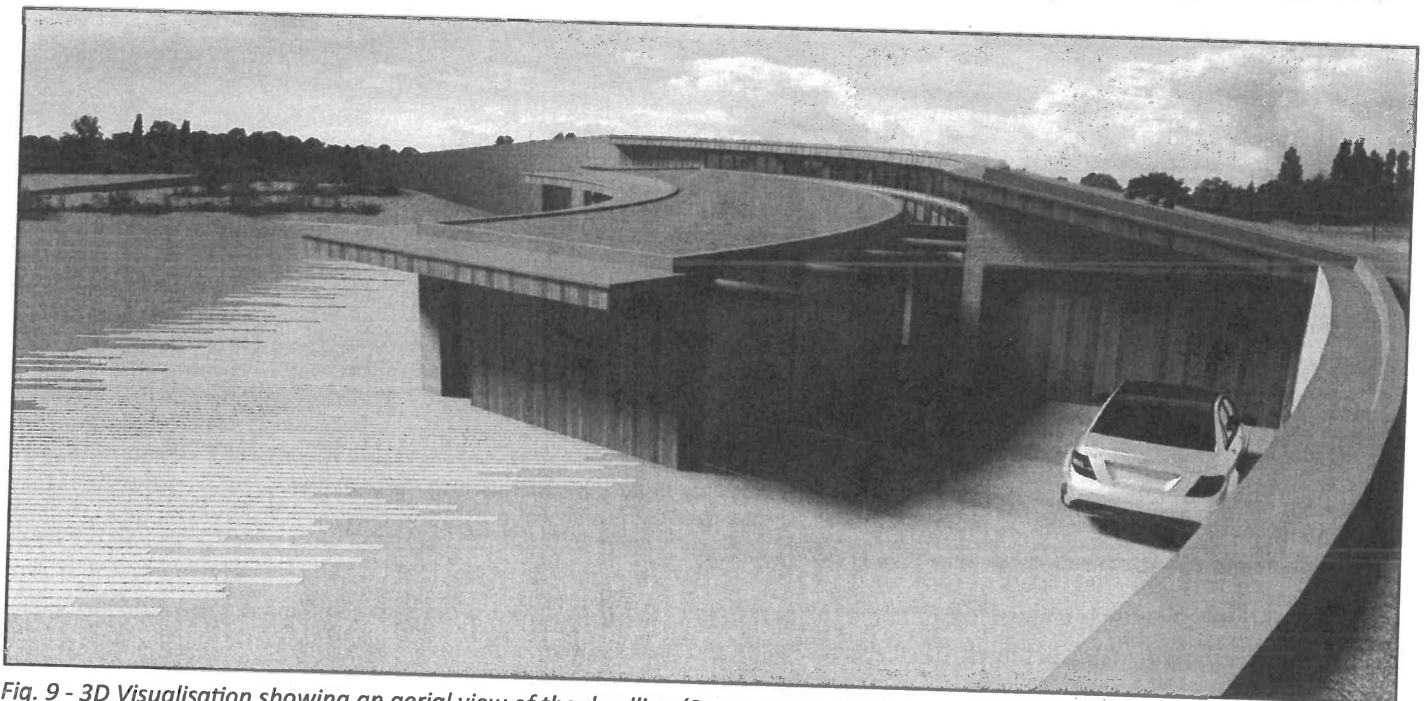


Fig. 9 - 3D Visualisation showing an aerial view of the dwelling (Source: Paul Robinson Partnership)

C. Significantly enhances its immediate setting

Hotel. The dwelling would in no way be of detriment to the neighbouring Grade II listed buildings, their defining characteristics or their setting.

Outside the village core housing is more spread out with large areas of arable fields or pasture separating dwellings. Accordingly, there are numerous examples of isolated dwellings.

In respect of the existing landscaping within the area, the proposed dwelling would be sensitive to this. The land on which the proposal sits currently forms pasture. Pasture land is not a common or defining feature of Norfolk or East Anglia with large scale open arable fields of cereal, oil seed rape and sugarbeet being the defining characteristic. This is supported by Norfolk County Council historical maps which show the land forming arable land as recently as 1988. Consequently, the loss of 1.53 hectares of unkept pasture land would not be detrimental to the defining characteristics of the area as a whole. We would further add that additional landscaping is proposed, this would incorporate wild flowers and other native species.

- The design is sensitive to and reflective of the sites rural location
- The house has been designed to form an intrinsic part of the landscape being built into the land



Fig. 12 - Aerial view showing the site in 1988 (Source: Norfolk Historic Maps)

E. Concluding Remarks

With the above in mind we consider the development to be in accordance with the criteria set out within Paragraph 55. The dwelling would be a truly outstanding example of a Paragraph 55 home that would act as a precedent for the Great Yarmouth Borough and the rest of the United Kingdom, and as such should be considered acceptable and an exception to normal development policies. We would also highlight Paragraph 63 of the framework states that in determining applications, great

5 Conclusions

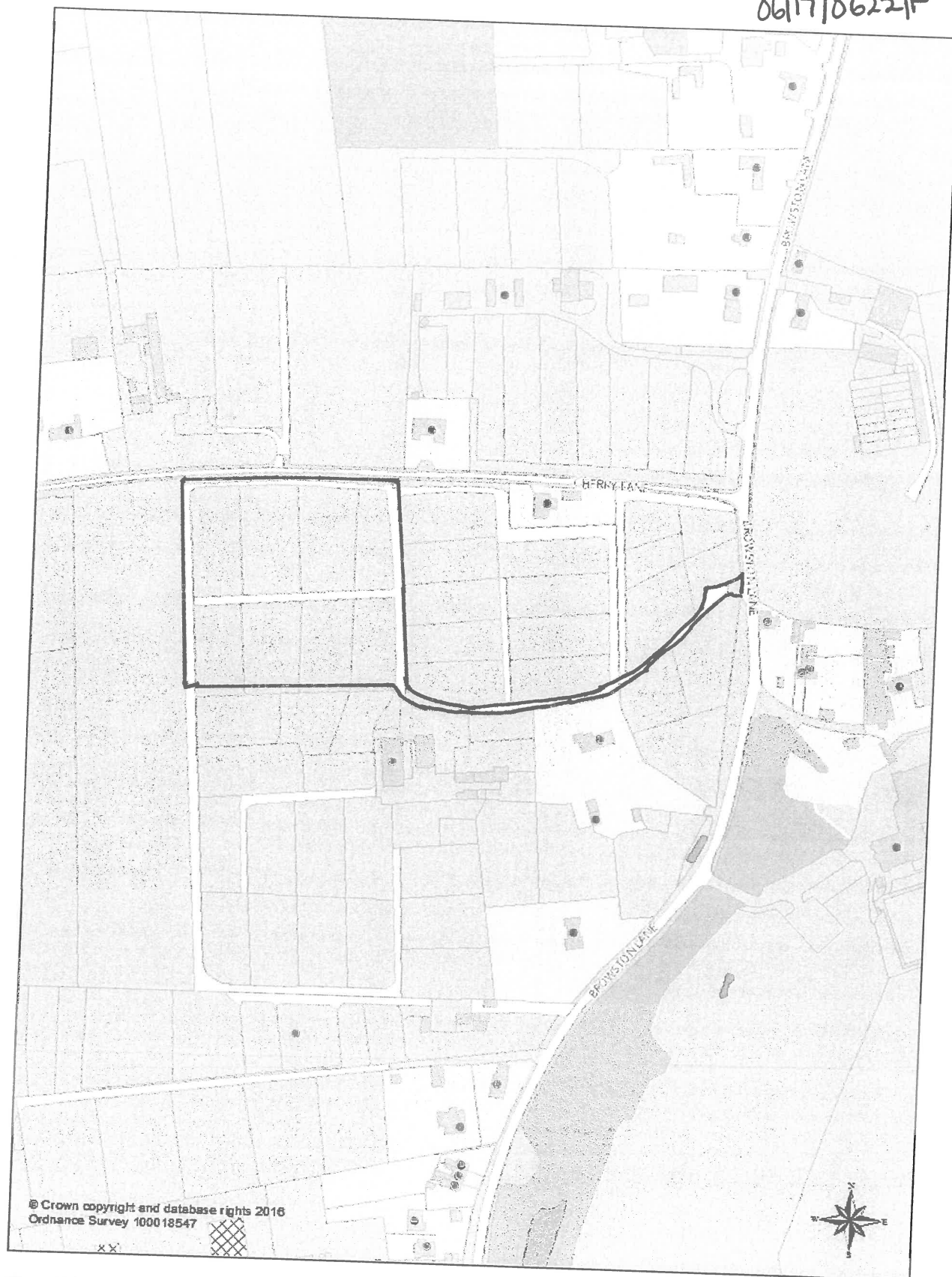
To conclude, this application is made in relation to a proposal for the erection of 1 No. new 5 No. bedroom self-build dwelling meeting the criteria of Paragraph 55 of the National Planning Policy Framework on land at Heath Liveries, Browston.

It is considered that the proposal is both acceptable and appropriate in this location. The proposed development conforms with both local and national planning policy. The proposal would not be of detriment to highway safety or designated heritage assets.

The proposed dwelling would be truly outstanding and innovative, reflecting the highest standards of architecture and would help to raise standards of design more generally in the area. The proposal would significantly enhance its immediate setting and would be sensitive to the defining characteristics of the local area.

The proposal has been designed to the upper most standards with particular focus placed upon respecting the characteristics of the local area. It is considered that because of the sunken design, the proposal will not detract from the character of the surrounding countryside or detract from its natural beauty. The design will take on contemporary forms to create a striking modern design, which sits well within the rural context. The proposal will be a truly beautiful example of architecture using a variety of innovative sustainable technologies throughout the construction process that would warrant Paragraph 55 status.

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Great Yarmouth Borough Council

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