DELEGATED REPORT SHEET

APPLICATION NUMBER: 20171081

PROPOSAL:
The Manse, Globe Lane, Blofield
1) 4 No. Two storey dwellings
2) Change of use of Manse to 3 No dwellings and associated works

CONSULTATIONS:

Norfolk County Council Highways: No objections subject to conditions

Pollution Control Officer: No comment

Historic Environment Officer: The principle of development has been accepted through the previous permission. This application proposes that the former chapel (a non-designated heritage asset) be converted to three residential units which is one more than previously approved. No information has been provided on any external alterations.

In terms of the setting of the heritage asset, the proposal is now for four rather than two residential units. There is a lot of hardstanding and road surfacing, much of which seems excessive, for example a pavement is surely not needed to serve such a small development (a shared surface road would be adequate) and plots 1 and 2 seem to have two parking spaces and a turning head, which I am sure could be reduced. Suggest a reduction to three units would allow a more appropriate layout with parking better placed and more attractive landscaping. This would improve the appearance of the development and the setting of the non-designated heritage assets and the wider area.

BLOFIELD PARISH COUNCIL: No comments received

NEIGHBOURS:

31 Ropes Walk, Blofield

No objection in principle
Comments in relation to Plot 3B and its potential impact on the amenity of property.

28 Highview Close, Blofield

Significant gaps in our hedge which affects privacy and security
The potential for affect on our house value and privacy if there are any overlooking features of the new development as the land is higher than our
house so ‘looks down’ on our house/garden. We have discussed all of our concerns with the developer and they do appear to be understanding of our concerns, they have erected some temporary fencing with tarpaulin to preserve some privacy but this is not a satisfactory long term solution.

**SITE NOTICE:** 28 July 2017

**POLICY FRAMEWORK:**
Joint Core Strategy for Broadland, Norwich and South Norfolk
Policy 1 – Addressing climate change and protecting environmental assets
Policy 2 – Promoting good design

Development Management DPD (2015)
Policy GC1 - Presumption in favour of sustainable development
Policy GC2 - Location of new development
Policy GC4 - Design
Policy TS3 - Highway safety
Policy TS4 - Parking guidelines

**PRE-APPLICATION ADVICE:** None

**ISSUES:**

**Principle**
The site lies within the defined settlement limit for Blofield where the principle of development is acceptable. In addition, planning permission has previously been granted under planning reference 20160979 which granted consent for the change of use of existing mission hall to form 2 No. dwellings (full) and (2) erection of 2 No. additional dwellings (outline).

**Highways**
Norfolk County Highways have been consulted on the proposal and have raised no objections subject to conditions.

**Design and Layout**
The proposed external alterations to the Mission Hall to facilitate its conversion are considered acceptable. The design and layout of the proposed new dwellings, as revised, is considered acceptable.

**Amenity**
Concerns have been raised by a neighbour at 31 Ropes Walk with regard to the proximity of the proposed dwelling annotated as Plot 3/A to the boundary and potential shading of rear garden. The dwellings proposed as Plots 3/A and 4/A have been moved further away from the eastern boundary and both roofs of these dwellings have been hipped minimising the potential for shading of rear garden areas. The dwelling on Plot 3/B is now sited approximately 2.3 m from the boundary with 31 Ropes Walk, which itself is sited 9 m from the boundary. Whilst a degree of shading of rear gardens may arise, it is not considered that this would be significant and this relationship is considered acceptable.
Landscaping
The application is supported by an Arboricultural Implications Assessment. A condition that the development is carried out in accordance with the submitted Arboricultural Impact Assessment dated 11 September 2016 is considered appropriate.

Conclusion
The development is considered acceptable, subject to the following conditions.

RECOMMENDATIONS: APPROVE subject to the following conditions:

1. The development to which this permission relates must be begun not later than THREE years beginning with the date on which this permission is granted.

2. The development hereby permitted shall not be carried out otherwise than in accordance with the plans and documents listed below.

3. Prior to the commencement of development, details of all external materials including samples to be used in the development shall be submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved details.

4. Prior to the first occupation of any of the dwellings hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification (Dwg. No. TRAD 5) attached. 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 carriageway.

5. Vehicular access to and egress from the adjoining highway shall be limited to the access shown on the approved drawing only. Any other access(es) or egresses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.

6. Prior to the first occupation of any of the dwellings hereby permitted the proposed on-site car parking and manoeuvring areas shall be laid out and demarcated in accordance with the approved plan and retained thereafter available for that specific use.

7. Prior to the first occupation of any of the dwellings hereby permitted a 2 m 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 roadside frontage. The parallel visibility splay shall
thereafter be maintained at all times free from any obstruction exceeding 0.6 m above the level of the adjacent highway carriageway.

Reasons:

1. The time limit is imposed in compliance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans and documents.

3. To ensure the proper development of the site without prejudice to the amenities of the area, and in accordance with Policy GC4 of the Development Management DPD 2015.

4. To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water or onto the highway in accordance with Policies TS3 and TS4 of the Development Management DPD (2015).


6. To ensure the permanent availability of the parking manoeuvring area, in the interests of highway safety in accordance with Policies TS3 and TS4 of the Development Management DPD (2015).


The Local Planning Authority has taken a positive and proactive approach to reach this decision in accordance with the requirements of paragraphs 186-187 of the National Planning Policy Framework.

If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant’s responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from CNC Building Control Consultancy who provide the Building Control service to Broadland District Council. Their contact details are: telephone 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and the website www.cncbuildingcontrol.gov.uk

SIGNATURE: Jayne Owen

DATE: 8 December 2017