

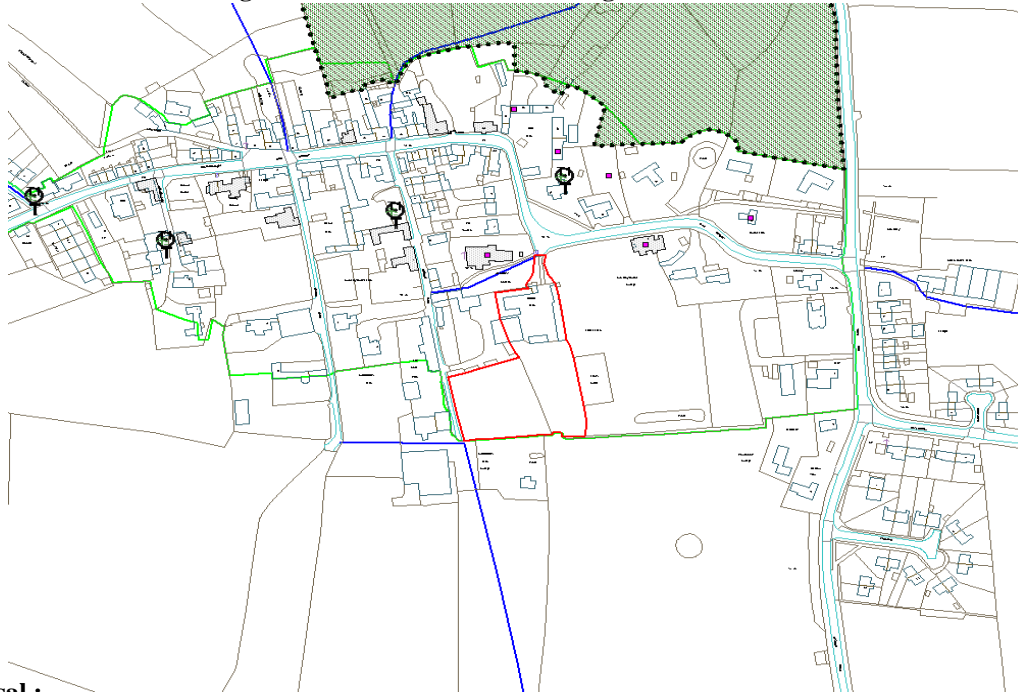
**Reference:** 13/00140/FUL

**Date submitted:** 23.04.2013

**Applicant:** Mr Mark Curtis Bennett

**Location:** Firdale Farm, 9 High Street, Somerby, LE14 2PZ

**Proposal:** Demolition of existing barns and out-buildings alteration and refurbishment of 2 existing dwellings and erection of 5 new dwellings.



**Proposal :-**

**This application relates to full planning permission for the demolition of existing barns and cart shed sited within the Conservation Area and for the alteration and extension of two existing dwellings and the erection of 5 new dwellings.** The village envelope runs through the site following the gable end of the existing farm dwelling with the domestic residential garden stretching beyond to the south of the collection of buildings. The site sits within the designated Conservation Area and with access to the former farm yard via a private drive off High Street which also serves All Saints Church and Somerby House; both listed buildings.

**It is considered that the main issues for consideration of the application are:-**

- **Compliance with and currency of development plan policies**
- **Impact of the policies contained within the NPPF**
- **Meeting the Borough's Housing Needs**
- **Impact upon the Character of the Area**
- **Impact upon Heritage Assets**
- **Impact upon Neighbouring Properties**
- **Impact upon Highway Safety**

The application is presented to Committee due to the number of representations received.

**Relevant History:-**

**Planning Policies:-**

**Melton Local Plan (saved policies):**

**Policies OS1 and BE1** allow for development within Village Envelopes providing that:-

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

**Policy H6**: planning permission for residential development within Village Envelopes shown on the proposals map will be confined to small groups of dwellings, single plots or the change of use of existing buildings.

**Policy OS2** - does not allow for development outside the town and village envelopes shown on the proposals map **except** for development essential to the operational requirements of agriculture and forestry, and small scale development for employment, recreation and tourism.

**Policy C11** – allows for extensions to existing dwellings sited outside of the village envelope providing the size, scale, form, design and construction materials are in keeping with the dwelling and locality.

**Policy C12** states that planning permission will not be granted for the replacement of an existing dwelling outside the town and village envelopes shown on the proposals map unless:

- The replacement dwellings would be of similar size and scale in close proximity to the existing **and in character with its surroundings**;
- The existing dwelling has a lawful residential use or is not so dilapidated as to be incapable of habitable use.

**The National Planning Policy Framework introduces a ‘presumption in favour of sustainable development’ meaning:**

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless
  - 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; or
  - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- Proactively support sustainable economic development to deliver homes and business that local areas need.
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land).
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

**On Specific issues relevant to this application it advises:**

#### **Delivering a Wide choice of High Quality Homes**

- Maintain a five year land supply of deliverable sites with a further 5% headroom.
- Local Authorities are to set out their own approaches to densities to reflect local circumstances.
- Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 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.
- Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand
- Avoid new isolated homes in the countryside unless there are special circumstances
- Provide rural exception sites on the edge of rural villages to meet local affordable housing needs. Some market housing should be considered if it brought significant additional affordable housing to the area.

#### **Require Good Design**

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Securing high quality and inclusive design goes beyond aesthetics considerations and should address the connections between people and places and the integration of new development into the natural, built and historic environment.

**Conserving and Enhancing the Historic Environment**

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness, and;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

**Conserving and Enhancing the Natural Environment**

- encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value
- take into account the economic and other benefits of the best and most versatile agricultural land
- aim to conserve and enhance biodiversity by taking opportunities to incorporate biodiversity in and around developments

The National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

**Consultations:-**

<b>Consultation reply</b>	<b>Assessment of Head of Regulatory Services</b>
<p><b>Housing Policy –</b></p> <p>The National Planning Policy Framework (NPPF) recognises that housing should meet the needs of present and future generations (Para 10). The NPPF continues to recognise the importance for local planning authorities to understand the housing requirements of their area (Para 28) by ensuring that the scale and mix of housing meets the needs of the local population. This is further expanded in Para 110 – 113, in seeking to ensure that housing mix meets local housing need.</p> <p>Within the Rural South of the Melton Borough the study indicated that there is limited need for additional market housing overall, however when looking at the local mix of properties there is a need for older people/downsizing accommodation (such accommodation may include level access bungalows) and 3 bedroom, modest sized family homes. There is a strong need for smaller market housing such as 2 bedroom houses across the borough and no local surplus would support such accommodation in this location as well. There is a surplus locally of larger family accommodation, such as executive/detached housing with 4 or more bedrooms. There are limited opportunities within village envelopes for significant new residential developments and therefore residential developments in the area should contribute towards the creation of</p>	<p>The proposal divides the site to allow two parts, 2 units for the applicants own use utilising the existing house and grasslands to the south and creation of 4 no. new build three bedroom dwellings and conversion of the stable block and grooms accommodation to create a further 3 bedroom cottage. All five units would be available on the open market have been design to comply with Life Time Home standards.</p> <p>The housing needs for the Somerby Area indicates that there is a limited need for additional market housing however when addressing mix of dwellings there is a need for downsizing properties and modest 3 bedroom dwellings.</p> <p>The proposal seeks to utilise the existing dwelling which is a two storey dwelling with single storey extension, to create a two bedroom single storey cottage and using the existing two storey elements of the dwelling as ancillary rooms linking to the proposal to create a seven bedroom, Georgian style manor house. Access to the two units would be from Church Lane and would be for the use of the applicant and family members only.</p> <p>There is no doubt that the excessively large dwelling does not meet the Borough’s identified housing needs and it is doubtful that the proposed two bedroom cottage attached to the large</p>

<p>a mixed community and have regard to local market housing needs.</p> <p>The application proposes the redevelopment of farm yard and associated buildings. Currently there are two dwellings on the site, a farm house measuring some 149m<sup>2</sup> and a flat over stables, measuring 48m<sup>2</sup>. The proposal seeks to redevelop and reconfigure the existing dwellings to provide five 3-bedroom properties, one 2-bedroom, single storey property and the redevelopment of the existing 'summerhouse' for the provision of a large seven bedroom "stately" home.</p> <p>The Leicester and Leicestershire Strategic Housing Market Assessment (Blinc Housing, 2009) supports the findings of the Housing Market Analysis and states that controls need to be established to protect the Melton Borough (particularly its rural settlements) from the over development of large executive housing, and to encourage a balanced supply of suitable family housing (for middle and lower incomes), as well as housing for smaller households (both starter homes and for downsizing). It continues to state that the undersupply of suitable smaller sized dwellings needs to be addressed to take account of shrinking household size which if not addressed will exacerbate under-occupation and lead to polarised, unmixed communities due to middle and lower income households being unable to access housing in the most expensive and the sparsely populated rural areas.</p> <p>The proposed large, "stately" home, does not meet housing need and is considered excessive. It is acknowledged that such a dwelling is unlikely to enter the open-market and rather will be occupied by the applicant and family; however this carries no planning consideration.</p> <p>The applicant has worked with the Council, taking on board earlier comments and concerns regarding the five 3-bedroom properties and has now indicated that these units will be delivered to Lifetime Homes Standards, where possible. Homes built to Lifetime Home Standards incorporate a larger than normal footprint, in order to incorporate the necessary criteria, such as wider corridors and doorways for wheelchair access. This allows for earlier concerns regarding the excessive size of some of the 3-bedroom units. What is more, the introduction of Lifetime Homes means these properties could be made available to a downsizing market, of which there is a need for such properties in both the immediate area and throughout the Borough. Although, of course the properties cannot be</p>	<p>dwelling would become available on the open market given its close association and sharing of the access and private spaces. Even if the dwelling was reduced in size to comply with housing needs because of the extensive plot size it would be unlikely to be within an 'affordable' reach of those seeking to purchase a three bedroom property which is the current situation as the land value has taken the existing three bed dwelling out of the reach of most people.</p> <p>The proposal has been designed to meet the applicant's needs and provides separate accommodation to allow parents to reside on the site with them completely independently.</p> <p><b>It is therefore considered that the proposed large dwelling neither complies with housing need nor does it add to the oversupply of large properties due to factors presented above. It is considered that the proposal has a neutral effect on housing needs and therefore it would be difficult to sustain a housing needs refusal based on the large property alone.</b></p> <p>The second part of the proposal sees a development of 5 dwellings arranged in a courtyard with shared parking and turning but each having a small private amenity space. The site is separated from the larger dwelling and two bed cottage by the open car port which will be for use of the occupiers of the three bedroom properties with access off High Street.</p> <p>The existing grooms accommodation, which is provided on the first floor above the stables, is to become a three bedroom cottage utilising the ground floor single storey attached outbuildings.</p> <p>The existing open fronted cart sheds and outbuildings to the northwest corner are to be demolished and four new build three bedroom houses are to be constructed in its place. The dwellings will have a larger footprint than usually considered acceptable for a three bedroom property however they will be constructed to meet Life Time Homes which incorporates space for lifts, larger corridors and wider doorways. As stated above there is no particular need for market housing in Somerby however there is a requirement to provide properties to assist those wanting to down size and these new properties because they are design to Life Time Homes will fill that market.</p> <p>It is considered that the redevelopment of a brown</p>
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<p>restricted to this use and so limited weight is given to this.</p> <p>Housing policy are content that efforts have been made, within the constraints of the site, to work up a scheme that takes on board some of the requirements of local housing need. However, the scheme does not completely meet local housing need and therefore the matter relates to one of consideration and balance of all other planning matters.</p>	<p>field site within the village envelope of Somerby with a high quality housing development will assisting in providing housing growth and has been design to respect the character of the village location. Whilst the dwellings proposed are not strictly complying with meeting the defined local housing needs due to being design on a larger floor area of a typical 3 bedroom property. The incorporation of the Life Time Homes standards go some way to providing an opportunity for downsizing and gives some weight in favour of allowing the proposal in this location.</p> <p>Recently there has been an appeal dismissed for the redevelopment of a plot with two four bedroom properties. The Inspector concluded that the house types did not meet the identified housing needs and dismissed the appeal.</p> <p><b>The proposal comprises of a mix of house types. It is considered that the redevelopment of this site provides an opportunity to provide a development that due to its high quality design would enhance and preserve the setting of a grade I listed building and the Conservation Area. Three bedroom properties are an acceptable house type for Somerby and so is the need to meet the needs of people wanting to downsize. It is considered that the proposal brings more benefits than dis-benefits and the addition of five new properties in a sustainable location outweighs any limited degree of harm on the housing supply.</b></p>
<p><b>Conservation Officer: No objection</b></p> <p>This is a discrete gated site on the edge of the village close to the Parish Church. The existing buildings on the site form a courtyard setting with a row of red brick buildings to the east side and more ‘farmyard’ style outbuildings to the other sides.</p> <p>In regard to <u>cottages 1 and 2</u> these will be formed through the adaption of the existing brick outbuilding range. Some changes are of course proposed to the external face of the row but in general terms the essence and character of those buildings remains and to a large extent represents an improvement.</p> <p><u>Houses 2, 3 4 and 5</u> will replace the demolished outbuildings to re-form the courtyard layout. The designs are reflective of the existing buildings on site picking up on certain design features etc to ensure an architectural link between them. However the height of the houses 2 and 3 which abut the churchyard wall</p>	<p>Firdale Farm sits within the village envelope and designated Conservation Area and houses a collection of brick outbuildings/stables and open frontage barns/cart sheds. It has an access from High Street and is separated from public view by high pillars and gates however the tops of the buildings can be seen from over the wall and gates. To the north, sharing the same access point of High Street is All Saints church which is a grade I listed building. The church sits in an elevated position and commands importance within the street scene being situated along the bend of the road making it highly visible when approaching from the east. Firdale farm is discretely located down a short private drive and has 6.48 hectares grasslands to the south.</p> <p>House 2 and 3 will be visible being sited on the boundary. Concerns were raised in regards to the height of the dwellings being in close proximity to the church. The eaves height will be set lower</p>

is of concern to me. At 7.3 metres it is clearly higher than the existing timber building with the result that a large expanse of blank brick wall together with the roofscape will be visible above the churchyard wall and hence within the churchyard itself. In that respect it is felt that the setting of the grade I church will be compromised by that blank wall basically enclosing the churchyard.

Principle House This is classically designed in the 'Georgian Mansion' style to high standards. It displays symmetrical facades on three sides and replicates many features that define Georgian architecture. In conservation terms therefore this must be regarded as a fine building.

The question is does it reflect local distinctiveness as defined in the NPPF? There are clearly similar historic buildings within the borough but they are few and far between. Furthermore similar buildings do of course exist nationwide as witness the eloquence of the Georgian era. The difficulty is that if it is decided that this is not representative what will we get in place of it?

In terms of its position within the site its principal elevation overlooks a swathe of open land which will form its garden area. To the rear however it is attached to Cottage 1 and close to House 5 which, in honesty, somewhat devalues its status and results in it not being viewed as a detached property as befits its design and standing. A design such as this merits a 'stand alone' building not effectively a semi detached property.

#### **Amended Plans**

The amended plans have now addressed the previous concerns in relation to the potential effect on the adjacent grade I listed church.

The design of plots 2 and 3 has been amended to include some arrow slit features which retain the agricultural appearance of the wall whilst adding some visual interest to what was previously a blank wall. Furthermore, although the ridge height remains relatively high the fact that the roof structure, with the exception of the gable, slopes away from the churchyard hence lessening the impact to a degree.

In regard to the principal house previous concerns in regard to the 'semi detached' appearance have been addressed through the use of different materials to give contrast between the buildings.

than the height of the existing buildings however the overall ridge is higher. Due to the ridge being sloped away it is considered that the impact would not be so server as to warrant a refusal. The rear elevation has had arrow slits incorporated at first floor to add visual interest. The dwellings will be constructed in stone replacing the timber building there at present.

The Conservation Officer is complimentary to the design approach and regards the principle building (house 1) as a 'fine' building in terms of Conservation however it is considered that a building of this stature should be seen as a 'stand alone' building and not attached to other units, which is the case of the proposal. Notwithstanding the Conservation Officers comment it is considered that the principle house would not be viewed as being an attached building from outside of the confines of the site. The principle dwelling due to height size and massing would be viewed on its own over the top of the wall and gates when viewed from High Street and would be constructed from stone whereas the attached units are constructed from red brick, providing the visual contrast. There are no other public view points however from within the garden area when approaching from the west and the south the building would be read as stand alone with the rest of the buildings being to the rear.

The amended plans have addressed the previous concerns of the Conservation Officer. The NPPF seeks to promote a high standard of design which is not just down to aesthetics but reinforces that the way buildings and spaces interact with each other as important design factors. The proposal as a whole provides an opportunity to tidy up a corner of the conservation area and provides housing to meet future needs. The courtyard arrangement is typical of the village and the mix of stone and brick are reflective of local materials used.

<p><b>Highways Authority:</b> No objection subject to conditions.</p> <p>The following highway comments are based on the amended plans that show a revised vehicular access on to Church Lane. Whilst the Highways Authority have concerns about the access on to Church Lane, it is understood that previously Firdale Farm did use Church Lane for access to the dwelling and also for agricultural vehicles. As this development would mean that Firdale Farm would no longer be in agricultural use, it would remove the potential for agricultural vehicles being generated by the site. As such it would be difficult to seek to resist the development on the grounds of an intensification in use of Church Lane.</p> <p>The Highways Authority is also mindful of the fact that it may be possible to provide a new access on to Church Lane under permitted development rights.</p>	<p>Previously all the units were to be accessed from Church Lane which is considered to be unsuitable in design and width to serve seven properties and the preference would be to have all properties served from High Street. The amended plans show two accesses proposed for the development as the site will be separated into two areas. The access from High Street is an existing access and will serve five properties whilst the access from Church Lane will serve two units.</p> <p>The access has been amended to comply with the current highway standards and the Highways Authority are prepared to look favourably on the revised proposal subject to conditions requiring widening of the access on High Street.</p> <p><b>There has been no objection to the proposal on a highways safety and it is not considered that a refusal based upon highway matters could be sustained.</b></p>
<p><b>English Heritage: No objection</b></p> <p>The proposal should be assessed against the impact upon the character of the Somerby Conservation Area and setting of All Saints Church, Grade I Listed Building, and in line with the National Policy and Guidance.</p>	<p>Noted. Please See above.</p>
<p><b>LCC Ecology:-</b> No objection.</p> <p>The ecology report (Hiller, March 2013, appended to the Design &amp; access Statement) is satisfactory. Evidence of use by bats was found in the roofspace of one of the buildings, the two storey stable block. All the other buildings impacted by the development had no evidence of bat occupation, and the Ecologist is satisfied that they have a low probability of bats being present. There are no other protected species issues identified by the ecologist.</p> <p>Providing there are no works proposed to the roof of the stable block then there is no need for any further bat surveys prior to determination.</p>	<p>The open barns are to be demolished however there are no recorded presence of protected species and no further survey work is required.</p>
<p><b>Parish Council:</b></p> <p>Cllrs resolved to refuse this application for the following reasons;</p> <p><b>Church Lane access</b></p> <ul style="list-style-type: none"> <li>• The proposed new access onto Church Lane will add to the existing traffic problems on this narrow lane.</li> <li>• Church Lane provides access to a number of properties and a working dairy farm.</li> </ul>	<p>The Highways Authority have been consulted and discussions have taken place with the developer and the Highways Authority which resulted in the amended plans being submitted. The Highways Authority whilst expressing concerns to having an access of Church Lane are not resisting the proposal given the previous use and that an access could be put in using permitted development as the access would be from an unclassified road.</p> <p><b>The Highways Authority has no objections to</b></p>



<ul style="list-style-type: none"> <li>• Large vehicles accessing Church lane already cause hazards for residents as they frequently mount the pavement at the junction – refuse trucks, milk tankers etc.</li> <li>• The junction between Church Lane and High Street is precarious due to restricted sight lines and parked vehicles opposite the junction.</li> <li>• The recent Old Brewery development has added significant extra traffic emerging onto Church Lane.</li> <li>• There is inadequate provision for pedestrians who have to walk in the carriageway.</li> </ul> <p><b>High Street access</b></p> <ul style="list-style-type: none"> <li>• The existing access onto the proposed site (next to the Church) is inadequate to safely accommodate the extra traffic to be generated by this development.</li> <li>• There is a bus stop within the proposed junction area where school children alight each day.</li> <li>• The entrance narrows to a single car width on the boundary of the site and this could cause access issues.</li> </ul> <p>It should be noted that the Parish Council are in support of the re-development of this site however not unless traffic and access/safety issues are adequately addressed.</p>	<p><b>the proposal subject to widening of the access on High Street and conditions relating to surfacing, drainage and parking arrangements being provided within the site.</b></p>
<p><b>Seven Trent Water Authority:</b> No objection, subject to condition requiring a draining scheme showing disposal of foul and sewage.</p>	<p>Noted.</p>

**Representations:**

A site notice and press notice was posted and neighbouring properties consulted. As a result **6 letters of objection** from 6 separate households have been received to date and 2 letters offering comments. Following amended plans 2 further comments from previous objectors have been received stating their objection has not been overcome.

<b>Representation</b>	<b>Assessment of Head of Regulatory Services</b>
<p><b>Impact upon Highway Safety:-</b></p> <ul style="list-style-type: none"> <li>• Chapel Lane is not suitable for more traffic due to its narrow width</li> <li>• No room for on road parking</li> <li>• Farm traffic use the lane and its busy</li> <li>• No footpath so there will be increased hazards for pedestrians</li> </ul>	<p>Amended plans have been submitted which splits the access points so that the principle house and cottage 1 are accessed from Chapel Lane and the five dwellings arranged in the courtyard arrangement are accessed from the existing access off High Street.</p> <p>The Highways Authority has been consulted and has no objection to the proposal subject to modification to the access on High Street to increase the width to allow two cars to pass. The</p>

<ul style="list-style-type: none"> <li>• Large delivery lorries use the lane</li> <li>• The junction of High Street and Chapel Lane has restricted visibility</li> <li>• The access on High Street could be dangerous for the school children getting off the school bus.</li> </ul>	<p>Highways Authority consider that the removal of potential farm traffic from the site to be a highway gain and the proposal would not result in a net increase of traffic to warrant a refusal based on highway safety.</p>
<p><b>Impact upon the character of the area:-</b></p> <p>Part of the proposal lies outside of the Village Envelope</p> <p>Contrary to policy OS1 the proposal will have an impact upon the character of area due to height, scale and mass not be in keeping with the neighbouring buildings. Can not provide a satisfactory access from Chapel Lane for 2 dwellings or High Street for the proposed 5 dwellings. .</p>	<p>The proposed house 1 has been positioned so as to not encroach too far over the village envelope which as proposed, the dwelling straggles the village envelope. Currently the end gable of the existing dwelling defines the line of the village envelope. The restrictions on development outside of the Village Envelope has constrained the development to be within the enclosure of the farm yard however the land is in residential use and it is not considered that this slight breach would result in the proposal having a detrimental impact upon the character of the countryside as strictly speaking it is not viewed as countryside location being enclosed residential garden.</p> <p>The principle dwelling would be of three storey scale having an overall height of 10.9 metres high with rooms in the roof space. The attached cottage is a single storey building whilst the new build dwellings and the converted buildings will be of two storey height. There are three storey buildings in the village however the principle dwelling is not of modest proportions but introduces a Georgian style stately home to the area which is not typical of the village. The Conservation Officer considers the building to be of fine design and it will be of high quality. The NPPF advises to promote local distinctiveness but to not stifle innovation or refuse development that promotes high level of sustainability because of concerns of incompatibility with existing townscapes if those concerns have been mitigated with good design. <b>It is considered that due to the location the high quality design of the development that on the whole that the proposal would not have a negative impact upon the character of the area. It is considered to preserve and enhance the conservation area and to not have a detrimental impact upon designated heritage assets in the area.</b></p>

**Considerations not raised through Representations.**

<b>Representation</b>	<b>Assessment of Head of Regulatory Services</b>
<p><b>Application of Development Plan and National Policy</b></p>	<p>The NPPF seeks to boost housing growth with a presumption in favour of sustainable development whilst making efficient use of brownfield land. It also emphasises the need to provide housing to meet local needs and promotes design as a key factor for connection of people and places. It seeks to ensure that housing is built in appropriate locations emphasising the need to direct growth within existing settlements.</p> <p>The application needs to be considered in terms of the Development Plan as a whole and the NPPF is required to be balanced against the need for Local Planning Authorities to support the delivery of housing in sustainable locations. It is considered that the NPPF is not in conflict with the local plan policies which seek to provide housing within existing settlements to promote sustainable development.</p> <p>Paragraph 14 of the NPPF requires that where a local plan is out of date permission should be granted unless the impacts would “significantly and demonstrably” outweigh the benefits, judged by the content of NPPF. It is considered that Policy OS1 and BE1 remains compatible with the NPPF and should not be regarded as out of date.</p>
<p><b>Impact Upon Residential Amenities</b></p>	<p>The proposed development is situated within an enclosed courtyard and has no immediate neighbours that could be affected from loss of privacy from over looking.</p> <p>The principle house (house 1) and the cottage attached (house 2) will be used by family members sharing the same access, driveway, parking courtyard and amenity area. The principle elevation of the cottage will look out over the private courtyard. The principle house will have two outlooks, one over the private courtyard and the rear elevation of house 5 and the rear of the covered parking area and the other over the grass lands to the south. House 5 has been positioned to be off set to house 1 and no overlooking can be created into habitable rooms.</p> <p>The courtyard arrangement, containing the five dwellings, has been design so that no habitable windows face onto each other. The courtyard will be landscaped to provide shared amenity and parking areas.</p> <p>It is considered that there will be no impact upon</p>

	future occupiers due to the design and positioning of the units.
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**Conclusion**

The proposal seeks to redevelop a brownfield site that currently contains a farm house, grooms accommodation and an extensive range of outbuildings. The proposal seeks to construct a high quality development using the existing brick buildings and dwelling to provide seven dwellings within the village. The larger dwelling whilst not meeting a local housing need due to its size would be a replacement of an existing dwelling which is also not considered to entirely meet local need due the large plot size pushing the affordability out of the market for a three bedroom property. The benefits of the proposal is the creation of the five units to a Life Time Home standard to assist with downsizing and providing a quality design of development that will enhance the area. The proposal has demonstrated that adequate access and parking provisions can be provided and there would not be a detrimental impact upon residential amenity. Accordingly the proposal is recommended for approval subject to conditions.

**RECOMMENDATION:- Approval, subject to conditions**

1. The development shall be begun before the expiration of three years from the date of this permission.
2. No development shall start on site until representative samples of the materials to be used in the construction of all external surfaces have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected across the new access on to Church Lane they shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.
4. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.
5. Before the development commences, details of the routing of construction traffic shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. During the period of construction, all traffic to and from the site shall use the agreed route at all times.
6. The car parking and turning/manoeuvring facilities shown within the curtilage of the site, be provided, hard surfaced and made available for use before the dwelling to which they serve is occupied and shall thereafter be permanently so maintained.
7. Before first use of the proposed vehicular access on to Church Lane, it shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and shall be so maintained at all times.
8. Before any dwelling hereby permitted is first occupied, the existing vehicular access off High Street shall have been widened so that it has a minimum width of 4.25 metres with minimum 0.5 metre clear margins on both sides for a minimum distance of 5 metres behind the highway boundary and shall have surfaced in tarmacadam, concrete or similar hard bound material. Once the access has been so widened it shall thereafter be permanently so maintained.
9. Before first use of the development hereby permitted, the existing gates to the vehicular access off High Street shall be removed. Any new vehicular access gates, barriers, bollards, chains or other such obstructions erected shall be set back a minimum distance of 5 metres behind the highway

- boundary and shall be hung so as to open inwards only.
10. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
  11. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995 as amended (or any Order revoking and re-enacting that Order) in respect of the dwellings hereby permitted no development as specified in Classes A, B, C, D and E shall be carried out unless planning permission has first been granted by the Local Planning Authority.

**Officer to contact: Mrs Denise Knipe**

**Date: 12.11.13**