





Planning Application


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Application Reference:  [PLA / 20060474](#) - use this link to display all documents associated with this planning reference.


Civil Parish Code:  ADM/CP081


Civil Parish Name:  SALTHOUSE


Proposal:  ERECTION OF TWO DWELLINGS AND THREE GARAGES


Location:  EASTGATE COTTAGE CROSS STREET SALTHOUSE


Applicant Name:  WITHHELD


Applicant Address:  CLAYDON HALL CLAYDON SUFFOLK IP6 0EL


Application Type:  Full Planning Permission


Decision Level:  MEMBERS


Decision Date:  4 July 2006


Decision:  REFUSED


Appeal Received Date:  24 August 2006


Appeal Decision Date:  11 January 2007


Appeal Decision:  DISMISSED


Determining Authority:  NORTH NORFOLK DISTRICT COUNCIL


Officer Name:  DEVELOPMENT CONTROL SECTION


Officer Telephone Number:  01263 516150


Agent Name:  MR R FURZE


Agent Address:  PI GREEN LANE WICKLEWOOD NORFOLK NR18 9ET


Agent Telephone Number:  01953 604324


Eastings:  607709


Northings:  343805

Registration Date:  22 March 2006

Site Notice Expiry Date:  27 April 2006

Press Advert Expiry Date:  19 April 2006

Latest Committee Date:  27 April 2006

Committee Report:  PLANNING APPLICATION REFERENCE 20060474
CONSTRAINTS
Area of Outstanding Natural Beauty

Archaeological Site
Environment Agency Flood Zone Type 3
Residential
Selected Small Village
Conservation Area

RELEVANT PLANNING HISTORY

20051337 - (Full Planning Permission) - Erection of two dwellings
Withdrawn, 08 Nov 2005

THE APPLICATION

Is for the erection of two semi-detached dwellings and three garages in the garden of Eastgate Cottage. The dwellings would be located to the south of the existing dwelling and the garaging to the north east.

A new shared vehicular access would be created off Cross Street, to serve all three dwellings. Each dwelling would also have a pedestrian access off Cross Street. Part of the existing flint wall would be demolished and a new flint wall erected in order to improve visibility.

The proposed dwellings would be constructed with red facing brick, flint and some rendering, with clay pantile roofs.

An amended site location plan has been received, revising the position of the red line around the site to include the area to the south east corner as stated by the Highway Authority.

PARISH COUNCIL

Object to the application on the following grounds:-

1. The development is in the flood plain.
2. The access point to the site would increase the danger of traffic accidents at a narrow and busy junction.
3. The development is not in keeping with the appearance of the village and the Conservation Area.
4. The proposed garages are too near to the boundary of this property and would present a hazard to the visibility of traffic at the junction.
5. The drains at the bottom of Cross Street seem unable to cope and would not be helped by further development.

REPRESENTATIONS

One letter of objection has been received raising the following points:-

1. Flood risk.
2. Site not large enough for two dwellings.
3. Density too great.
4. Garages unsightly in the Conservation Area.
5. Overlooking of 'Fulmars'.

CONSULTATIONS

County Council (Highways) - No objection subject to the imposition of conditions and an amended plan revising the position of the red line around the site to the south east corner adjacent to Well Cottage. The Highways Officer was led to believe that this land is under the control of the applicant, and as on the previous application the Highway Authority would wish to see this area stopped up to ensure that it is not used for vehicular parking.

Environment Agency - Object to the details subject in the Flood Risk Assessment. Seeks further clarification regarding site levels data. Proper site survey necessary.

Norfolk Coast Partnership - Awaiting comments.

Norfolk Landscape Archaeology - No known archaeological implications.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to Article 8 : The right to respect for private and family life, and Article 1 of The First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

POLICIES

Norfolk Structure Plan (Adopted 29 October 1999):

Policy ENV.2: Landscape: Protection of Designated Areas (protection of Areas of Outstanding Natural Beauty, the Heritage Coast and the Broads).

Policy ENV.12: Design (high standard for all new development required).

Policy ENV.13: Historic Buildings, Archaeology and the Historic Landscape (protection of listed buildings; need to preserve or enhance conservation areas; safeguard archaeological sites).

North Norfolk Local Plan - (Adopted 2 April 1998):

Policy 4: Selected Small Villages (small-scale residential development should enhance character) (development should be compatible with character).

Policy 6: Residential Areas (areas primarily for residential purposes).

Policy 13: Design and Setting of Development (specifies design principles required for new development).

Policy 20: Norfolk Coast Area of Outstanding Natural Beauty (promotes conservation and enhancement, prevents developments which would be significantly detrimental to appearance and character).

Policy 42: Development in Conservation Areas (developments should preserve or enhance character).

Policy 46: Flood Risk (development not permitted in cases of significant risk to life or property).

MAIN ISSUES FOR CONSIDERATION

1. Principle of development.
2. Flood risk.
3. Impact upon Conservation Area.
4. Impact upon neighbouring dwellings.
5. Highway safety.

APPRAISAL

Members may recall application 20051337 which was for the erection of two dwellings at Eastgate Cottage. Members visited the site and the application was withdrawn following a number of unresolved issues regarding flood risk and design of the proposed dwellings.

The current application still proposes the development of two dwellings on the site, but their location is now outside the Environment Agency's high risk flood zones, and considered to be acceptable in principle. However, the proposed garages are located within High Risk Flood Zone 3. The Environment Agency has raised objections on the Flood Risk Assessment details and requested a site survey. No objections raised in respect of the sequential test at this stage.

The site is located within the residential policy area of the selected small village of Salthouse, where appropriate residential development for individual dwellings or small groups is considered to be acceptable in principle providing they enhance the character of the village. The site is also located within the Conservation Area and Area of Outstanding Natural Beauty.

The form of development in the area is mixed with a variety of plot sizes and dwelling positions. The proposed dwellings would be in keeping with the form and character of the area, and are therefore considered to enhance the character of the village and Conservation Area.

With regard to the recommended basic amenity criteria, the distance between Eastgate Cottage and the proposed Unit 2 would be approximately 1.5m, which falls short of the recommended basic amenity criteria requirement of 2.5m. However, it is considered that in view of the northern elevation of unit two being blank and that there are two small existing windows in the southern elevation of Eastgate Cottage, which are not primary windows, this shortfall would not have a significant detrimental impact upon the privacy and amenities of the occupiers of Eastgate Cottage.

Furthermore, the distance between the rear elevations of the proposed dwellings with the dwelling known as 'Fulmore' to the west of the site would be approximately 13m at its nearest. The recommended distance in the basic amenity criteria is 15m. However, there is an existing hedge to the western boundary approximately 2.5m in height, which is considered would provide adequate screening between dwellings and that the minimal shortfall in the basic amenity criteria in this location would not have a significant detrimental impact on the privacy and amenities of the occupiers of the neighbouring dwelling.


The Highway Authority has been consulted and Members will note from the comments that

there is no objection to the proposal subject to the imposition of appropriate conditions. Clarification is awaited from the agent with regards to the land under the control of the applicant adjacent to Well Cottage.

It is therefore considered that subject to no objections from outstanding consultees that the proposed development would be acceptable and accord with Development Plan policy.

RECOMMENDATION:-

Delegated authority to approve subject to the submission of further details to satisfy the Environment Agency and subject to no objections from outstanding consultees and the imposition of appropriate conditions.

Public Progress Trail:	
Progress Trail Entry Date:	22 March 2006
Progress Trail Entry Description:	ACKNOWLEDGEMENT - NORMAL
Progress Trail Entry Date:	22 March 2006
Progress Trail Entry Description:	REGISTER ENTRY (PART 1)
Progress Trail Entry Date:	24 March 2006
Progress Trail Entry Description:	CONSULT - PARISH - CLERK TO SALTHOUSE PARISH COUNCIL
Progress Trail Entry Date:	22 March 2006
Progress Trail Entry Description:	CONSULT - COUNTY COUNCIL (HIGHWAYS)
Progress Trail Entry Date:	22 March 2006
Progress Trail Entry Description:	CONSULT - NORFOLK COAST PARTNERSHIP
Progress Trail Entry Date:	22 March 2006
Progress Trail Entry Description:	CONSULT - ENVIRONMENT AGENCY (NATIONAL RIVERS)
Progress Trail Entry Date:	30 March 2006
Progress Trail Entry Description:	CONSULT - NORFOLK LANDSCAPE ARCHAEOLOGY
Progress Trail Entry Date:	11 April 2006
Progress Trail Entry Description:	ACK - INTERESTED PARTIES REPS - MR + MRS LAWLESS
Progress Trail Entry Date:	18 April 2006
Progress Trail Entry Description:	ACK - INTERESTED PARTIES REPS - MOLLY COLEMAN

**Progress Trail
Entry Date:** 18 April 2006

**Progress Trail
Entry
Description:** NOTIFY AGENT/APPLICANT OF WEST COMMITTEE DATE

**Progress Trail
Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - MR B RINGROSE

**Progress Trail
Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - MR + MRS THROWER

**Progress Trail
Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - CAROLYN + JOHN FERGUSON

**Progress Trail
Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - SHIRLEY DAGGER

**Progress Trail
Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - MR B RINGROSE

**Progress Trail
Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - MR + MRS THROWER

**Progress Trail
Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - CAROLYN + JOHN FERGUSON

**Progress Trail
Entry Date:** 21 April 2006

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Description:** ACK - INTERESTED PARTIES REPS - SHIRLEY DAGGER

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Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - MR B RINGROSE

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Entry Date:** 21 April 2006

**Progress Trail
Entry
Description:** ACK - INTERESTED PARTIES REPS - MR + MRS THROWER

**Progress Trail
Entry Date:** 21 April 2006

Progress Trail Entry Description:	ACK - INTERESTED PARTIES REPS - CAROLYN + JOHN FERGUSON
Progress Trail Entry Date:	21 April 2006
Progress Trail Entry Description:	ACK - INTERESTED PARTIES REPS - SHIRLEY DAGGER
Progress Trail Entry Date:	25 April 2006
Progress Trail Entry Description:	ACK - INTERESTED PARTIES REPS - WENDY ELSDEN
Progress Trail Entry Date:	26 April 2006
Progress Trail Entry Description:	CONSULT - CONSERVATION AND DESIGN MANAGER
Progress Trail Entry Date:	2 May 2006
Progress Trail Entry Description:	ACK - INTERESTED PARTIES REPS - MR D LINCOLN
Progress Trail Entry Date:	4 July 2006
Progress Trail Entry Description:	DECISION NOTICE - PF - REFUSAL
Progress Trail Entry Date:	12 July 2006
Progress Trail Entry Description:	NOTIFY OF DECISION - INTERESTED PARTIES - MR D LINCOLN
Progress Trail Entry Date:	12 July 2006
Progress Trail Entry Description:	NOTIFY OF DECISION - INTERESTED PARTIES - WENDY ELSDEN
Progress Trail Entry Date:	12 July 2006
Progress Trail Entry Description:	NOTIFY OF DECISION - INTERESTED PARTIES - MR B RINGROSE
Progress Trail Entry Date:	12 July 2006
Progress Trail Entry Description:	NOTIFY OF DECISION - INTERESTED PARTIES - MR + MRS THROWER
Progress Trail Entry Date:	12 July 2006
Progress Trail Entry Description:	NOTIFY OF DECISION - INTERESTED PARTIES - CAROLYN + JOHN FERGUSON
Progress Trail Entry Date:	12 July 2006
Progress Trail Entry Description:	NOTIFY OF DECISION - INTERESTED PARTIES - SHIRLEY DAGGER

Progress Trail Entry Date:	12 July 2006
Progress Trail Entry Description:	NOTIFY OF DECISION - INTERESTED PARTIES - MOLLY COLEMAN
Progress Trail Entry Date:	12 July 2006
Progress Trail Entry Description:	NOTIFY OF DECISION - INTERESTED PARTIES - MR + MRS LAWLESS
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - (W R) - COUNCILLOR - HENRY CAWDRON CORDEAUX
Progress Trail Entry Date:	1 September 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - PARISH COUNCIL - CLERK TO SALTHOUSE PARISH COUNCIL
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - MR + MRS LAWLESS
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - MOLLY COLEMAN
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - SHIRLEY DAGGER
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - CAROLYN + JOHN FERGUSON
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - MR + MRS THROWER
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - MR B RINGROSE
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - WENDY ELSDEN
Progress Trail Entry Date:	31 August 2006

Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - MR D LINCOLN
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - MS OWEN
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - MR R BAGLEY
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - INTERESTED PARTY - MS J CAMPBELL
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	DOE LETTER 1 - SUPPLY OF QUESTIONNAIRE
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	REQUEST FOR PLANS - DRAWING OFFICE - WR
Progress Trail Entry Date:	31 August 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - CONSERVATION OFFICER
Progress Trail Entry Date:	14 September 2006
Progress Trail Entry Description:	NOTICE OF APPEAL - COMMITTEE
Progress Trail Entry Date:	4 October 2006
Progress Trail Entry Description:	DOE LETTER 2 - SUPPLY OF STATEMENT
Progress Trail Entry Date:	24 November 2006
Progress Trail Entry Description:	NOTICE OF SITE VISIT - COUNCILLOR - MR H C CORDEAUX
Progress Trail Entry Date:	24 November 2006
Progress Trail Entry Description:	NOTICE OF SITE VISIT - PARISH CLERK - CLERK TO SALTHOUSE PARISH COUNCI
Progress Trail Entry Date:	16 January 2007
Progress Trail Entry Description:	NOTICE OF DECISION - COUNCILLOR - MR H C CORDEAUX

Progress Trail
Entry Date: 16 January 2007

Progress Trail
Entry
Description: NOTICE OF DECISION - COUNCILLOR - CLIVE ANTHONY FENN

Progress Trail
Entry Date: 16 January 2007

Progress Trail
Entry
Description: NOTICE OF DECISION - PARISH COUNCIL - CLERK TO SALTHOUSE PARISH COUNCI

Progress Trail
Entry Date: 16 January 2007

Progress Trail
Entry
Description: NOTICE OF DECISION - CONSERVATION

Progress Trail
Entry Date: 1 February 2007

Progress Trail
Entry
Description: NOTICE OF DECISION - COMMITTEE

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