

1.0 Application Number: WD/D/19/002178

Site address: LAND WEST OF, WATTON LANE, BRIDPORT

Proposal: Erect 2 dwellings (Outline Application – Access and Layout)

Applicant name: Mr Norman

Case Officer: Hamish Laird

Ward Member(s): Cllr S Christopher

2.0 Summary of Recommendation: GRANT outline planning permission (access and layout) subject to conditions

Taking account of the comments made by the Parish Council, the Head of Service considers that under the provisions of Dorset Council's constitution this application should be determined by the Area Planning Committee.

https://planning.dorset.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_139420

3.0 Reason for the recommendation:

- The application seeks outline planning permission for two dwellings. This follows on from the grant of outline planning permission Ref: WD/D/18/000232 on an adjoining site in same ownership using the same access.
- The layout and access details are acceptable.
- There is no significant harm to neighbouring residential amenity, nor to the character and appearance of the surroundings and AONB.
- There are no material considerations which would warrant refusal of this application.

4.0 Table of key planning issues

Issue	Conclusion
Principle of development	The site lies outside the DDB for Bridport. Para 11d of the NPPF is relevant as the Council cannot demonstrate a 5 year Housing Land Supply. The principle of development is acceptable if other material considerations do not outweigh the lack of a 5 year HLS.
Scale, design, impact on character and appearance	Access, and Layout as per the submitted drawings are acceptable.
Impact on amenity	No unacceptably adverse impacts on residential neighbours amenities.
Impact on landscape or heritage assets	Site lies in the Dorset AONB and outside DDB for Bridport. It is well-

	screened by existing hedging and trees from adjoining dwellings and by topography of the site. The development will not have a materially adverse visual impact on the character of the area and the AONB.
Economic benefits	The development phase will provide employment and post development there will be financial benefit in the local community through the use of services and payment of Council Tax.
Access and Parking	Existing access to be used as per the WD/D/18/000232 approval. There are no highway objections.
EIA (if relevant)	N/A
Other issues	None

5.0 Description of Site

5.1 The application site comprises a grassed field located on the west side of Watton Lane. It is accessed via an existing field access from Watton Lane. It is bounded by residential properties at Foxgloves and The Croft to the north, and Little Paddock and Tenterden to the west and north-west. Pennyfields lies to the east on the opposite side of Watton Lane. The site slopes gently downhill from north to south.

Surrounding area

5.2 The site is well screened at ground level from public vantage points by thick hedging on 3 sides adjoining these properties, and has an open boundary to the south. Mature trees adjoin the site on the north, west and east. The surroundings are a mix of fields and dwellings. The site and surrounding area lie within the Dorset AONB.

5.3 The site lies outside the DDB for Bridport and the Bridport Conservation Area.

Description of proposed development

5.4 The outline application proposes the erection of 2 No. dwellings with access and layout fixed at this stage. The submitted details indicate 2 detached dwellings with separate garage buildings accessed from Watton Lane. The D & A Statement advises that:

“The buildings will essentially be a single or two storey building with separate garaging and will be of a similar scale to other residential properties adjacent to the site. A cross section has been submitted to demonstrate the scale and density of development on the site.”

It further advises:

“The access utilises the recently approved access point to the site and a private drive would provide access within the site with a turning point at the southern end.”

6.0 Relevant Planning History

Application No.	Application Description	Decision	Date of decision
WD/D/19/002359	Application for approval of Reserved Matters for access, appearance, landscaping, layout and scale in relation to outline approval WD/D/18/000232	Pending consideration	N/A
WD/D/18/000232	Outline application for the erection of one dwelling	A	24 May 2018
WD/D/18/002739	Erection of a dwelling on land at Little Paddock, Broad Lane, Bridport	A	11 June 2019
WD/D/17001630	Approval of Reserved matters for one dwelling on land at Heatherstone, Broad Lane, Bridport	A	20 November, 2017
WD/16/000607	Outline application for the erection of one dwelling on land at Heatherstone, Broad Lane, Bridport	A	16 August 2016

7.0 List of Constraints

Outside Bridport Defined Development Boundary (DDB)

Outside the Bridport Conservation Area

Within the Dorset Area of Outstanding Natural Beauty: Dorset AONB Management Plan 2019 – 2024.

Landscape Character Area: incorporating the West Dorset Landscape Character Assessment (2009) – Brit Valley.

8.0 Consultations

8.1 Symondsburry Parish Council: Objects - comments are summarised as follows:

- 1. Unsafe access onto brow of a hill. No lay-by or pull in areas provided on this narrow lane. Difficult for emergency vehicles to enter/exit site – Contrary to Paras 108 and 110 of the NPPF.*
- 2. Adverse impact on immediate setting. Single storey development would have a better impact. A range of densities should be employed. Lack of privacy and overbearing nature – Contrary to Paras 79 and 123 of the NPPF.*
- 3. Adverse impact on landscape and biodiversity, and stress on water supply which is over-subscribed resulting in extremely low water pressure – Contrary to Para 149 of the NPPF.*
- 4. Proposal fails to make most efficient use of the land – potential to fit more properties in in future. Will have adverse impact on water/electricity supply*

and lead to over-dependence on private car use – Contrary to Paras 122 and 153 of the NPPF.

5. *Development will be harmful to the character and openness of the AONB – Contrary to Para 172 of the NPPF.*

8.2 Dorset CC – Highways: ‘No objection’, subject to the following condition:

Access Drive and Internal Layout Construction

Before the development is occupied the access to the highway, visibility splays, internal drive layout, parking and turning areas shown on Drawing Number 18/009/03 Rev C must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

8.3 Natural England: No objection – standing advice applies.

All consultee responses can be viewed in full on the website.

Representations received

8 letters of objection have been received in relation to the application including one from a number of residents along with one letter from Dorset CPRE. The main focus of the objections relates to:

- Development is contrary to Adopted Local Plan policy and advice in the NPPF
- Highway safety/access
- Lane is too narrow to take extra traffic
- Loss of privacy and impact on residential amenity through overlooking
- Loss of views to and from West Bay
- Impact on the AONB
- Overdevelopment
- Property should be single storey
- Increased flooding in Watton
- Loss of farmland
- Harm to wildlife
- Shortfall in Housing Land Supply not justified
- Development would set a precedent for further dwellings on the rest of the field

9.0 Relevant Policies

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National Planning Policy Framework 2019

As far as this application is concerned the following section(s) of the NPPF are considered to be relevant:

Section 2 'Achieving sustainable development' advises at Paragraphs 8 and 9:

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

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

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

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

9. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area."

At paragraph 11, it advises of the 'Presumption in favour of sustainable development'.

Section 5 'Delivering a sufficient supply of homes' outlines the Government's objective in respect of housing land supply.

Section 6 'Building a strong, competitive economy' advises generally on the requirement for planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. Taking into account both local business needs and wider opportunities for development.

Section 7 'Ensuring the vitality of town centres'

Section 8 'Promoting safe and healthy communities'

Section 9 'Promoting sustainable transport'

Section 10 'Supporting high quality communications'

Section 11 'Making effective use of land'

Section 12 'Achieving well designed places' indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 124 – 131 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Further advice contained in the following sections of the NPPF is of relevance:

Section 14 – Climate change – and where applicable – flooding and coastal change.
Section 15– Natural Environment

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Adopted West Dorset and Weymouth & Portland Local Plan (2015)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

Planning Policy is contained in the National Planning Policy Framework (NPPF) February, 2019, and the West Dorset, Weymouth and Portland Local Plan (Adopted October, 2015).

In the Adopted West Dorset and Weymouth & Portland Local Plan 2015 the following policies apply:

INT1 Presumption in Favour of Sustainable Development
ENV1 Landscape, Seascape and Sites of Geological Interest
ENV10 The Landscape and Townscape Setting
ENV12 The Design and Positioning of Buildings
ENV16 Amenity
SUS2 Distribution of Development
HOUS1 Affordable Housing
COM7 Creating a Safe and Efficient Transport Network.
COM9 Parking Standards in New Development
COM10 The Provision Of Utilities Service Infrastructure

Other material considerations

WDDC Landscape Character Area Assessment 2009

Dorset Area of Outstanding Natural Beauty : Dorset AONB Management Plan 2019 – 2024.

WDDC Design & Sustainable Development Planning Guidelines (2009)

Bridport Area Neighbourhood Plan (2019) - The Plan Area includes Symondsburry. It has been to its Examination in Public and the Independent Examiners Report was published on 8 October, 2019. It has not yet been the subject of any Referendum, and, therefore, carries limited weight in the consideration of this application.

10.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

11.0 Public Sector Equalities Duty

11.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics

- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

11.2 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

11.3 In considering the requirements of the PSED, the use of a solid road surface for the new development will provide a firm, level, surface to enable safe access to the 2 new dwellings for all.

12.0 Financial benefits

Material considerations

- A number of jobs are likely to be created during the construction phase of the development. Local shops and services will benefit from patronage by occupants.

Non-material considerations

- Council Tax from 2 additional dwellings.

13.0 Planning Assessment

- **Principle of development**
- **Layout and Impact on the character and appearance of the AONB**
- **Impact on neighbours amenities**
- **Landscaping, trees and Biodiversity**
- **Access, Highways & Parking**

13.1 Principle of development

13.1.1 It is noted that the principle of development of part of the site has previously been accepted via the approval of outline application Ref: WD/D/18/000232 for a single dwelling on a site adjoining this one using the same access from Watton Lane. Separately, outline permission was granted for a single dwelling at Little Paddocks see Ref: WD/D/18/002379. This site abuts the western boundary of the application site.

13.1.2 Watton is a small hamlet on the outskirts of Bridport. The first main issue that must be considered is the conflict of the proposal with the spatial strategy of the Local Plan (Policy SUS2) and the impacts of the proposed development. In respect of the spatial strategy, Watton does not have a defined development boundary (DDB) and as such the proposal to erect two dwellings on the site conflicts with Policy SUS2 of the Adopted Local Plan. The site lies outside but close to the DDB for Bridport (about 100m away). Whilst not within the DDB, its close proximity means the

site should be carefully assessed especially given that the Council cannot demonstrate a five year supply of housing land (currently 4.88yrs). Therefore, sites which are in sustainable locations close to DDBs, should be carefully considered to see if they are acceptable in other planning respects. This application seeks approval for the principle of two dwellings on this site.

13.1. In particular, the proposal is contrary to criterion i) of Policy SUS2, which sets out the spatial strategy for the Local Plan area. This criterion directs development in rural areas to settlements with Defined Development Boundaries (DDB). Criterion i) of Policy SUS2 also states that settlements without DDBs "may also have some growth to meet their local needs". The rationale for this approach is explained in paragraph 3.3.27 of the Local Plan, with an emphasis on neighbourhood plans and other planning tools but highlighting the problems associated with development in rural locations.

13.1.4 Criterion iii) of Policy SUS2 states that "outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints". The policy restricts development outside of DDBs to a limited range of uses but only makes provision for market housing through the re-use of existing rural buildings or affordable housing as exception sites.

13.1.5 As a settlement without a DDB, Watton sits in the lowest tier of the settlement hierarchy and, therefore, is not a location where development for market housing would normally be directed. As a result, the proposed development site lies outside of any DDB and is, therefore, in a location where development is strictly controlled under Policy SUS2. The proposal is for open market housing but does not re-use an existing building, and it is, therefore, contrary to the provisions of SUS2 criterion iii)

13.1.6 Dorset Council (West Dorset and Weymouth Local Plan Area) cannot currently demonstrate a five-year supply of deliverable housing sites. The Council has 4.88 years of supply across the Local Plan area. Accordingly, Footnote 7 of the Framework confirms that the relevant housing policies of the development plan should be considered out of date. Paragraph 11d) states that where the relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.

13.1.7 The lack of a 5 year supply, even if the supply is only marginally below 5 years, means that less weight has to be given to policies such as Policy SUS 2 in decision-making. This application site is located outside but essentially near to the defined development boundary (DDB) of Bridport in the adopted local plan and would be seen in the wider context of the neighbouring buildings. Based on the requirement to assist in the lack of five year housing supply, and subject to compliance with other policies in the local plan, the proposal in principle is

considered acceptable and is similar to an outline approval granted in 2018 to the east of this site ref WD/D/18/000232.

13.1.8 Since the Council does not have a five-year supply, consideration should be given to reducing the weight given to criterion iii) of Policy SUS2 in order to help fulfil the objectives in paragraph 11 of the NPPF. However, as part of that judgement, it is also important to have regard to:

- The extent of the current housing land supply shortfall; and
- The measures the Council are putting in place to address it.
- The extent of the housing land supply shortfall in the local plan area is just 0.12 years below 5. The Council has also taken action to address the housing land supply shortfall not only by making progress on the Local Plan Review (which is at "issues and options" stage) but also through the granting of consents on sites outside, but adjoining settlements with DDBs (i.e. at the first three tiers of the settlement hierarchy) - as is the case here.

13.1.9 Affording significant weight to the spatial strategy set out in criteria i) of Policy SUS2 and having regard to the modest size of the shortfall and the positive measures the Council is taking to address it, it is considered that there is no case to resist this scheme on spatial strategy grounds, since the proposal is located adjoining one of the larger town settlements despite the proposal not re-using an existing rural building but proposes new build open market housing. It is considered the site is within a sustainable location given the services/facilities on offer in Bridport to the east.

13.1.10 There may also be sufficient justification to displace the presumption under the final bullet in paragraph 11 of the NPPF, if there is also some demonstrable harm, when measured against the national policies in the NPPF and against other related policies in the Local Plan. The NPPF sets out that local plans should set out how the presumption in favour of sustainable development should be applied locally. The adopted local plan sets out the application of this presumption through Policy INT1 stating that:

"There will be a presumption in favour of sustainable development that will improve the economic, social and environmental conditions in the area. Where there are no policies relevant to an application, or relevant policies are out of date at the time of making the decision, the following matters will be taken into account:

the extent to which the proposal positively contributes to the strategic objectives of the local plan;
whether specific policies in that National Planning Policy Framework indicate that development should be restricted; and
whether the adverse impacts of granting permission could significantly outweigh the benefits."

13.1.11 The second and third bullets of Policy INT1 reflect the provisions of the second part of paragraph 11 of the NPPF. However, the first bullet - to take account of the extent to which a proposal positively contributes to the strategic objectives of the Local Plan - is an additional provision specific to the local situation. Paragraph 1.3.1 of the Local Plan identifies these strategic objectives as being "a concise expression of the priorities of this Local Plan" aimed at delivering sustainable development.

13.1.12 These strategic objectives are:

support the local economy to provide opportunities for high quality, better paid jobs - it is considered that the proposal would do this only via jobs during the construction period.

meet local housing needs for all as far as is practicable - it is considered that the proposal would contribute towards the housing land supply

regenerate key areas including Weymouth and Dorchester town centres, to improve the area's retail, arts, cultural and leisure offer; and increase employment opportunities - not considered relevant to this proposal.

support sustainable, safe and healthy communities with accessibility to a range of services and facilities - it is considered that the development would be in a location where future occupiers could access local facilities. The site is in close proximity to a number of local facilities including the leisure centre, supermarket and school and there are a number of public rights of way that lead into Bridport town centre.

protect and enhance the outstanding natural and built environment, including its landscape, biodiversity and geodiversity, and the local distinctiveness of places within the area (this will be the over-riding objective in those areas of the plan which are particularly sensitive to change) - the site is in the AONB. The site is relatively well contained. As such there is not considered to be a significantly adverse impact on the wider landscape of the AONB.

reduce vulnerability to the impacts of climate change, both by minimising the potential impacts and by adapting to those that are inevitable (this will be the over-riding objective in those areas of the plan which are at the highest risk) – Not applicable to this application.

provide greater opportunities to reduce car use; improve safety; ensure convenient and appropriate public transport services; and seek greater network efficiency for pedestrians, cyclists and equestrians - given the proximity to Bridport there would be some access to local facilities other than by car.

achieve high quality and sustainability in design, reflecting local character and distinctiveness of the area - the design of the dwelling is not known at this stage as this is an outline application.

13.1.13 In terms of the strategic objectives of the local plan and the three dimensions to sustainable development identified in the NPPF: economic, social and environmental, more discussion of these points will now follow.

- **From an economic perspective** this development would make a positive contribution to the local economy in the short term as local tradesmen would be employed during the building the dwellings. The proposal would in general support the construction/property industry.
- **From a social perspective** the proposal has the potential to make a contribution towards reducing the current shortfall of housing in the district. However social criteria relates to the basis for new housing being located within larger settlements with a range of facilities, in order to provide opportunities for people to make sustainable choices. The application site is in close proximity to Bridport town and there would be some opportunity to access local facilities without the need for a car.
- **From an environmental perspective** the application site is in close proximity to Bridport town and there would be some opportunity to access local facilities without the need for a car. Bridport town centre has a range of facilities and services including shops, public transport and community facilities such as school and medical services.

13.1.14 Furthermore it must be considered that Vearse Farm has recently been approved for 760 dwellings on land to the north of the site along with additional dwellings on the adjoining land at Watton Lane, Ref: WD/D/18/000232; at Little Paddock ref: WD/D/18/002739; and a further dwelling approved at Heatherstone to the west of the site (See refs: WD/D/16/000607/OUT and WD/D/17/001630/RM). As such, the proposed development, whilst outside of a Defined Development Boundary would be sustainable and future occupiers could access services without the heavy reliance on a car. In addition the tilted balance has been applied and the benefits to the short fall in housing would outweigh any adverse impacts e.g. on the AONB.

13.2 Layout and Impact on the character and appearance of the AONB

13.2.1 Adopted Local Plan Policy ENV1 – Landscape, Seascape And Sites Of Geological Interest – indicates that development which would harm the character, special qualities or natural beauty of the Dorset AONB including their characteristic landscape quality and uninterrupted panoramic views, will not be permitted. New development should also protect the visual quality of the local landscape.

13.2.3 The application is submitted in outline, however, the D & A Statement advises that the design of the dwellings indicates that a mixture of single and two storey

buildings would provide variety and would be in character with adjacent housing types. This is considered to be acceptable in principle and such forms of scale and design would be in keeping with existing adjoining dwellings and outbuildings. Such details would be considered at the Reserved Matters stage. It is noted that existing development around the site is low-density and well-screened, resulting in minimal visual impact on the character and openness of the AONB.

13.2.4 In respect of design, the siting, bulk, scale and proposed use of materials – which can be conditioned – means the development accords with the provisions of Adopted Local Plan Policies ENV10 - The Landscape and Townscape Setting; and, ENV12 – The Design and Positioning of Buildings.

13.3 Impact on neighbours amenities

13.3.1 Policy ENV16 – Amenity – of the Adopted Local Plan permits development provided that it has no significant adverse impact on neighbours amenity through loss of privacy; loss of light or excessive overshadowing; or through a level of activity or noise that would detract from the quiet enjoyment of residential properties.

13.3.2 In this regard the scheme is considered to be acceptable. The nearest adjoining dwellings adjacent to or near the site are well-screened by boundary hedging and due to the distance of their respective dwellings from the sites boundary with further screening by garden planting and trees. The comments expressed by neighbours are noted particularly in relation to noise and disturbance from vehicles on the site, and light spill from car headlights. Existing hedging and boundary screening would prevent the worst of any such light spill issues affecting neighbours amenities. Overall, it is considered that the proposal accords with the provisions of adopted Local Plan Policy ENV16 – Amenity.

13.4 Landscaping, trees and Biodiversity

13.4.1 Policies ENV1 and ENV2 of the Adopted Local Plan outline considerations with regards to landscaping, tree matters, and wildlife habitat. Mature hedgerows and hedgerow trees mark the sites northern and western boundaries, whilst a mature hedgerow marks the roadside boundary with Watton Lane. Landscaping is a Reserved Matter and subject to the submission of further details, however, Officers consider that the existing hedges and trees should be retained as far as possible at the RM stage as this would soften the development and assist in assimilating it into its surroundings. The applicant has conformed that the proposed development is not within any tree's canopy or root protection zone.

13.4.2 The application is accompanied by an Extended Habitat Survey and Biodiversity Mitigation Plan. There is no evidence that any Protected Species will be adversely affected by the development as the site does not offer a suitable habitat for them. The BMP advises that mitigation measures in the form of the provision of 2 no. bird nesting boxes and 2 no. Schwengler Bat Tubes attached to trees within and around the site to encourage wildlife and species diversity. This is considered to be acceptable and complies with Policy ENV2 of the Adopted Local Plan.

13.5 Access, Highways & Parking

13.5.1 There are no highway objections subject to a condition requiring the access to the highway, visibility splays, internal drive layout, parking and turning areas be provided in accordance with the submitted details. Access to the site is to be derived from the existing access onto Watton Lane. On site parking and turning arrangements are proposed with each dwelling being served by a separate garage. In this regard, the development accords with Adopted Local Plan Policies COM7 and COM9.

13.6 Climate Change Implications

13.6.1 The proposal is considered to be in accordance with the Policies of the adopted Local Plan given that the proposal is on the edge of the village and as such comprises what is regarded as Sustainable Development. The proposal would also have to meet modern Building Regulations standards as regards construction.

14.0 Conclusion

14.1 The location, layout for the proposed dwellings and access to the site are acceptable. The location is considered to be sustainable given the close proximity of the site to existing development, its location close to the DDB for Bridport; and, the site of the Vearse Farm housing allocation to the north – see planning permission Ref: WD/D/16/000986 - the proposal for outline planning permission for 2 dwellings is acceptable. The design and general visual impact of the dwellings are reserved for consideration at a later date – Reserved Matters. The Council does not have a 5 year Housing Land Supply, therefore, the provisions of paragraph 11d of the NPPF are relevant. In this case, the balance of consideration leans towards approval as there are insufficient material considerations which warrant a recommendation of refusal of this application.

15.0 RECOMMENDATION GRANT, SUBJECT TO CONDITIONS:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Drawing Number 18/009/01C received 01/10/19; and
Proposed Site Plan and Section - Drawing Number 18/009/03B received 25/09/19;

REASON: For the avoidance of doubt and in the interests of proper planning.

2. Approval of the details of the scale and appearance of the building(s), and the landscaping of the site (hereinafter called the Reserved Matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: To ensure the satisfactory development of the site.

3. Application for approval of any 'reserved matter' must be made not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

4. The development to which this permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

5. Before the development is occupied the access to the highway, visibility splays, internal drive layout, parking and turning areas shown on Drawing Number 18/009/03 Rev C must be constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

REASON: To ensure the proper and appropriate development of the site.

Informatives

National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.