

CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
2 FEBRUARY 2022**

MEMBERS' UPDATE

AGENDA ITEM NO.5

Application Number	21/01071/OUT
Location	Land North of Poplar Grove Chase, Great Totham
Proposal	Application for outline planning permission for one detached 3-bedroom dwelling with all matters reserved
Applicant	Mr A Lawson
Agent	Mrs Melanie Bingham-Wallis – Foxes Rural Consultants
Target Decision Date	EOT 09.02.2022
Case Officer	Devan Hearnah
Parish	Great Totham
Reason for Referral to the Committee / Council	Member Call In: - Cllr. Keyes. Policies D1 and H4 & S1.

5. MAIN CONSIDERATIONS

5.3 Design and Impact on the Character of the Area

On reflection of the Officer's report it is considered that additional detail relating to the impacts of the proposal in relation to the existing stable building is required in order to allow Members to make a fully informed decision. Therefore, the following paragraph is included at section 5.3:

5.3.10 'It is noted that there is an existing stable building located within the application site. However, a stable building is of a different character and appearance than a residential dwelling and is a form of development that is characteristic of locations outside of the settlement boundary, unlike a residential dwelling. Furthermore, the stable building is of a much smaller scale, bulk and form than a three-bedroom dwelling and comes with less paraphernalia than a residential property. Therefore, a residential dwelling would have a greater urbanising impact on the site than the existing stable building and would be of a character and appearance that would not accord with the character of the wider site, which is characterised by agricultural style outbuildings. In addition to this, it was noted on the site visit that other outbuildings have been erected on the wider site. However, as with the existing stables, they are not of a similar character to the proposed residential development and they do not appear to benefit from planning permission and therefore, do not provide mitigation against the resultant harm of the proposed development.'

5.3.11 For the reasons given it is considered that the proposal would result in demonstrable harm to the character and appearance of the area by creating a contrived and awkward form

of backland development which would be visible from neighbouring properties. Therefore, the development is considered contrary to policies S1, S8, D1 and H4 of the LDP.

5.3.412The planning statement suggests that the development proposed is comparable to that approved under application 18/00843/RES at Land Rear of Broad Street Green Road in that it was backland development. However, it is relevant to note that the development subject of 18/00843/RES cannot be considered in the same context as it was not enclosed by ribbon development and fronts an access track.'