

## **Committee Report**

**Item 7D**

**Reference:** DC/20/05572

**Case Officer:** Daniel Cameron

**Ward:** Bacton.

**Ward Member/s:** Cllr Andrew Mellen.

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## **RECOMMENDATION – GRANT PLANNING PERMISSION**

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### **Description of Development**

Full Planning Application - Erection of 1 no dwelling on plot 1 including access and creation of separate access for plot 2 forming part of a phased development approved under Outline Planning Permission DC/19/00851.

### **Location**

The Bungalow, Church Road, Bacton, Stowmarket Suffolk IP14 4LJ

**Expiry Date:** 02/02/2021

**Application Type:** FUL - Full Planning Application

**Development Type:** Minor Dwellings

**Applicant:** Ms Jane Ottaway

**Agent:** Mr Gary Johns

**Parish:** Bacton

**Site Area:** 0.0425ha (425m<sup>2</sup>)

**Density of Development:** 23.5 dwellings per hectare

**Details of Previous Committee / Resolutions and any member site visit:** None

**Has a Committee Call In request been received from a Council Member (Appendix 1):** Yes, a copy of the call in request is appended to this report.

**Has the application been subject to Pre-Application Advice:** No

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason/s:

The Head of Economy considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council and / or the extent and planning substance of comments received from third parties and / or the location, scale and / or nature of the application.

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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## **Summary of Policies**

NPPF - National Planning Policy Framework  
NPPG-National Planning Policy Guidance  
FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
CS01 - Settlement Hierarchy  
CS05 - Mid Suffolk's Environment  
GP01 - Design and layout of development  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H17 - Keeping residential development away from pollution  
HB01 - Protection of historic buildings  
HB14 - Ensuring archaeological remains are not destroyed  
CL08 - Protecting wildlife habitats  
T09 - Parking Standards  
T10 - Highway Considerations in Development

## **Neighbourhood Plan Status**

This application site is not within a Neighbourhood Plan Area.

## **Consultations and Representations**

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

### **A: Summary of Consultations**

#### **Town/Parish Council (Appendix 3)**

##### **Bacton Parish Council**

Bacton Parish Council wish to make the following comments on the proposed development.

The building has four upstairs rooms and has a total floor area of 130m<sup>2</sup>. It should therefore be considered a four-bedroom dwelling. As there is no garage, there should be space for the parking of three cars, with sufficient room to enable manoeuvring so that vehicles can exit onto the road in forward gear. Although in a 30m.p.h. zone, Church Road is busy, especially at school times and visibility sprints will be compromised by parked cars.

The outline permission is for a 1 ½ storey building. The proposed building appears to be 2 storeys. Although the ridge height is stated as 6m. it is achieved by a very shallow pitch roof, less than 20 degrees. This is out of character with typical Suffolk roofs which, because of the predominance of thatched roofs in the past, typically have pitches in excess of 45 degrees. Part of the rear elevation has a pent roof so appears as a flat roof. Together with the grey cladding and the large area of paving at the front, the building has an 'industrial' appearance totally out of keeping with all other properties in the vicinity.

Despite the 2.4m high fence at the rear, there is significant impact on the amenity of the neighbouring property Morfa Nefyn.

The property will be the first building after open farmland as one approaches Tailors Green and the

Grade 1 listed Church of St.Mary and will have a serious detrimental impact on its setting.

The Parish Council urge the District Council to REFUSE the application, for the reasons stated.

#### **National Consultee (Appendix 4)**

N/A

#### **County Council Responses (Appendix 5)**

##### **Archaeological Service**

This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER), close to the medieval Church of St Mary (BAC 014) and Taylor's Green. The site is also close to a medieval moated site (BAC 009) and a Grade II listed aisled house which dates from the late 13th or early 14th century (BAC 030; National Reference No. 1032753). As a result, there is high potential for the discovery of belowground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

##### **Fire & Rescue**

No objection.

##### **Highways**

No objection subject to conditions to control aspects of the access and parking.

#### **Internal Consultee Responses (Appendix 6)**

##### **Environmental Health - Land Contamination**

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed phased development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

##### **Heritage Team**

I consider that the proposal has the potential to cause a low level of less than substantial harm to a designated heritage asset because the proposed dwelling would contribute to the harm previously identified at Outline Stage to the Church and the Manor House in relation to the density of development. However, there is likely limited scope for further mitigation in this regard at this stage. Separately, the proposal may also cause harm to an important view of the Church, although more information is required in this regard before this can be determined. There is likely more scope for amendment in this regard, if required.

## **B: Representations**

At the time of writing this report at least 8 letters/emails/online comments have been received. It is the officer opinion that this represents 7 objections, 0 support and 1 general comment. A verbal update shall be provided as necessary.

Views are summarised below:

- Additional accesses from the site to the public highway would increase risk of accidents. The road along the site frontage sees a lot of on street parking and crossings to and from school and parking restrictions are in place along Tailors Green.
- The design of the dwelling is modern and does not reflect existing dwelling styles in the area.
- Development appears cramped and is not in keeping with prevailing character of the area.
- Development exceeds height restriction placed upon the outline planning permission.
- Development has four bedrooms and higher degree of parking is required to support this.
- Design places four high level windows in the rear elevation that would create overlooking impacts.
- Impacts on listed buildings and on important views of the Church.

General comments were received with regards to the drainage of the site and the infilling of ditches elsewhere which has created a situation whereby a piped section of drainage in the area is insufficient to deal with water at times of extreme need.

The location of the piped section does not form part of this site, but does form part of the wider outline site.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

## **PLANNING HISTORY**

<b>REF:</b> DC/19/00851	Outline Planning Application (some matters reserved) -Erection of 3No dwellings including access and layout (existing bungalow to be retained)	<b>DECISION:</b> GTD 16.04.2019
<b>REF:</b> DC/18/05371	Outline Planning Application (all matters reserved except for Access and Layout) - Erection of 4No dwellings, including layout and access (existing dwelling to be retained)	<b>DECISION:</b> REF 14.02.2019
<b>REF:</b> 0215/86/OL	Severance of east side garden for erection of dwelling and construction of access.	<b>DECISION:</b> GTD 01.10.1986
<b>REF:</b> 0216/86/OL	Severance of west side garden for erection of dwelling and construction of a joint access.	<b>DECISION:</b> GTD 01.10.1986
<b>REF:</b> 0851/85	Retention of access required to be stopped up by Cond.2 of 452/84 and Cond.6 of OL/49/84	<b>DECISION:</b> GTD 28.01.1986

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1. The Site and Surroundings**

- 1.1 The application site is located on the south side of Church Road, Bacton. The site currently forms part of the domestic garden of an existing dwelling, The Bungalow, and is laid to grass. Fencing and hedgerow are apparent to the site frontage and boundaries and a ditch is also noted to run along the site frontage.
- 1.2 The application site is located within Bacton's settlement boundary and would continue to be within the settlement boundary of the village within the emergent Joint Local Plan.
- 1.3 The character of the area is predominantly residential with ribbon development apparent on both sides of Church Road. A number of developments arranged around cul-de-sacs are noted to the east of the site as well as a large estate style development, also to the east. Houses in the immediate area are predominantly finished in red brick and notable for their traditional styling while some properties feature more vernacular elements, these are not particularly common. More modern developments located to the east of the site display more modern elevations.
- 1.4 In terms of planning constraints, a number of Grade II listed buildings are noted in the surrounding area with The Manor listed at Grade II\* and St Mary's Church listed at Grade I. The site does not lie within the Bacton Conservation Area but does lie adjacent to it. The site is not affected by any landscape designations and located in flood zone 1.

### **2. The Proposal**

- 2.1 This application seeks full planning permission for the erection of one new dwelling with access to Church Road. It also proposes the creation of a second access to serve a neighbouring development site. Outline planning permission was previously given on the site and allows for the erection of up to three dwellings.
- 2.2 The proposed dwelling would deliver a two-storey dwelling, creating 130m<sup>2</sup> of internal floorspace split between the ground and first floors of the proposed dwelling.
- 2.3 A parking area is located to the property frontage and shows parking for two vehicles with sufficient space such that they could manoeuvre within the site such that they could enter and leave the site in a forward gearing.
- 2.4 Given the size of the site, the density of development would equate to 23.5 dwellings per hectare. This is considered to be reflective of the density development visible along Church Road.
- 2.5 The proposed dwelling is 6m to the ridge of its roof, the same as the height of the bungalow to the immediate east of the site. The height of dwellings approved under the outline planning permission restricts the height of dwellings on the site to be no more than one- and one-half stories in height. However, it should be noted that this application is a full application and is therefore not limited by the conditions applied to the outline permission.
- 2.6 A good sized garden is provided to the rear of the dwelling. In this respect it is reflective of the character of the surrounding area, although aerial photography of the area does show dwellings with more generous gardens. In this instance it is not likely that additional garden land could be found to serve this dwelling.

- 2.7 The rear boundary of the site is angled so measurements from the rear elevation of the proposed dwelling to its boundary range between 9.2m and 11.2m. The site looks out towards to the rear gardens of residential dwellings located to the immediate south of The Bungalow, although is orientated in such a way that no direct views to the rear of those properties is possible.
- 2.8 The materials of the proposed dwelling include both vertical and horizontal cladding which is proposed to be grey in colour. The rest of the building is to be finished in brick with the specific detail to the agreed at a later point and would be subject to agreement via planning condition.
- 2.9 The total site area is noted as 425m<sup>2</sup>. This equates to 0.0425 hectares.

### **3. The Principle of Development**

- 3.1 The starting point for any planning decision is the development plan, as identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF) 2019.
- 3.2 For the purposes of the application at hand, the following documents are considered to form the adopted Development Plan:
- National Planning Policy Framework (NPPF, 2018)
  - National Planning Practice Guidance (NPPG, 2014)
  - Mid Suffolk Core Strategy Focussed Review (2012)
  - Mid Suffolk Core Strategy (2008)
  - Mid Suffolk Local Plan (1998)
- 3.3 Mid Suffolk benefits from a five-year housing supply. As such there is no requirement for the Council to determine what weight to attach to all the relevant development plan policies in the context of the tilted balance test, whether they are policies for the supply of housing or restrictive 'counterpart' policies, such as countryside protection policies. This said, there is a need for Council to determine whether relevant development policies generally conform to the NPPF. Where they do not, they will carry less statutory weight.
- 3.4 The NPPF requires the approval of proposals that accord with an up-to-date development plan without delay, or where there are no policies, or the policies which are most important are out of date, granting permission unless the NPPF policies provide a clear reason for refusal, or adverse impacts of doing so would demonstrably outweigh the benefits. The age of policies itself does not cause them to cease to be part of the development plan or become "out of date" as identified in paragraph 213 of the NPPF. Significant weight should be given to the general public interest in having plan-led decisions even if the particular policies in a development plan may be old, and weight can be attributed to policies based on their compliance with the requirements of the NPPF.
- 3.5 Policy CS1 of the Core Strategy identifies a settlement hierarchy as to sequentially direct development, forming part of a strategy to provide for a sustainable level of growth. The Policy identifies categories of settlement within the district, with Towns representing the most preferable location for development, followed by the Key Service Centres, Primary then Secondary Villages. For the purposes of the development plan, Bacton is a Key Service Centre, intended to be the main focus for development outside of the towns of Stowmarket, Needham Market and Eye.
- 3.6 The application site is located within the settlement boundary of Bacton and continues to be shown within the settlement boundary of Bacton for the purposes of the emergent Joint Local Plan.

Therefore, the site would continue to be read in such a manner that supported residential development as policy SP03 of the emergent Joint Local Plan accepts the principle of residential development within established settlement boundaries.

- 3.7 Attention is also drawn to the planning history of the site. Outline planning permission was granted for the erection of up to three new dwellings under reference DC/19/00851. This planning permission accepts the principle of residential development on the site. This permission is still live and an application for reserved matters could come forward.
- 3.8 Given the above considerations, it is considered that the principle of residential development on the site is established and would continue to be given the direction of travel indicated within the emergent Joint Local Plan.

#### **4. Nearby Services and Connections Assessment of Proposal**

- 4.1 Bacton is well served by a range of local services and facilities, as expected for a settlement designated as a Key Service Centre. The village facilities include a village hall and primary school as well as public house, shop and post office and a petrol station.
- 4.2 These are located within walking distance of the application site, although made footpaths do not exist for the entirety of the route. That being said, verges are apparent on either side of Church Road such that pedestrians are able to take refuge from traffic.
- 4.3 Bus services are available from the village shop along the 320 and 387 routes. Route 320 only operates on Wednesdays and only operates two daytime services between Eye and Bury St. Edmunds. Route 387 operates between Gislingham and Stowmarket and only operates multiple services on Thursdays although the service would allow a return workday connection to Stowmarket Railway Station.

#### **5. Site Access, Parking and Highway Safety Considerations**

- 5.1 Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport, and therefore is afforded considerable weight.
- 5.2 Paragraph 109 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.3 Access to the property is proposed to be taken from Church Road and in this respect is similar to that approved under the outline application. However, that application secured only two connection points with one access serving the dwelling to come forward on plot 3 as well as the existing dwelling and another access to be shared between plots 1 and 2. This scheme seeks a separate access for plots 1 and 2, such that if approved would result in three access points to Church Road.
- 5.4 The access arrangements have been considered by the Highways Authority. They offer no objection to the scheme subject to the imposition of conditions to control the access and parking areas shown within the submitted drawings.

- 5.5 Concern is raised about the proposed floorplan of the development which may result in the creation of an additional bedroom serving the property and would create a need for an additional parking space to serve the property. With regards to the room itself, it is not necessarily considered that it would come under pressure to be used as a bedroom, however, the parking area to the frontage is likely sufficient to allow for a third car to be parked at the property if necessary.

## **6. Design and Layout**

- 6.1 Chapter 12 of the NPPF seeks to achieve well-designed places which function well and add to the quality of places by responding to local character but without stifling innovation and change. In particular paragraph 127 of the NPPF requires planning decisions ensure that development:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) Are sympathetic to local character and history, including surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
  - d) Establish or maintain a strong sense of place, using the arrangement of street, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
  - e) Optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
  - f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 6.2 With regard to the adopted Development Plan Local Plan policy GP1 states that proposals should maintain or enhance the character and appearance of their surroundings.
- 6.3 The proposed development would deliver one dwelling, of similar scale and footprint to the existing bungalow on the site. The submitted elevational drawings have been altered during the course of the application to better reflect the more traditional elements seen within the surrounding built form of the area, while retaining some of the more modern features of the design.
- 6.4 Concerns have been raised with regards to the modern appearance of the proposed dwelling, its height, its layout and the number of bedrooms proposed.
- 6.5 With direct regard to its appearance, there is a mix of styles presented within the streetscene, with more modern development seen further to the east of the site and more traditional design sitting to the north side of Church Road. It is considered that the architectural approach is such that the dwelling should not be read as either and should instead be read separately from the more historic and traditional forms of development in the area.
- 6.6 The height of the dwelling has been determined to fit with the scale of the bungalow on the site. In providing a two-storey dwelling, a slacker roof pitch is required, which is a modern element of the design. Were a one- and one-half storey dwelling to come forward on the site it is not considered that the proposed dwelling would necessarily be at a reduced height and living space would likely be provided within the roof in any event, although a more traditional roof pitch would be achieved. However, given the modern design of the dwelling, a slacker roof pitch is not considered to be

unusual or so harmful to the appearance of the streetscene so as to be detrimental to the application.

- 6.7 The layout of the site at present achieves a good-sized dwelling that meets the required space standards, provides a good-sized garden and delivers a parking and turning area. While other development within the area benefits from more generous plot sizes, the plot size in this instance is already set and there is no likelihood of being able to increase it unless land adjacent to the site becomes available. It is not considered to be reasonable to refuse the application on this basis especially given the outline planning permission previously granted on the site.
- 6.8 With regards to the floorplans of the development, concern is raised with regards the study shown on the first floor which may be converted to a bedroom, which may in turn increase the requirement for parking on site. With regards to the room shown as the study, it is not considered that it would be able to contain anything other than a single bed and would only be served by a north facing window, offering limited amenity. Given the experience over recent lockdowns, having a separate space for home working is likely to be desirable for most occupants.
- 6.9 With direct regard to the requirements of paragraph 127 of the NPPF, it is not considered appropriate to require a development of this scale to achieve all of the requirements set out within the paragraph. That being said, there is a clear design ethos expressed within the submitted drawings and there is a desire to mirror to the character of development in the surrounding area without necessarily being a copy of it. This is considered to respond well to the local character as well as landscape setting of the area. It is therefore considered that the design of the converted dwelling meets the requirements of Chapter 12 of the NPPF and policy GP01.

## **7. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species**

- 7.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not consistent with the Framework and is afforded limited weight.
- 7.2 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.3 The application site is currently part of a domestic garden serving another property and as such is not considered to strongly contribute to any particular aspect of the character of the area. The use of the land has previously been tied to the domestic use of The Bungalow and it is not considered that this would change owing to the application at hand. There would be a change in so far as the site would contain a dwelling, however, this would likely occur in any event given the outline planning permission on the site.
- 7.4 Submitted plans show boundary planting to the side and rear boundaries of the site as well as to its frontage. In that respect, the site would mirror existing ribbon development seen on the north side of Church Road.
- 7.5 Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (Implemented 30th November 2017) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." Given the site is an existing garden laid to grass and there is an extant planning permission on the site, it is unlikely that there would be any adverse

impact any statutory or non-statutory designated sites of nature conservation in the vicinity of the site.

## **8. Land Contamination, Flood Risk, Drainage and Waste**

- 8.1 The application has been assessed by the Council's Environmental Health team who have identified no issues with regard to land contamination. They recommend an informative is applied to any positive decision on the site to make clear the responsibilities of the developer with regards to the discovery of unexpected land contamination during development.
- 8.2 The site is located within flood zone one, at the lowest probability of flooding and is not required to be accompanied by a flood risk assessment. A general comment received in response to the application notes an issue with the existing drainage arrangement along the boundary of the site adjacent to plot 3. The issue appears to be that the piped drainage along the between it and neighbouring site is insufficient to deal with extreme amounts of rainwater. As the pipe does not fall within the current application site, it is not considered to be appropriate to require the developer to remedy this issue at present, however, it is considered appropriate to require this should a reserved matters application of the other plots come forward or on individual applications as the case may be.

## **9. Heritage Issues**

- 9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving a listed building, its setting or other architectural or historic features from which it draws significance. In practice, a finding of harm to the historic fabric of a listed building, its setting or any special features it possesses gives rise to a presumption against the granting of planning permission.
- 9.2 In this instance the heritage concern relates to the potential impact of the development on the setting of Tailors Cottages, a Grade II mid C16 house, now subdivided, to the south, the Grade I Listed C14-C15 Church of St Mary, to the east, and the Manor House Christian Rest Home, a Grade II\* Listed c.1720-1730 red brick former manor house to the west.
- 9.3 Consultation with the Council's Heritage Team notes no issue with the proposed design or materials proposed within the application and do not consider these details to be harmful to the significance of any heritage asset subject to conditions to control the quality of external materials to be utilised within the development. Overall, the level of harm is identified by the Heritage Team as being a low level of less than substantial harm which was previously identified when considering the outline planning permission now granted on the site.
- 9.4 A finding of less than substantial harm triggers the test set out at paragraph 196 of the NPPF whereby the level of harm should be weighed against the public benefits of the development. In making this judgement, paragraph 193 of the NPPF should be noted in so far as it gives great weight to the conservation of a heritage asset. With regards to public benefits weight should be given to the delivery of housing through the application along with the economic benefits that accompany both the construction and occupation of said dwelling. While the level of these benefits to be accrued from a single dwelling is slight, it is nonetheless considered to be sufficient to outweigh the level of less than substantial harm identified.

- 9.5 Attention is drawn to the consultation response from the Suffolk Archaeological Service with regards to the need for pre-commencement investigation into the site. While the site lies in an area of archaeological significance, they are clear that this should not be a reason to refuse the application subject to the imposition of condition to secure the investigation of the site and the recording of any finds. This accords with the policy direction given within Local Plan policy HB14 and with the directives of the NPPF.

## **10. Impact on Residential Amenity**

- 10.1 Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.
- 10.2 Concern has been raised with regards to the position of first floor rear windows within the proposed elevations. Three of these windows serve bedrooms with one serving a hallway. The orientation of the proposed dwelling does not provide direct views to the rear elevations of any neighbouring dwellings. That being said, views across the ends of the rear gardens of neighbouring dwellings would be possible but these avoid the immediate rear of these gardens close to the dwellings where the expectation of the occupiers would be for a higher level of privacy. A 2.4m high boundary fence is proposed to the rear boundary of the site and planting is also proposed to delivery an element of screening.
- 10.3 Based on the above consideration, as well as the fact that a reserved matters application could be made for the site that results in one- and one-half storey development on the site, it is not held that the proposed development would result in an adverse impact on the residential amenity of the neighbouring properties.

## **11. Community Infrastructure Levy (CIL)**

- 11.1 The site does create any requirements for planning contributions that would need to be secured via a Section 106 Agreement. The site does create a requirement for CIL.

## **12. Parish Council Comments**

- 12.1 Bacton Parish note an objection to the proposed development and raises a number of points examined elsewhere within this report. With regards to their comments, their concerns are not upheld when examined with benefit of consultation from relevant consultees.

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# **PART FOUR – CONCLUSION**

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## **13. Planning Balance and Conclusion**

- 13.1 The application is for full planning permission and would be built out in place of third unit approved under the outline planning permission on the site. As such it is not bound by the conditions applied to that permission. If approved, it would mean that only two of the dwellings approved under the outline would be able to come forward as part of the reserved matters.
- 13.2 However, the fact that outline permission was granted on the site gives a strong presumption in favour of the principle of development. That being said, the site falls within the settlement boundary of Bacton, a Key Service Centre, in both the current development plan as well as the emergent

Joint Local Plan. The site would have good pedestrian access to the services and facilities within the village.

- 13.3 Concern is raised with regards to the design, layout, parking, heritage impact and residential amenity. These have been assessed with the benefit of consultee comments and against the provisions of current development plan and NPPF. These issues are explored in more detail within the report, however, the officer recommendation is that the scheme performs well against these considerations and should be granted planning permission subject to the conditions listed below.

### **RECOMMENDATION**

That the application is GRANTED planning permission and includes the following conditions and informatives:

#### Conditions:

- Standard time limit (3yrs for implementation of scheme)
- Approved Plans (Plans submitted that form this application)
- Materials to be agreed prior to development above slab level on the site (as required through consultation with the Heritage Team)
- Archaeology to be investigated prior to commencement of development (as required by SCC Archaeological Service)
- Highways conditions to control the access and parking within the site (as required by SCC Highways)
- Scheme of biodiversity enhancement within the site

#### Informatives:

- Pro active working statement
- SCC Highways notes
- Requirements should unexpected contamination be discovered