



Appeal Decision

Site visit made on 17 July 2019

by I A Dyer BSc (Eng) MIHT

an Inspector appointed by the Secretary of State

Decision date: 23 July 2019

Appeal Ref: APP/Y2620/W/19/3227252

Dove House Farm, Dove House Lane, Potter Heigham NR29 5LJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mrs Jane Elam against the decision of North Norfolk District Council.
 - The application Ref PO/18/1402, dated 24 July 2018, was refused by notice dated 17 December 2018.
 - The development proposed is the sub division of garden to form plot for detached bungalow and garage.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The application is for outline permission with only the details of appearance being reserved for future consideration. A drawing showing the site layout plan, elevations and suggested floorplan (Drawing No 1310/1) was submitted with the application. I have taken the details relating to the appearance of the development shown on these plans as being illustrative only.
3. The Government made further revisions to the National Planning Policy Framework (the Framework) in February 2019. The parties have had the opportunity to make comments on the revisions to the Framework as part of the appeal process.

Main Issues

4. The main issue is whether the site is a suitable location for a dwelling having regard to development plan and national planning policies.

Reasons

5. The appeal site lies on the eastern side of Dove House Lane, a village street on the edge of Potter Heigham. The site forms part of the garden of White Gables and contains an existing building and is bounded to the south and east by mature hedges, separating the garden from the open countryside. Opposite the site the lane is bounded by established hedges enclosing the rear gardens of bungalows fronting onto The Thoroughfare.
6. Potter Heigham is a village identified in the North Norfolk Local Development Framework Core Strategy -2008- (the Core Strategy) as being Countryside. Although the village has been divided in two by the A149, a busy road, the

village retains a rural setting within open countryside. Together Policies SS1 and SS2 of the Core Strategy establish a spatial strategy and development hierarchy that seek to protect the countryside and concentrate development growth in more sustainable locations. These aims are broadly consistent with the aims of the Framework, including Section 9 of the Framework: Promoting sustainable transport.

7. Although already part of the garden of White Gables and adjacent to the development boundary of Potter Heigham the proposal would introduce a dwelling to this area which would extend the ribbon development along Dove House Lane. The dwelling, together with its associated residential paraphernalia would result in the urbanisation of the countryside. This impact would be noticeable from the public highway and, although screened to a degree by hedges, from the properties fronting The Thoroughfare.
8. Potter Heigham has a primary school and a village hall, on the same side of the A 149 as the appeal site. The intervening streets are unlit and there is no continuous footpath provision. The village centre of Potter Heigham contains a limited range of services and shops. However, these are separated from the appeal site by the A149, and there is, in any case, little evidence before me to suggest that these would satisfy all of the day to day needs of residents, and in consequence necessitate journeys to larger settlements further afield. The bus stops identified by the Council are also on the opposite side of the A149 and a significant distance from the appeal site. I have limited evidence before me that would demonstrate that the available public transport links would provide a meaningful alternative to the use of the private car.
9. The nature of the local roads with their lack of lighting or, in places, footways, vehicular speeds and the distances involved, are such that they would deter pedestrians and cyclists, particularly after dark, with children or during inclement weather and so residents of the site would still rely heavily upon the private car for their day-to day needs.
10. The Framework promotes sustainable development in rural areas, requiring that housing should be located where it will enhance or maintain the vitality of rural communities especially where this will support local services. The Framework recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby and that sustainable transport solutions will vary between urban and rural areas.
11. The proposed development would provide limited benefits to the local economy in terms of short term employment in the construction industry and longer term support to local shops and businesses. However, the appeal site lies in an area where nearby settlements are generally small and only provide very limited services requiring, in all likelihood, a trip into the local town to satisfy their day to day needs. Thus, it could not be said that the development would contribute meaningfully to the vitality of villages outside the town.
12. Whilst there has been an increase in home shopping in recent years, and future occupiers of the dwelling may use such means to shop, this is a matter of choice and cannot be relied upon as being the sole means by which future residents will provide for themselves. Further, such a service would not provide fully for all of the day-to-day needs of future occupants and would, of itself generate traffic movements by delivery vehicles.

13. Whilst the Framework provides some support for the development, in that it would provide limited benefits to the local economy this is outweighed by the disbenefits accruing from the lack of easy accessibility to sustainable transport to meet the day to day needs of the occupants. I therefore find that the site is not a suitable location for a new dwelling, having regard to development plan and national planning policies for the delivery of housing. The development would therefore be contrary to Policy SS1 and SS2 of the Local Plan. These policies, amongst other things, seek to locate development in sustainable locations with access to a choice of means of transport to cater for their day to day needs.

Other Matters

14. The appellant's Design and Access Statement refers to policies within the Core Strategy relating to development meeting a local housing need or providing affordable housing. However, I have no evidence before me that the proposal would meet a local need or provide an affordable home as defined in the Framework.
15. Whilst the proposal provides benefits in the form of an additional dwelling to increase local housing supply, reuses previously developed land by replacing an existing structure, largely on the same footprint, and would improve visual amenity in the area by removing and replacing a derelict building these benefits do not outweigh the harm that I have found above and therefore they do not dissuade me from the conclusions I have reached on the main issue.

Conclusion

16. For the reasons given above, and having regard to all other matters raised, the appeal is dismissed.

I Dyer

INSPECTOR