

Planning Committee - Tuesday 9 March 2021 at 7.15pm

Agenda item – 20 01882 FUL - Land to the rear of Charwin, Cross End, Pebmarsh

**Submission to Planning Committee by Agent Smart Planning**

Planning permission has been granted, and is extant for the erection of two large, detached bungalows at this site. Under this permission the approved works in respect of utilities have commenced.

The principle of a residential development has been accepted by the LPA and also the Planning Inspector when allowing the recent appeal.

The applicant is seeking an optimum development of four detached bungalows, which are individually smaller than the bungalows approved. Overall, this will create a good quality and attractive development.

Due to the vastness of the application site the proposed development can be achieved without amounting to overdevelopment.

The proposal complies with the adopted standard in respect of vehicle parking, it accords with the national space standards and also exceeds the required amenity space.

The bungalows are positioned with adequate distances to boundaries, there will be no occurrences of overlooking, overdominance and or overshadowing between each bungalow and also to the existing properties along Pebmarsh Road.

During the consultation period third party comments raised concerns in respect of the roof space being converted to form habitable accommodation, which could then result in possible overlooking. The applicant has welcomed a condition to remove the resultant dwellings permitted development rights in order to prevent this from happening.

The application is accompanied by updated specialist reports, relating to Transport, Ecology and Trees. The reports conclude that the proposal can proceed without any detrimental effects to highway safety, or harm to ecology and trees.

The statutory consultees have also accepted the content of the reports, raising no objections and recommending suitable conditions.

In respect of highway safety, it is noted that concerns have been raised by the Parish Council and third parties in relation to the existing access.

In updating the Transport Statement, the correct ownership has been outlined. The Statement continues to conclude that the existing access and visibility splays are adequate, and the development can proceed without any detrimental effects to highway safety.

The Statement also confirms that the site is sustainably located, and that the additional two dwellings will be minor in respect of vehicle trips.

In providing their consultation response the LHA have accepted the supporting Statement and raised no objection.

Due to the LPA not being able to demonstrate a five-year housing land supply, the NPPF prevails. The proposal is wholly in accordance with the NPPF, representing a sustainable form of development, which again has been accepted by both the LPA and Planning Inspector.

The LPA have assessed the current proposal and confirmed it is acceptable in respect of location and access to services and facilities; layout, design and appearance; residential amenity; highways; landscaping and ecology.

The LPA have concluded their assessment and recommend approval.

Cllrs are respectfully requested to follow the Planning Officers recommendation and grant planning permission subject to the suitably worded conditions. Thank you