

Parish: Huby

Ward: Huby

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16/00579/FUL

Committee Date: 21 July 2016

Officer dealing: Mr Andrew Thompson

Target Date: 20 May 2016

Extension agreed until: 22 July 2016

**Siting of a log cabin for use as a dwelling
at Swallow House, Brownmoor Lane, Huby
for Mrs Sylvia Robinson**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application seeks permission for the construction of a detached log cabin style dwelling of Scandinavian origin on land between Red House and Swallow House, Brownmoor Lane, Huby to the south of Sutton Road. The application site is outside the Development Limits of Huby
- 1.2 The application site is located to the south of Huby, approximately 550m from the boundary of Development Limits main village, and a further 220m from the village shop. The proposed site lies south of a group of dwellings that lie between Huby and Sutton-on-the-Forest. There are bus stops close to the junction of Brownmoor Lane and Sutton Road which are approximately 140m north of the application site.
- 1.3 The application site is relatively flat with trees on the boundary to the front (west) of the site. The land is used for the grazing of horses.
- 1.4 The proposed dwelling would measure approximately 12m by 5.6m and would be approximately 3.5m to the eaves with a total height of 6.5m. The proposal would include a large glazed frontage feature with dormer windows to the front, side and rear elevations.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 There is no relevant planning history for this site.
- 2.2 Planning permissions 15/01063/OUT (Outline planning application for the construction of a 4 bedroom dwelling) and the linked proposal 15/01509/FUL (Change of use of Rowan Brea to a bed and breakfast guesthouse) were both granted in September 2015. The sites are located on the opposite site of Brownmoor Lane, to the northwest of the application site.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 - Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP1 - Protecting amenity
Development Policies DP2 - Securing developer contributions
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all
Development Policies DP8 - Development Limits
Development Policies DP9 - Development outside Development Limits
Development Policies DP10 - Form and character of settlements

Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Interim Guidance Note - adopted by Council on 7th April 2015
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council - objects to this application as it is contrary to the present development area.
- 4.2 Highway Authority - No objections subject to conditions.
- 4.3 Environmental Health Officer - No objection.
- 4.4 Scientific Officer (contaminated land) - No objection.
- 4.5 Public comment - No comments received.

5.0 OBSERVATIONS

- 5.1 The planning issues in this case are (i) the principle of development, with particular regard to the sustainability of the village; (ii) residential amenity; (iii) impact on the character of the village and countryside; and (iv) highway issues.

Principle

- 5.2 Huby in the revised Settlement Hierarchy 2014 is a Service Village elevated from a Secondary Village within the Settlement Hierarchy set out in policy CP4. The adopted Interim Policy Guidance (IPG) provides for a more flexible approach for consideration of new development at the edge of settlements, bridging the gap between the wording of CP4 and the NPPF. However, Core Policy CP4 maintains a presumption against development beyond Development Limits, unless one of six exceptions can be applied. The applicant has not claimed any of the six exceptions and none are considered to apply, therefore the proposal is contrary to the Development Plan and planning permission should be refused unless other material considerations provide sufficient support for it.
- 5.3 The National Planning Policy Framework (NPPF) states, in paragraph 55, "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances".
- 5.4 The IPG was adopted to enable consistent decision-making in respect of small-scale development in villages with due regard to the NPPF and the spatial principles of the Local Development Framework. It states that "Small scale housing development will be supported in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community AND where it meets ALL of the following criteria:
 - 1. Development should be located where it will support local services including services in a village nearby.
 - 2. Development must be small in scale, reflecting the existing built form and character of the village.

3. Development must not have a detrimental impact on the natural, built and historic environment.
 4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
 5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
 6. Development must conform with all other relevant LDF policies."
- 5.5 The approach of the IPG is that Service and Secondary Villages are deemed sustainable in their own right. The application site is within walking distance of Huby, a tarmac footway with some lighting runs parallel with the road (Bell Lane) between Huby and Sutton on the Forest. Services in Huby include public house, village store, primary school, village hall and other facilities. The site is accessible as there is a bus stop on Bell Lane. It is considered that the site would have the prospect of supporting local services.
- 5.6 Whilst the proposed dwelling would be between the buildings of Red House and Swallow House, which are substantial properties, it would not be well related to Huby itself. The site is approximately 550m from the Development Limits of Huby and set beyond a small group of housing. It is therefore considered to be an isolated location and not able to conform to the IPG criteria. The proposed dwelling is further from the village than the developments at Rowan Brea where a judgement was made in the assessment of 15/01063/OUT and 15/01509/FUL, where development was approved on grounds of the tourism exception allowed by LDF policy CP4.
- 5.7 In terms of the other criteria of the IPG, the proposal is small in scale and there is potential to retain existing natural features. In addition, it would not lead to the coalescence of settlements and there is no evidence to doubt the capacity of the local infrastructure.

Residential amenity

- 5.8 The site is large enough to accommodate a dwelling, sufficiently separated from neighbouring dwellings to achieve satisfactory levels of amenity with nearby properties to the north and south (Red House and Swallow House) some distance from the application proposals. Any loss of amenity would not be significant.

Character of the development and countryside

- 5.9 The application site is located between two traditional brick and tile dwellings and the field is reasonably open in character though bounded by trees to the west. The use of a log cabin modular design could allow for high levels of sustainability in terms of construction. Appropriate landscaping to the boundaries could be introduced in a manner to be in keeping with the area and enhance the local landscape.
- 5.10 The formation of a further dwelling with its domestic curtilage would have a harmful impact upon the character of the landscape through the addition of domestic paraphernalia.
- 5.11 The dwelling shown is of a form that is not commonplace or in keeping with local vernacular designs. The use of timber as an external surface has been widely used for commercial buildings (both for agricultural use and for tourism) but are still relatively unusual in this area for residential properties. The design proposed has no local relevance. The property is set on a raised veranda. The roof form, in terms of shapes and varied pitches and materials is unlike any other dwellings in the vicinity, combined with the log construction and glazing arrangement would create a property

with a strong character but not one that respects local context where brick and tile buildings predominate. Whilst the LDF Policy CP17 support sustainable forms of construction the policy also requires development to be of a high quality and respect and enhance local context.

- 5.12 Overall it is considered that the proposal would not be in keeping with the character of the area and the countryside setting.

Highways

- 5.10 The Highway Authority has considered the proposal and does not raise concerns in terms of highway safety. The proposal would be capable of promoting alternative modes of transport and would be capable of accessing shops and services by foot and alternative modes of transport but the route itself would be unlit and therefore unlikely to be used by other means than the private car.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **REFUSED** for the following reasons:
1. The application site is in a rural location which is relatively remote and isolated from shops, services and the built form of the village of Huby. The proposal would therefore be in an unsustainable location, reliant on the private car and would not contribute towards a sustainable pattern of development in the District. The proposal would be contrary to the objectives of national policy, Local Development Framework policies CP1, CP2, CP4, DP1, DP3, DP9, DP10 and DP30, as amplified by the Council's Adopted Interim Planning Guidance, which collectively seek to achieve a distribution of development that is informed by sustainability principles, promote sustainable transport and healthy communities.
 2. The proposal is contrary to the Local Development Framework Policy CP17 and DP32 as the materials and design do not respect and will not enhance the local context and distinctiveness and as a consequence will not result in a high quality of design.