

ANNEX 1

9. FULL APPLICATION – ERECTION OF A DWELLING HOUSE FOR LOCAL NEED OCCUPANCY WITH ATTACHED GARAGE, DOMESTIC CURTILAGE, DRIVEWAY, VEHICULA ACCESS TO ROAD, SEPTIC TANK AND GROUND SOURCE HEAR PUMP, UNDERGROUND PIPEWORK ON LAND AT THE READING ROOM FIELD, POWN STREET, SHEEN (NP/SM/1108/1016, P3429, 19/11/2008, 411101/361118/ALN)

APPLICANT: MR ADRIAN GOULD

Site and Surroundings

The site forms the south western part of a large open field (0.7ha and known as Reading Room Field) to the West side of Pown Street in Sheen. The large field is enclosed by drystone walls and there is also a row of trees along the northern and western boundaries. There is an existing gated entrance from the road. The site is designated in the Local Plan as an Important Open Space in the Conservation Area. It adjoins the curtilage of the Grade II listed No. 2 Staffordshire Knot Cottage to the south and the Reading Room building is located to the north of the wider field boundary.

Proposal

This is a re-submission of the previous application but the applicant has sought to resolve the issues raised in the last application, which was refused by the Committee following a site inspection. The current application is on a revised site, closer to Staffordshire Knot Cottages rather than in the centre of the frontage of the field, to address the previous objections that the siting would harm the character and appearance of the Important Open Space. Additional information has also been provided in the form of a letter from the applicant's employer in order to strengthen the case for a local need under policy LH2 subsection (v). Amendments to the layout and design have also been made.

The application proposes the enclosure of the south-eastern part of the field and within it, the erection of a 3-bedroom local needs dwelling on a 360 square metre plot with the following characteristics:

- floorspace of 87 square metres.
- coursed random stone walls with the Staffordshire blue clay tiled roof.
- house orientated with the gable end facing the road and the front elevation facing south
- garden abutting boundary with Knot Cottages.
- creation of new access onto Pown Street.
- attached lean-to single garage.
- vertical ground source heat pump within curtilage.
- finished floor level 250 mm above nearside curb level of the road.

The design and access statement submitted with the current application seeks to justify a local need for the dwelling in relation to three of the criteria set out in Policy LH2 of the Local Plan, in that the applicant is:

iii – a person not now resident in the parish but with a proven need and a strong local connection with the parish, including a period of residence of 10 years or more within the last 20 years. The applicant is the seventh generation of his family to be resident in Sheen but now lives in Leek.

iv - a person who has an essential need to live close to another person who has a minimum of 10 years residence in the Parish, the essential need arising from age or infirmity. The applicant is said to have a need to live close to their aged parents, who farm at Sheen.

v – a person who has an essential functional need to live close to his or her work in the parish, or adjoining parish within the National Park. The applicant is described as being a 'key worker' at

Belle Engineering in Sheen.

Key Issues

- Whether a local need for the dwelling exists and whether the dwelling would be affordable in perpetuity to people with a local housing need.
- The suitability of the site for residential development and the acceptability of the scheme in terms of its design and impact upon the Conservation Area.
- The impacts of the development upon the amenities of nearby residents, highway safety and drainage.

History

Feb 2008 - Application for erection of local needs dwelling and garage refused on grounds that a local need had not been adequately demonstrated, the size of plot and provision of garage would detract from affordability and siting, layout and design would harm the Conservation Area

The following decisions elsewhere in the village are also relevant :-

1981 and 1984 – applications for bungalow in paddock to south of site between ‘The Bungalow’ and ‘Hawthorn Cottage’ refused on grounds of lack of established need. No objections to principle of development on the site.

Oct 2001 – consent granted to Belle Engineering for conversion of barn attached to dwelling at the entrance to the site for ‘ancillary accommodation for visitors to the factory’.

Jan 2008 – application for five local needs dwellings a short distance along Pown Street to the south refused on grounds of lack of established need for 5 dwellings and because development would not involve social landlord. Principle of development on the site itself accepted. Subsequent appeal dismissed. Resubmission currently invalid.

June 2008 – application for two local needs dwellings on the car park of the Staffordshire Knott Inn resolved by the Committee for approval. Completion of S106 agreement awaited before decision can be issued. RSL involvement required.

Consultations

Highway Authority – recommend refusal on grounds that it is impractical to construct an access in the position indicated on the submitted plan that would allow the requisite visibility splay to the house to be provided within land under the applicant’s control. The proposed development fails to make adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers of vehicles having to manoeuvre into Pown Street.

District Council – no response

Parish Council – consider that this kind of development i.e. individual housing is in keeping with the historic development of the village and as such, landscape views are not affected. Local needs and occupancy rules are met. Mr Gould works at Belle Group Ltd and at present, lives in Leek so has to travel from Leek to Sheen (high mileage). Mr Gould was born in the village and is the seventh generation of his family in Sheen and was forced to move to Leek because of the housing situation in the village. A local person should be allowed to build and live in his birthplace and the house would be passed down over generations to come, therefore the ‘affordability’, in the true sense, does not arise. Fully support the application, along with local

residents.

Environment Agency – no objections subject to comments with regard to a possible need for an abstraction licence in connection with the ground source heat pump.

Representations

Two letters of support have been received from local residents on the grounds that the applicants are a young couple with a family wanting to return to Sheen and the revised plans should be suitably fitting for the site. One of the writers suggests that the building should be further up the field towards the existing gate to prevent the need for a separate pull in.

Three letters of objection have been received from local residents on the grounds that:-

- The proposed dwelling is too large and out of character for the village. It would close an open view over the countryside.
- The size of the proposed garden is in excess of any other properties in close proximity.
- The access onto the road is in an area that would be dangerous due to lack of visibility.
- The site area is abundant with wildlife including badgers, foxes and a bat colony in nearby trees and the property could be detrimental to their habitat.
- There is a 3-bedroomed property across the road from the proposed site, for sale at a reasonable price. The applicant could purchase it and be closer to his father's farm.
- Two new starter homes have been approved in the village and the applicant should apply for one of these homes.
- The applicant has not lived in the village for 10 years in the previous 20. He left the village between 12 and 14 years ago.
- Application states the applicant needs to be in the village to care for a relative who has a progressive chronic infirmity but both parents are still working on their farm and caring for other relatives themselves.
- In the 1980s the same family built a bungalow in the village for the applicant's grandparents. His grandmother now only spends the day there. The person with the progressive chronic illness should move into the bungalow and allow the applicant to live in the farmhouse.
- Dispute that the applicant needs to be in the village to be near his employment. Belle Engineering has reduced its workforce by over 50% in the last 6- 12 months. In the current climate it is possible that the company will close altogether especially as a merger with another company is proposed.

The applicant has responded to the letters of objection in writing. His e-mail strongly refutes some of the comments made. It states that :-

- Belle has a workforce of 290 and 24 staff have been lost over the last 6 months. He considers that the recent take-over provides a more secure future for the company.
- The property that is currently up for sale in Sheen is priced at £350,000 before the necessary renovation work is carried out and therefore the property is unaffordable.
- The applicant considers that he would not qualify for the two social houses on the

Staffordshire Know pub car park and that these dwellings have not yet been formally approved.

- It is stated that the bungalow in the village referred to is not owned by the applicant's father and therefore he cannot move into it to free up the farmhouse for the applicant.
- Views would be affected minimally and the existing gate into the field is used regularly at present.
- With regard to visibility, a garage was approved at Staffordshire Knot cottage without a turning area.

Main Policies

Relevant Regional Spatial Strategy 8 policies include: 3, 9, 15, 30, 31 in the emerging RSS 8.

Relevant Structure Plan policies include: GS1, C3, C4, HC1, HC2, HC3, T1.

Relevant Local Plan policies include: LC2, LC3, LC4, LC5, LH1, LH2, LT11, LC21, LC22, LU1, LU2.

Comment

Policy Considerations

Policy 30 of RSS8 states that the Peak District National Park should receive the most rigorous protection from development that would damage its character. Policy GS1 states that all development in the National Park will be controlled so that the valued characteristics of the Park can be conserved and enhanced.

Policy C3 states that development in towns or villages will be permitted provided that it would respect the valued characteristics of the area and the scale, siting landscaping and materials are appropriate and design is to a high standard.

Other more detailed policies are referred to below.

Policy T1 of the Structure Plan and Policy LT11 of the Local Plan require the design and number of parking spaces associated with residential development, including any communal residential parking, to respect the valued characteristics of the area, particularly in Conservation Areas.

Assessment of local housing need – Background to affordable housing and Sheen

Policy HC1 of the Structure Plan permits, exceptionally, new development of affordable housing to meet local needs in accordance with Policies HC2 and HC3. Policy HC2 of the Structure Plan and Policy LH1 of the Local Plan set out the criteria for considering applications for affordable housing. Amongst other criteria, sites should be located in towns and villages or on the edge if no suitable internal site is available. Policy LC2 of the Local Plan lists Sheen as a settlement in which new affordable housing could be acceptable.

Policy LH2 of the Local Plan provides a definition of people with a local qualification. Policy HC3 of the Structure Plan states that development to meet local needs for affordable housing will normally be provided in the parish in which the need arises. Further guidance is provided in the Authority's SPD on 'Meeting the local need for affordable housing in the Peak District National Park'.

In applying the above policies in this case, it is considered critical that the proposed dwelling is

justified as essential affordable housing to meet a local need.

As background to affordable housing issues in Sheen, it is relevant to note that an up to date housing needs survey for Sheen exists, having been published in February 2006. Sheen recorded one of the highest percentages of respondents in the Staffordshire Moorlands in favour of new homes for local people. Affordable housing for young people is a key issue for this parish, but thought needs to be given to the type of housing as even a 50% share in a shared ownership property would be outside most emerging households reach if market prices were applied. Either socially rented housing or shared ownership properties with a lower level of share in the property are needed.

In this case, the applicant has sought to justify a local need in relation to three of the criteria set out in Policy LH2, as reported in the introduction to this report. The assessment of whether the local need for the dwelling has been justified is set out below.

Assessment of local housing need – Evidence of strong local connection to the Parish

Criteria iii of Policy LH2 potentially permits new dwellings for a person not now resident in the parish but with a proven need and a strong local connection with the parish, including a period of residence of 10 years or more within the last 20 years. The applicant is said to be the seventh generation of the family from Sheen and the Parish Council are supportive on this point.

However, paragraph 5.5 of the SPG advises that people who already have a home to sell, even if they perceive the home to be generally unsuitable for their particular purpose, cannot be regarded as being in housing need, except in relation to criteria i, iv and v. To otherwise accept that there is a housing need would undermine the purpose of policy, which is to provide housing to meet a community need rather than a desire to return to the village. No additional information has been provided with the current application to warrant acceptance of the scheme under this part of the policy

Assessment of local housing need – Evidence of essential need to live close to another person

Criteria iv of Policy LH2 potentially permits new dwellings where a person has an essential need to live close to another person who has a minimum of 10 years residence in the Parish, the essential need arising from age or infirmity. The SPG clarifies that this is intended to mean elderly people requiring long-term care and those requiring long-term care. Proof of infirmity is expected to be provided.

The intention of the Authority's policies and SPG is that a local need would only be justified where the applicant needs to care for a relative or be cared for by them. Such a justification has not been presented here. The justification presented is that the applicant is required to assist with the business (farming operation), rather than specifically to care for his father. For the avoidance of doubt, it does not justify another farmworker's dwelling on the holding.

In support of the previous application, a letter was received from an advanced nurse practitioner / partner to explain that the applicant's father requires help with his farming activities due to increasing ill health. The applicant's father also supplied a letter to clarify that his son increasingly helps out on the farm in addition to working full time at Belle Engineering. This information has not been supplied again with the current application. No additional information has been supplied in respect of this area of policy and officers do not consider that the applicant has demonstrated that there is a need for the dwelling in relation to criteria iv of Policy LH2.

Assessment of local housing need – Evidence of need to live close to the workplace

Criteria v of Policy LH2 potentially permits new dwellings where a person has an essential functional need to live close to his or her work in the parish, or adjoining parish within the National Park. The SPG expands on this, and states that this is intended to mean the need to live close to one's work for management reasons. This definition is important, as it clearly distinguishes between a functional requirement to live in the immediately surrounding area and a desire to live close to or be within a reasonable distance of the workplace. A new house would not be justified where the person can carry out his or her work whilst living elsewhere or if the need could be met within the existing housing stock.

In this case, the applicant works at Belle Engineering in Sheen and currently resides in a 2-bedroomed house in Leek. The Parish Council support the proposal to move closer to work in the Parish. With the previous application, letters of support were provided from the applicant's father and the Chairman of Belle Engineering. An additional letter has been received with the current application from Belle Engineering. It is understood that the applicant was born and lived in the village until the age of 26 but moved away when he married to establish his own home. He has worked at Belle for 23 years and has progressed to a management position. He has responsibility for managing 22 employees working different shifts and running highly complex machines. Duties involve being called out at all hours, sometimes as often as 3 or 4 times a week and working more than 14 hours when required. This involves many journeys to Leek and back. The applicant is regarded as a highly dedicated employee.

Following refusal of the last application the applicant's agent approached officers for advice on whether the provision of further information on this issue would be likely to lead to an acceptance of need under Criteria v. Officers advised that if this argument were to be pursued, further information would be required including official records to show how often the applicant has been called out in the last 12 months, details of the nature of work undertaken and information regarding any other employees that also perform call out duties. The additional letter from Belle states that no records are kept of call out times but that 3 or 4 times a week is an estimated average over the year. In practice, halts to production tend to occur in patches, followed by a relatively 'glitch' free period. Therefore when Mr Gould is obliged to return to the factory he may have to do so more than once in the same 24 hour period and then perhaps the same again the following day until the mechanical fault is rectified. The writer considers that is essential for the production line to continue without delay. The letter also states that there are few people in the factory who can be relied on and who have the necessary skills, experience and commitment to attend production line problems. There is concern that the applicant will be tired if travelling at night time after a 12 to 14 hour shift and in bad weather. It is conceded that others could be trained to perform the duties but that the company does not wish to see the applicant supplanted in this way.

In assessing the justification presented, it is clear that the employment does not require the applicant to live within sight and sound of the business, in the same way that an essential farm worker would need to. The proposed dwelling would be located in a different part of the village to the factory.

Although it is clearly desirable to live close to the workplace, Leek is still within reasonable access at a distance of around 25 minutes drive / 11 miles from Sheen. Notwithstanding the additional information provided, officers still consider that there is insufficient evidence that residence in Leek / outside the surrounding parishes precludes the applicant from undertaking his employment as required, or that it is essential that the tasks are solely undertaken by the applicant. Officers have requested further information from Belle with regard to whether there is any contractual obligation for production line managers to live within a certain radius of their workplace. A response had not been received at the time of writing. However the applicant presumably achieved his present employment status notwithstanding the fact that he was not resident within Sheen. Clear evidence has not been provided with regard to the frequency of

call-outs and officers consider that it would not be unreasonable to expect a company of this size to train other employees in order to share the call-out workload to reduce the pressure on one individual employee. Officers are therefore not convinced that an essential functional need for the applicant to be specifically resident within the parish or surrounding parishes has been demonstrated beyond reasonable doubt.

However, if Members consider that there is an essential need for a site manager to be resident within the parish or adjacent parishes, Officers believe that consideration should be given as to whether that need should be met by existing accommodation at the factory site itself. It should be noted that an application was approved in 2001 for the conversion of a barn attached to a cottage at the entrance to the factory site (and within Belle's ownership) to additional residential accommodation in connection with the proposed use of the cottage for 'visitors' to the factory. A material consideration in deciding the current application is whether any essential need established by the company should be met by this accommodation rather than by the provision of a new dwelling some distance from the site or even whether accommodation should be provided by the company itself.

Officers would also advise that it would be appropriate for the company to be party to a legal agreement limiting occupation to persons working for the company who have an essential occupational justification. This would ensure that any dwelling would be justified in relation to long term housing needs rather than a transient housing need. In this respect there are parallels with the provision of agricultural worker's dwellings.

Search for Existing Suitable Accommodation

Policy LH1 (ii) states that new local needs dwelling will only be considered where the need cannot be met within the existing housing stock. Individuals may be asked to provide evidence of a search for suitable property which they can afford to purchase within both their own adjoining parishes.

Therefore if Members consider that there is an essential need here, consideration needs to be given as to whether that need can be met within existing stock. The applicant did not provide any evidence of a search for alternative properties with the previous application although the agent did provide some examples of nearby houses for sale after the decision was made at Committee. No details were submitted with the current application either and officers have requested this information from the agent. The agent responded by saying that that details were provided with the last application and that the situation hasn't changed other than that property values may have fallen marginally.

The details provided after the last application was decided are now 12 months out of date. Details of properties in Warslow, Longnor, Sheen and Hulme End were provided. It was stated at that time that those at the lower end of the price range were too small for the applicant's growing family or required considerable expenditure to bring them to an acceptable standard as seen by the applicant's agent. The parishes adjacent to Sheen are identified in the SPG as Alstonefield, Hartington Middle Quarter, Heathylee, Fawfieldhead, Hartington Town Quarter and Longnor and without up-to-date evidence of a search for alternative property in all of these parishes; it cannot be shown beyond reasonable doubt that there are no properties currently available that would meet any need.

Further doubt is cast by a preliminary search by officers of the website 'Rightmove.co.uk' which identifies the following properties currently for sale in Sheen or adjacent parishes :-

- Three bedroomed terraced house in Earl Sterndale (Hartington TQ) at £179,950
- Three bedroomed semi-detached house in Pilsbury, Hartington at £214,995
- Three bedroomed detached bungalow in Longnor at £234,950
- 3 two bedroomed houses in Longnor and Hartington at £90,000, £139,950 and £189,950

All of these properties would be within a 10 minute drive of Belle Engineering. They appear to meet the criteria on size, type and cost for more affordable local needs housing.

The Committee resolved to approve two local needs dwellings in June 2008 on the opposite side of the road on the Public House car park. Consent has not yet been finally granted because of the need to finalise the Section 106 legal agreement. However officers asked the agent if the applicant would consider occupying one of these houses if necessary. He has responded in writing and states that as a Registered Social Landlord is involved with those dwellings, "there will be those in greater housing need because of restricted finance and who will be before the applicant in the queue. The Gould's are able to afford the proposed house by the sale of their house in Leek (a 2-bedroomed semi) and because of the nil cost of plot acquisition. So they will not be in housing need to the extent that they will need to be reliant upon subsidised housing and indeed have no desire to be". Officers consider that the applicant's desire to obtain owner occupied accommodation should not, in itself be a reason to accept the current proposals. Nor does ownership of land does not override of the suitability of the site for development (qv).

Affordability

The land is owned by the applicant's father so there should be no land purchase costs. Unit costs are expected to total £130,000, which is acceptable for this type of development. The floorspace of the proposed dwelling is consistent with the limits established in the SPG. With the previous application it was considered that the garage and the considerable extent of the curtilage / vegetable plot would detract from the affordability of the development. The vegetable plot is omitted from the current application and the garage is attached to the house rather than detached. As a result the extent of the curtilage has been significantly reduced from approximately 580 sq m (excluding garage) to 204 sq m. It is considered that as a result the size of the development would not give rise to concerns with regard to continued affordability.

Suitability of the site for residential development

The Authority's policies seek to provide for local housing need in the parish where the need arises to foster the well-being of local communities. Policies C4 and LC5 seek to protect the character and appearance of Conservation Areas. However, finding suitable sites within Sheen is a particularly difficult challenge, taking account of the historical pattern of development in the village and the fact that the majority of open space abutting the road is designated as Important Open Space within the Conservation Area.

As a starting point, the Conservation Area Appraisal highlights the linear and fragmented pattern of development in Sheen. The character of the village is essentially rural, with clusters of small cottages and farmsteads surrounded by large open fields. The surrounding landscape is predominantly open, interspersed by small groups of mature trees and a network of drystone walls. Throughout the village, there are large gaps along the road between buildings allowing long ranging views and glimpses of the open countryside.

The application site is within a long straight section of Sheen, with fairly large fields. Building groups occur at Lower House, around the Staffordshire Knot Public House and then in a small group at and opposite Fold Farm and the Methodist Church. Slightly hidden from view beyond the bend, some semi-detached dwellings complete the group. This part of the village is nowhere near as densely developed as that part of the village that includes the church and Palace Farm, but it is nevertheless a second 'node' of buildings within the Conservation Area. As with most of Sheen, agriculture predominates, but there is also an appreciable residential element and the inclusion of the Church and pub demonstrates a social function. Compared with the prestigious buildings at the top end of the village, this area has simpler domestic architecture.

The applicant contends that the proposed site is suitable because it complements the linear fragmented form of the village. The site also benefits a road frontage and is also available because it is owned by the applicant's father.

Being in the corner of the field, a dwelling on the revised site would be closer to existing residential development at Staffordshire Knot Cottages than the previous site. However, Officers are still concerned that the siting of the dwelling would mark an intrusion in to a very important and large open gap that separates the two main nodes of development in the village. The proposed dwelling would be separated from Staffordshire knot Cottages by 12m which would be taken up by the garden. So while it would be closer than the previously proposed site it would still be detached from any other built development. The proposed dwelling would be related to neither group of buildings and would dilute the fragmented form of development in the village. Acceptance of development in this area could set a precedent for further development which could eventually close up the gap between the two nodes, thus failing to preserve an essential part of the character of the Conservation Area.

Although not easily achieved, Officers believe that there are more suitable locations for new dwellings in Sheen which would better complement the form of development in the village. Possible alternative sites include a paddock between The Bungalow and a property known as Hawthorne Cottage or alternatively land at Palace Farm (see planning history). Both sites are within the existing southern node of development and would be better related to existing buildings. It is considered that the erection of a dwelling in the proposed location would adversely impact upon the form of the village and the character and appearance of an Important Open Space in the Conservation Area contrary to policies C3, C4 and LC5.

It is noted from the planning history files that the applicant's father owns both this site and other land in the village, including both alternative sites previously mentioned. Were Members minded to support the principle of the proposed dwelling, Officers would suggest that alternative sites should be considered, in view of the site specific concerns described above.

Layout and Design

Policy LC4 expects a high standard of design with particular attention being paid to scale, form and mass, building materials, landscaping, and amenity and privacy. Further advice is given in the Authority's Adopted Design Guide.

Properties below this part of Sheen either face the street or are sited at right angles to the road, facing south. Most are slightly set back from the road behind gritstone walls, although some modern houses opposite Fold Farm at the far southern end of the village are set much further back from the road.

The siting of a single dwelling at right angles to the road, as proposed, is in keeping with the village as is the south facing orientation (unlike the previous application which showed the dwelling facing north). The basic massing of the dwelling is appropriate and a porch shown on the previous application is omitted. Large modern patio doors previously shown on the south elevation are also omitted and the appearance of the dwelling as proposed is now simple and robust, in keeping with the local building tradition. The proposed paving around the building's perimeter would detract from the Conservation area's character but could be resolved by the imposition of a condition.

The applicant's agent has emphasised that although existing and proposed ground levels are not clearly shown on the submitted plans, the proposed finished floor level for the dwelling need only be 'say 250mm above the nearside curb level of the road'. He states that as the existing ground is generally some 1m plus above the road, the proposed reduction in level should reduce the visual presence of the house.

The proposed development would not harm the setting of the Grade II listed Staffordshire Knot cottages.

Impacts on residential amenities

The south elevation of the dwelling would be situated 12m from the boundary with the curtilage of no.2 Staffordshire Knot Cottages. However a garage belonging to the cottage is situated on the boundary of the site and the principle windows serving the cottage face west towards the road. As such it is not considered that the proposed dwelling would cause undue overlooking into the cottage that could be classed as being detrimental to residential amenity. The proposals are therefore in accordance with policy LC4 in this respect.

Highway safety and access issues

Policies T1 and LT11 are clear that environmental quality will be the primary criterion in the management of traffic, subject as always to safety considerations. Visibility from the proposed new access point to the south is substandard. Views are blocked by the listed Staffordshire Knot Cottages and shrubs within their front gardens. Also the road bends away from the site to the south west. Clearly this land in question is not in the applicant's ownership and there is little possibility of improving visibility. Pown Street is a relatively straight road along much of its length so vehicle speeds are likely to be around the 30mph limit. It is considered that drivers leaving the site would have a restricted view of vehicles approaching from the south, thus posing a danger to road users and contrary to policies T1 and LT11.

In addition the proposed development fails to made adequate provision for the turning of vehicles within the site curtilage resulting in an increase in the likelihood of highway danger due to drivers having to manoeuvre into Pown Street. It is considered that this issue could be overcome by an increasing the area of hard standing proposed within the site curtilage and possibly be re-positioning the garage slightly to the west.

Environmental Management

The applicant has explained that the house is gable ended to the road to keep the site open and maximise energy efficiency, with a more windowed front elevation to the south. This is in line with advice in the Adopted Design Guide chapter on Sustainable Design. Also in accordance with sustainable values of longevity the building would be constructed in durable materials. It is also proposed to install a vertical (borehole) ground source heat pump within the curtilage of the dwelling house. It is considered that sustainable drainage and grey and rainwater recycling measures could be requested by condition.

Wildlife Conservation Measures

An ecological survey is not required in this instance. It is not envisaged that there would be any adverse impacts upon wildlife interests.

Conclusion

In conclusion, it is considered that a local need for the proposed dwelling has not been adequately demonstrated. It is also considered that the development in this location would harm the openness of an Important Open Space in the Conservation Area, and the proposed access and inadequate turning facilities would pose a danger to road users. The proposal is therefore contrary to the prevailing policies of the Development Plan.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

RECOMMENDATION:

That the application be REFUSED for the following reasons

- 1. Inadequate demonstration of local need for dwelling**
- 2. Highway Grounds**

List of Background Papers (not previously published)

Nil