

Policy

Core Strategy (2009)

Policy 7: Key Rural Centres

Policy 10: Key Rural Centres within the National Forest

Policy 21: National Forest

Site Allocations and Development Management Policies DPD (2016)

Policy DM1: Presumption in Favour of Sustainable Development

Policy DM10: Development and Design

Policy DM11: Protecting and Enhancing the Historic Environment

Policy DM12: Heritage Assets

Policy DM17: Highways and Transportation

Policy DM18: Vehicle Parking Standards

National Planning Policies and Guidance

National Planning Policy Framework (NPPF) (2019)

Planning Practice Guidance (PPG)

Other matters

There is a secondary access into the site along the north west elevation of no.237 and thus any potential built up of construction congestion would not be severe.

The application site is located within the settlement boundary of Thornton where new residential development is considered acceptable in accordance with Policy 7 and Policy 10 of the Core Strategy.

Given the application site's location within the settlement boundary, along with its relationship and proximity to nearby dwellings, it is considered that the proposed site could accommodate a dwelling which would complement the character and appearance of the area, would not impact on the setting of the nearby listed church and church yard and would not adversely impact on the amenity of the occupiers of surrounding dwellings. The existing access to be used off Church Lane would not significantly impact upon highways safety and the site could accommodate a sufficient level of off-street car parking. The principle of a dwelling on the proposed

site is considered to be in accordance with Policies 7, 10 and 21 of the Core Strategy and DM1, DM7, DM10, DM11, DM12, DM17 and DM18 of the SADMP.