



Planning Committee

**Wednesday, 9th September, 2020 at 9.30 am
in the Remote Meeting on Zoom and available for the
public to view on WestNorfolkBC on You Tube - Zoom
and You Tube**

Reports marked to follow on the Agenda and/or Supplementary Documents

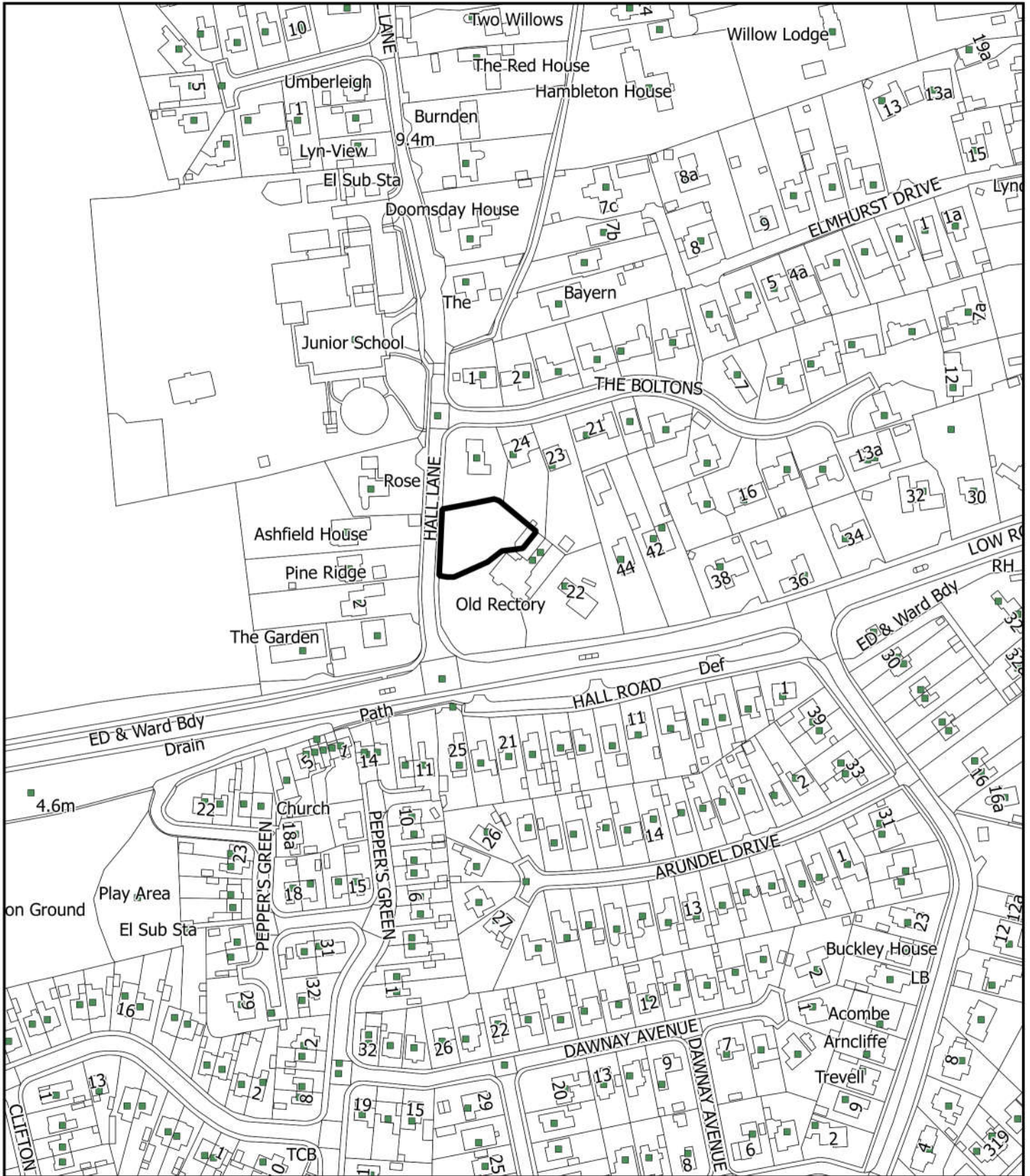
- a) 20/00346/F Report marked to follow - Old Rectory, Hall Road, South Wootton (Pages 2 - 11)

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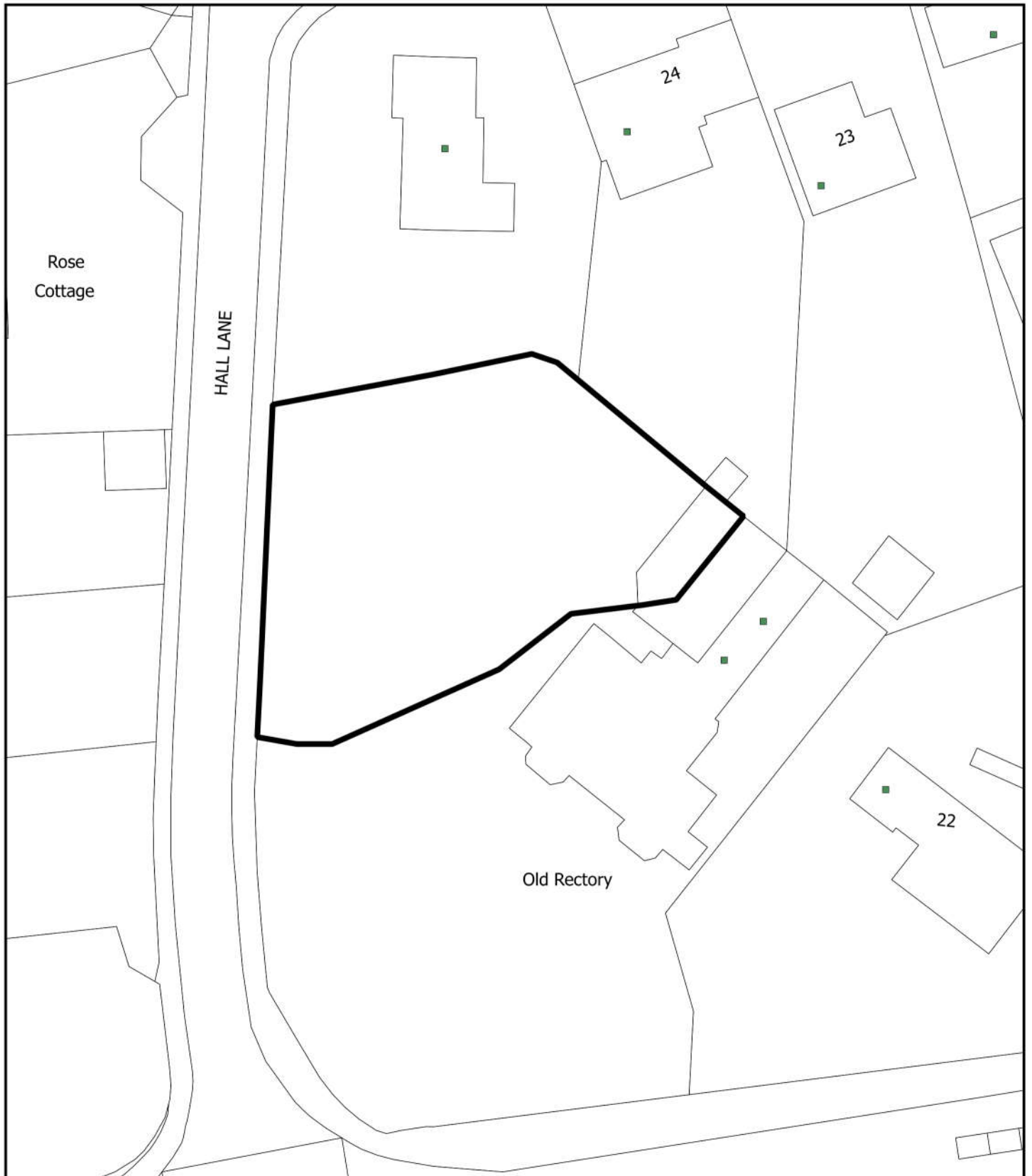
20/00346/F

Old Rectory Hall Lane South Wootton



20/00346/F

Old Rectory Hall Lane South Wootton



Parish:	South Wootton	
Proposal:	New dwelling	
Location:	Old Rectory Hall Lane South Wootton King's Lynn	
Applicant:	Mr Azam Gabbair	
Case No:	20/00346/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 7 May 2020 Extension of Time Expiry Date: 14 August 2020

Reason for Referral to Planning Committee – The Officer recommendation is at variance with the views of the Parish Council and it has been referred by Planning Sifting Panel.

Neighbourhood Plan: No

Case Summary

The application relates to the construction of a new dwelling on garden land to the north of The Old Rectory, Hall Lane, South Wootton. The application site falls within the development boundary and within the South Wootton Neighbourhood Plan Area. Outline permission for a new dwelling has been granted three times in the past, including as recently as 2016. The 2016 application was determined after the adoption of the South Wootton Neighbourhood Plan (2015).

The application site is situated on the east side of Hall Lane, and the application seeks full planning permission for a new two-storey dwelling.

The site is covered by a group Tree Preservation Order (TPO). The proposal involves the removal of a few trees to the front of the site to gain independent access to the site, and a few trees to the rear (east) boundary.

Key Issues

The key issues identified in the consideration of this application are as follows:

- o Principle of development;
- o Impact on the Form and Character of the Area;
- o Impact on Neighbour Amenity;
- o Impact on Trees;
- o Highway impact; and
- o Other considerations.

Recommendation

APPROVE

THE APPLICATION

The application involves the construction of a new dwelling on garden land to the north of The Old Rectory, Hall Lane, South Wootton. The application site falls within the development boundary and within the South Wootton Neighbourhood Plan Area. To the front of the site is a group of large trees, which are covered by a group Tree Preservation Order.

Hall Lane is characterised by two-storey detached dwellings, set back from the road within comfortable plots. The surrounding dwellings are constructed from a variety of different materials including carrstone and brick. The donor dwelling, which is constructed from carrstone and brick, is larger than the other dwellings in the lane and appears to be older.

The proposed dwelling would be constructed from brick and would be roofed with slate tiles. It would provide four bedrooms, as well as off-street parking, and would sit in line between the donor dwelling and the dwelling to the north of the site. A new access would be provided at the front of the site, which would require the removal of a few trees to the front of the site. The application is also proposing the removal of a few trees to the rear of the site, including a large tree that is in a state of decay.

SUPPORTING CASE

A supporting statement has not been submitted.

PLANNING HISTORY

18/00626/F: Application Permitted: 19/06/18 - Extension and porch

15/01994/O: Application Permitted: 09/02/16 - New dwelling (Determined after the adoption of the South Wootton Neighbourhood Plan)

14/00696/F: Application Permitted: 27/06/14 - Retention of porch extension to dwelling

13/00004/TPO: TPO Work Approved: 31/01/13 - 2/TPO/00036: Mature Oak Tree overhanging Hall Lane on the left hand- Application is for the removal of the tree.

12/01768/O: Application Permitted: 21/12/12 - Construction of new dwelling

09/00736/O: Application Permitted: 07/07/09 - Outline Application: construction of dwelling

RESPONSE TO CONSULTATION

Parish Council: OBJECTION:

"The infill of the application site, due to its size and proximity to the donor dwelling, would result in a cramped form of development emphasized by the limited amenity space available.

Planning Committee
9 September 2020

This would appear incongruous in the street scene and be harmful to the established form and character of the area. Contrary to NPPF Policies and South Wootton Neighbourhood Plan Policies H2, H3 and H4.

The new amended Plans are larger in scale than the previous proposals. By virtue of the position and orientation of the donor dwelling, The Old Hall, together with the cramped layout of the new dwelling, the proposed development would present a poor relationship between properties which would adversely impact on the amenities of future residents and would not create a high-quality environment. This relationship with the alterations, now larger than before, would still lead to a degree of overlooking between both properties and overlooking of the existing dwelling at number 24 The Boltons. Contrary to South Wootton Neighbourhood Plan Policies H2 and H3.

The Parish Council are concerned that a new proposed access has been formed to the site, this will mean that there will be three access points within a very short space on an already busy stretch of road. This area of road can be very busy and dangerous due to the amount of school traffic in the area.

Within the Heritage Tree Specialists Report it states that the Eucalyptus Tree T10 is a mature tree in good condition, it also states that this tree is recommended for removal. The Parish Council does not think this mature tree in good condition should be removed and this is not in line with South Wootton Neighbourhood Plan Policy E1. The Parish Council understands that there is also a group TPO on trees within this site, trees should be protected as per the South Wootton Neighbourhood Plan Policy E1."

Note: Planning Applications should conform to the Policies laid out in the South Wootton Neighbourhood Plan."

Highways Officer: NO OBJECTION subject to condition relating to access, on-site parking and turning.

Environmental Quality Officer: NO OBJECTION

Natural England: NO COMMENT

Arboricultural Officer: NO OBJECTION subject to a condition requiring the development to be in accordance with the arboricultural report and plans.

REPRESENTATIONS

7 OBJECTIONS were received. The reasons for objection are as follows:

- Size of Development
- Impact on Character of the Street Scene
- Residential Amenity
- Highways
- Landscaping and Loss of Trees
- Biodiversity

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy H2 - Encouraging High Quality Design

Policy H3 - Infill Developments

Policy H4 - Local Character

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues identified in the consideration of this application are as follows:

- Principle of development;
- Impact on the Form and Character of the Area (including on the setting of the Old Rectory);
- Impact on Neighbour Amenity;
- Impact on Trees;
- Highway Impact; and
- Other considerations.

The Principle of Development

The application site comprises garden land within the development boundary, therefore the principle of a new dwelling in this location is generally considered acceptable provided the proposal complies with all relevant planning policies.

It is also important to note that outline planning permission for a new dwelling on the site has previously been granted three times in the past, including as recently as 2016 under planning permission 15/01994/O which expired on 9th February 2019.

Planning Committee
9 September 2020

Impact on the Form and Character of the Area

Hall Lane is characterised by two-storey detached dwellings, set back from the road within comfortable plots. The surrounding dwellings are constructed from a variety of different materials including carrstone and brick. Large trees on boundaries are common, which adds to the character of the area.

Amended plans were submitted on 15th July 2020 in order to address Officer concerns and provide a reduced, less grand and imposing design. The proposed dwelling will consist of a main two-storey element and a two-storey front projection. It will be constructed of brick and will be roofed with slate tiles. The dwelling will be smaller in scale than the donor dwelling and will benefit from space either side to the boundaries.

The front projection will break up the bulk of the building, and the combination of form and materials will reduce its prominence in the street-scene. The garden area is sufficiently large and; given the dwelling to plot ratio and the extent of the garden area, the proposal is not considered to be a cramped form of development or overdevelopment of the plot. The overall impact in the street-scene is also considered to be acceptable.

The donor dwelling will still benefit from a considerable area of outdoor space and there will be sufficient separation between the proposed dwelling. The reduced scale and simple form of the proposed dwelling, together with the separation distance between the two properties, will mean the proposal won't appear incongruous in the street scene or result in significant harm to the established form and character of the area.

The proposal is therefore considered to comply with the policies set out within the South Wootton Neighbourhood Plan.

Impact on Neighbour Amenity

The proposed dwelling will be a sufficient distance from the adjoining neighbour's dwellings being approximately 17.8m from no. 25; 25.4m from no. 24; 35.9m from no. 23; and 10.1m from the donor dwelling, Old Rectory. Based on the orientation and distance between the proposed dwelling and its adjoining neighbours, it will not be overbearing or overshadow the neighbours and their private amenity spaces.

The site currently benefits from a 1.8m closed boarded fence along the north and east boundary and established trees behind a fence and brick plinth ranging from 1.6m to 2m, along the south and west boundary. The windows on the ground floor of the proposed dwelling will be screened by the boundary treatments and not have an overlooking impact.

The first-floor window on the north elevation, serving the en-suite, will be obscure glazed and the first-floor windows on the west elevation will look on to public domain. The first-floor windows on the east elevation, will largely be screened by the proposed trees along the east boundary. Moreover, any overlooking impact is mitigated by the distance between the rear elevation of the proposed dwelling and the neighbour's dwellings and private amenity spaces. As there are no first-floor windows along the south elevation, the proposed dwelling will not overlook the amenity space of the Old Rectory.

The proposal therefore complies with Policy H2 of South Wootton's Neighbourhood Plan, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Impact on Trees

To the west of the site, there is an area of trees covered by a Tree Protection Order (TPO) (under reference 2/TPO/00036). The Arboricultural Report carried out 13 March 2020, indicated that the proposal to remove trees for the proposed dwelling is acceptable; and recommends a further 10 trees to be removed in the interest of sound tree management. The information supplied in the Arboricultural Report is reinforced by the Tree Decay Assessment Report dated 18 March 2020. The Arboricultural officer has no objections to the removal and protection of trees on the site to accommodate the proposed dwelling, subject to the conditioning of the Arboricultural Report.

The proposal is therefore considered to comply with Policies CS08 and CS12 of the Core Strategy (2011), Policy DM15 of the SADMP (2016) and Policy E.1 of the South Wootton Neighbourhood Plan (2015).

Highway Impact

The proposed access into the site is approximately 47m north from the Hall Lane and Low Road (east)/Edward Benefer Way (west) junction; 15.1m north of the access to the Old Rectory; and 59m to the south of Hall Lane and The Bolton intersection. Moreover, South Wootton Junior School is approximately 81m to the north of the access, along the west side of Hall Lane. Although Hall Lane experiences increase flow of traffic associated to the school, it is restricted to certain times in the day. The addition of one dwelling would not significantly impact and increase the flow of traffic. Moreover, the Highway Authority have no objections to the proposal on highway safety grounds, subject to conditions.

The proposal therefore complies with the Norfolk's Parking Standards (2007), Policy CS08 of the Core Strategy (2011) and Policies DM15 and DM17 of the SADMP (2016).

Other considerations

Contrary to the comments made by the Parish and public, the proposed dwelling is not thought to be a cramped form of development. The proposed dwelling has been reduced in size from 17.9m x 15.5m x 10.2m (length, width, height) to a modest 14.3m x 12.9m x 9.2m (length, width, height). Furthermore, the proposed dwelling is well positioned in comparison to the donor dwelling, allowing both properties to have space either side of the boundary and appropriate size gardens.

Aforementioned, the proposed access of the new dwelling does not pose highway concerns. It is the access for one proposed dwelling and offers three on-site parking spaces. Therefore, the flow of traffic on Hall Lane will not be adversely impacted by on-street parking, especially during the times when there may be heavy school-related traffic.

While the Arboricultural Report listed a number of trees as in good condition, the Tree Decay Report, conducted 18 March 2020, found that a number of those trees were experiencing decay. The Eucalyptus tree which the Parish mentioned in their correspondence, was found to be 18% - 32% decayed, with the possibility of decay fungi greater below the scan level. For good tree management, and in line with the recommendation of the Arboricultural Report, this tree is proposed to be removed. As part of the proposal, there are a number of trees retained and will be protected with the strategy recommended by the Arboricultural Report.

Despite the loss of trees on the site, according to Natural England's Standing Advice, it is not necessary on a site such as this to request an ecological study. Natural England have no comment to make in relation to the application.

CONCLUSION

The principle of development is acceptable, and the proposed dwelling would not cause significant harm to the form and character of the area or to neighbour amenity or highway safety.

The proposal therefore complies with Policies CS01, CS02, CS08 and CS12 of the Borough Council of King's Lynn and West Norfolk's Core Strategy (2011), Policies DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016), the provisions of the National Planning Policy Framework (2019), and the policies within the South Wootton Neighbourhood Plan (2015). It is therefore recommended that planning permission be approved subject to the conditions outlined below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:

*Dwg no. 1259-06d. Site Plan. Received 15 July 2020.
*Dwg no. 1259-07b. Proposed New Dwelling (Elevation and Floor Plan). Received 27 August 2020.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the vehicular / pedestrian access over the footway shall be constructed in accordance with the highways specification TRAD 1 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 3 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- 4 Condition: Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
- 4 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

- 5 Condition: Prior to the first occupation of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's Hall Lane roadside frontage and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway
- 5 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 7 Condition: Before the first occupation of the extension hereby permitted the windows at the north elevation, serving the en-suite, and east elevation, serving the bathroom, shall be fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 7 Reason: To protect the residential amenities of the occupiers of nearby property.
- 8 Condition: The development hereby approved shall be constructed in strict accordance with the recommendations of the Tree Survey in accordance of BS 5837:2012 prepared by Heritage Tree Specialists LTD, carried out on 13 March 2020.
- 8 Reason: To ensure that the existing trees are properly protected in accordance with the NPPF.