



**Planning Committee**  
**Monday, 5th March, 2018 at 9.30 am**  
**in the Assembly Room, Town Hall, Saturday Market**  
**Place, King's Lynn PE30 5DQ**

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

1. **Reports Marked to Follow - 17/01517/FM and 17/02093/F (Pages 2 - 31)**

**Contact**

Democratic Services  
Borough Council of King's Lynn and West Norfolk  
King's Court  
Chapel Street  
King's Lynn  
Norfolk  
PE30 1EX  
Tel: 01553 616394  
Email: [democratic.services@west-norfolk.gov.uk](mailto:democratic.services@west-norfolk.gov.uk)

# 17/01517/FM

Land South of Saw Mill Road Brancaster



1:2,500

**AGENDA ITEM NO:**

<b>Parish:</b>	<b>Brancaster</b>	
<b>Proposal:</b>	<b>Construction of 12 residential units (10 open market, 2 affordable)</b>	
<b>Location:</b>	<b>Land South of Saw Mill Road Brancaster Norfolk</b>	
<b>Applicant:</b>	<b>Bullock Homes Ltd.</b>	
<b>Case No:</b>	<b>17/01517/FM (Full Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination:</b> <b>13 November 2017</b> <b>Extension of Time Expiry Date:</b> <b>15 February 2017</b>

**Reason for Referral to Planning Committee** – Called in by Councillor Watson

**Neighbourhood Plan:** Yes

### **Case Summary**

This is an application for 12 dwellings, including 2 affordable units, on this edge of village site.

The site is allocated site G13.1 – Land east of Mill Road, Brancaster for at least 5 dwellings.

The site is in an elevated position above the roadside and is outside but forms part of the setting of the Conservation Area, and along with the whole of Brancaster is contained within the Area of Outstanding Natural Beauty.

The form and character comprises bungalow development to the north and west of the site, with denser forms of two storey development further north near the junction of Mill Road and Main Street.

The development is considered to be in accordance with national and local policy, and acceptable when considered against other material considerations.

### **Key Issues**

- Principle of Development
- Impact upon the Conservation Area and Brancaster Church
- Impact upon the AONB
- Other Form and Character Issues
- Impact upon Neighbour Amenity
- Highway Safety
- Arboricultural Matters
- Protected Species
- Impact upon European Designated Sites

- Affordable housing
- Drainage
- Other Matters

### **Recommendation**

**A APPROVE** subject to conditions and completion of a Section 106 agreement that secures the affordable housing provision, within 4 months of the date of this decision

**B REFUSE** in the event that the Section 106 agreement is not completed within 4 months of the date of this Committee meeting, on grounds of failure to secure affordable housing provision.

## **THE APPLICATION**

The application site is allocated for residential development. Policy G13.1 – Brancaster – Land to the east of Mill Road “Land amounting to 0.5 ha, as shown on the policies Map, is allocated for residential development of at least 5 dwellings.”

The site is on the eastern side of Mill Road approximately 95m south of the junction of Mill Road and Main Road Brancaster. The application site is located above the roadside and contains a grass strip with trees.

To the south of the site are agricultural fields with associated field hedges. To the north is a private shingle driveway that serves residential bungalows and to the west is a relatively modern bungalow estate. To the northwest and further north lies the Conservation Area of Brancaster.

The proposal seeks consent for the erection of 12 dwellings of which 2 will be affordable. Two properties will be sited either side of a centrally located new vehicular access from Mill Road. A further 6 dwellings, 4 on the northern side and 2 on the southern side of the access will be contained in the middle part of the site and 4 properties will be sited towards the end of the site looking down the new driveway. The properties will be constructed from brick, flint and timber.

The proposal also involves the localised widening of Mill Road in front of the site and the provision of a new 1.5m footpath to link the site to the existing footpath at the junction of the A149 and Mill Road.

## **SUPPORTING CASE**

A revised Design and Access Statement has been submitted.

## **PLANNING HISTORY**

There is no recent relevant site history

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## RESPONSE TO CONSULTATION

**Parish Council:** No comments in regards to the revised scheme have been received

*Original comments* The original LDF allocation was for 5 dwellings. This would be more acceptable. There are serious highway concerns here with over development of a plot situated on a hill bearing much traffic from Docking, King's Lynn and the midlands, especially during the holiday season. There are many holiday homes in this area leading to parking problems. There is very little safe parking space in this area. Added to this, immediately opposite is Boughey Close, a very busy and inhabited estate.

This whole area suffers with parking problems all year. Mill Road joins the busy A149 at this point. It is also a crossroads with the northern road leading to beach.

Another entrance onto a busy Mill Road is potentially very dangerous. Saw Mill Road is a private driveway, solely for the residents; no-one else. A new access road would have to be made which will lead down a slope onto the busy B road.

Once again in this parish this kind of development is fraught with traffic and parking problems. These must be taken seriously.

**Environment Agency:** Would not wish to have deep infiltration systems as the site lies over a principal aquifer.

**Lead Local Flood Authority:** Has no comments to make

**Historic England:** Do not wish to offer any comments. We would therefore suggest that you seek the views of your specialist conservation and archaeological advisors.

**NCC Highways Authority: NO OBJECTION** subject to conditions

**Conservation Officer: NO OBJECTION** This site sits in just to the south of Brancaster Conservation Area (CA). Because of the way the land falls towards the sea, any development on it will be seen to a certain extent when approaching along Mill Road and so will have some effect on the setting of the CA and the Grade I listed Church of St Marys, the spire of which can be seen from some distance.

The principle of development is not an issue as the actual proposal has been the subject of considerable discussion in terms of the numbers of dwellings and the way they are laid out. Numbers have been resolved but the original layout was considered to be rather urban therefore not in character with locality.

The layout is constrained by the need to access the site from Mill Road and the "oblong" shape of the land but following lengthy discussions, the road line and positioning of the different size/style dwellings have been adjusted to give a less rigid and therefore less urban appearance. The spaces between dwellings and rooflines have also been changed to ensure that there is a clear sightline to the Church spire. All of the dwellings are basically traditional in appearance and the proposed materials are typical of the village. Landscaping has also been discussed and the amended plans indicate that some of the existing trees will be retained with the planting along the field boundaries.

Having viewed the site again I think when looking from the Mill Road approach that over time the roofs of the new built will blend into those of the settlement and the planting will soften the edge of the development and screen the paraphernalia generally found in back gardens.

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Impact on the setting of the conservation area will therefore be limited and any harm caused can be set against the public benefits of a mix of 12 new dwellings. The new build will not be seen from within the village.

I therefore do not object to the proposal but would recommend conditions requiring sample panels of all materials and precise details of boundary treatment

**Conservation Area Advisory Panel: NO OBJECTION** but would prefer to see a less dense scheme.

**Norfolk Coast Partnership:** comments that the proposal in general is acceptable however would question the extensive use of timber cladding which is not a vernacular style for Brancaster. Provision of affordable homes needed and supported. We would like to see hedges and field boundaries maintained around the site, and ensure that materials are locally distinctive. There seems to be less trees, we would support retaining trees/hedges especially on the south boundary. This will soften the edge of the boundary where there are extensive views back towards the village.

**Housing Enabling Officer:** comments that at present 20% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.33ha. In this case 2 units would be required, 1 for rent and 1 for shared equity. The provision of 2 smaller units 2bed 4 person is appropriate.

**Natural England: NO OBJECTION** based on statutory sites.

**Environmental Health and Housing – CSNN: NO OBJECTION** welcome this revision to the Surface Water Drainage Strategy from the August 2107 version, particularly as the site design now allows for 9½ out of 12 of the plot soakaways to be within the plots, as opposed to only half (6) previously. The ground conditions are appropriate for the use of soakaways, the access road, driveways and parking areas will be permeable and it is indicated that each plot will have a water butt. Section 4.7 of the document states that a Management Company will be put in place to ensure the future maintenance and repair of the drainage system for surface water, funded by an annual maintenance charge to plot owners  
Strongly recommend that the northern site boundary is changed from 1.8m close board timber fencing to a brick wall, as this would attenuate the noise caused from the adjacent neighbours accessing their properties from a gravel driveway.

Recommendation that a lighting condition be imposed as the site is elevated above the neighbours.

Site clearance and construction phases should be conditioned 07:30-18:00 Monday to Friday, 0900-1300 hours on Saturdays and not at all Sundays/ bank holidays.

Air source heat pumps are shown and details will be required in relation to the type of heat pump

**Environmental Health and Housing – Environmental Quality: NO OBJECTION**

**Anglian Water:** comments that there is capacity for foul water flows. Surface water drainage is not to the surface water network.

**Arboricultural Officer: NO OBJECTION** condition in accordance with the arb report and plans.

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**Norfolk Fire and Rescue Service: NO OBJECTION** subject to the provision of a fire hydrant to be secured by condition.

## **REPRESENTATIONS**

### **4 OBJECTIONS** to the revised scheme as follows

- A full two storey property would interrupt the view of the church and the village from Mill Road and be out of character
- Overshadow and overlook the bungalows in Mill Road
- Originally thought that there would be an area of landscaping between the new development and Saw Mill Road.
- No window to unit 6 must be in the wall which will overlook a neighbouring property. This must be conditioned.
- Who is responsible for the wall to unit 6?
- Why hasn't the road moved south to allow the dwellings that are adjacent to the northern boundary to be moved further away from those on Saw Mill Road.
- Overdevelopment of the site by 1 dwelling
- The semi-detached properties should be on the southern side of the proposed access road.
- It is important that the newly proposed property no.1 is sufficiently set back off the B1153 that the splay enjoyed by cars entering and leaving Saw Mill Road.

### **6 OBJECTIONS** to the original scheme

- Most are single storey in Saw Mill Road and it is a quiet edge of village location.
- Traffic onto Mill Road, is already very busy with cars parked along the road throughout the year. This makes turning into and out of Saw Mill Road very difficult.
- We assume the character of properties will enhance the location, and that there will be landscaping between the development and Saw Mill Road to provide privacy to both sides.
- The height and no. of houses will have a negative impact on the existing properties on Saw Mill Road.
- Affect the views of the AONB
- The new entrance will be very dangerous on an already busy road into the village.
- I would hope a brick and flint wall would be constructed in keeping with the area.
- Village is getting affected by 2nd home owners
- Traffic is getting worse in the village.
- Plots 3 and 4 will have an unacceptable overpowering and overbearing dominance over bungalows 2 and 3 Saw Mill Road.
- There is a difference in height of over 1m between the bungalows to the north and the houses on the site which will be an overbearing impact.
- The rooms on the front elevation of bungalow 2 comprise the lounge, dining room and conservatory. The two storey dwelling will result in overlooking and loss of amenity.
- The density of building plots 3, 4, 5 could be materially improved if 3 and 4 were separated, and dwellings 3, 4 and 5 moved towards the east.
- The whole site is too dense, no more than 50% of any site/plot is built upon. There is very little landscaping, and the houses will have very small gardens. This results in overdevelopment of the site.
- houses 3 and 4 need to be separated
- Is all the land in the property of the developers.

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- Rear garden of dwelling 2 needs to be reduced to maintain the visual splay of the Saw Mill Road access.
- No.2 Saw Mill Road was refused permission to raise a second floor due to the impact on the church and the village.
- Mill Road is a steep and very busy hill which goes up to Docking from the A149 and which cars notoriously speed up and down. Access to this site will be busy, with up to 24 cars leaving and entering this new development using a road only 4.8m wide at the point it joins the road. 2.4m x 43m will be very dangerous to pedestrians and other road users.
- Timber cladding is not traditional in Brancaster.
- The council and developer has disregard to the character of the existing “unique” Brancaster they wish to build in.
- Could lead to on-street parking, which would mean restricted visibility for those coming out of Saw Mill Road.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** – Transport

**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

**G13.1** Brancaster - Land to the east of Mill Road

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 1** - Size of Houses

**Policy 2** - Design, Style and Materials

**Policy 3** - Footprint for New and Redeveloped Dwellings

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**Policy 4** - Parking Provision

**Policy 6** - Affordable / Shared Ownership Homes

**Policy 8** - Protection of Heritage Assets and Views

**Policy 9** - Protection and Enhancement of the Natural Environment and Landscape

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **OTHER GUIDANCE**

Conservation Area Character Statement.

## **PLANNING CONSIDERATIONS**

The main planning considerations in regards to the application are:-

- Principle of Development
- Impact upon the Conservation Area and Brancaster Church
- Impact upon the AONB
- Arboricultural Matters
- Other Form and Character Issues
- Impact upon Neighbour Amenity
- Highway Safety
- Protected Species
- Impact upon European Designated Sites
- Affordable housing
- Drainage
- Other Matters.

### **Principle of Development**

The application site is allocated site G13.1 Brancaster - land to the east of Mill Road for at least 5 dwellings. Development will be subject to compliance with the following:-

- Provision of a new road to access the site from the B1153
- Submission of an ecological study that establishes that either
  - i) there would be no negative impact on flora and fauna or
  - ii) these could be suitably mitigated against.
- The design of development, and in particular it's massing and materials, shall have regard to its potential impact on the scenic beauty and the setting of Brancaster Conservation Area;

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- Incorporation of a high quality landscaping scheme to integrate the development into the landscape of the AONB, and minimise its impact of the development on the wider countryside, with particular attention to the south and east boundaries, including incorporating existing planting here as far as possible.
- Provision of affordable housing in line with the current standards;
- Submission of details showing how sustainable drainage measures will integrate with the design of development and how the drainage system will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included in the submission.

The application site has been allocated for residential development in a village which combined with Brancaster Staithe, is a Key Rural Service Centre. Being a Key Rural Service Centre a development of 12 houses could be sustained and by virtue of being allocated for residential development, both residential development and development on this site has already been accepted in principle.

It is also worth noting that the proposal needs to comply with the Brancaster Neighbourhood Plan, which is part of the Development Plan of the area.

These policies will be discussed in the following sections.

### **Impact upon the Conservation Area and Brancaster Church**

The site forms part of the setting of Brancaster Conservation Area, with the boundary of the Conservation Area on the opposite side of Mill Road and to the north of the bungalows on Saw Mill Road. The site also forms part of the setting of Brancaster Church, a grade I listed building, although there is development between the site and the church.

The LPA has the duty under s.72 of the Town and Country Planning - Listed Buildings and Conservation Areas Act 1990 to pay special attention to the desirability or preserving or enhancing the character of appearance of the Conservation Area. S.66 of the same Act also places the same duty on the local planning authority to consider the affect on a listed building or its setting, that is to have regard to the desirability of preserving the building or its setting.

Policy CS12 of the Local Development Framework Core Strategy seeks to protect and enhance the historic environment, and Policy DM15 of the Site Allocations and Development Management Policies Plan Document states that proposals will be assessed against their heritage impact.

In respect to Brancaster Neighbourhood Plan – Policy 2 – design, style and materials requires any new dwelling to be carefully designed to blend in with adjacent properties with the use of traditional materials and to maintain the character of the village. Especially in regards to Heritage Assets, Policy 8 of the Neighbourhood Plan – “Protection of Heritage Assets and Views” states that the setting of new buildings shall have due regard for, and respect the setting of, designated heritage assets...development will be expected to preserve or enhance the character, appearance and views of Brancaster Conservation Area with regards to the built heritage/cultural heritage”

Brancaster Conservation Area Character Statement states in relation to Mill Road and the setting of the church "Looking towards the village from the higher ground inland, Brancaster

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appears as a line of red roofs amongst mixed woodland trees with distant and often hazy views of the saltmarsh and sea beyond. The church is prominent but not on the skyline. The Conservation Area embraces the majority of the village, but not the more recent 20th century development to east and south of it." The village draws much of its character from the use of flint, red/orange clay pantiles and rendered surfaces.

The site is 95m away from the junction of Mill Road and the A149, elevated above road level by 1.5m and has a gentle increase in gradient in a west to east direction of 1.15m along the southern boundary. Bungalows lie to the north and west of the site on land approximately 1m lower than the application site. Agricultural fields lie to the south and east of the site. The older forms of development referenced in the Conservation Area are to the north west of the site.

The proposed 12 unit development will be served by a new access from Mill Road, built to an adoptable standard. A 1.5m wide footpath will be provided across the site frontage and to the north of the site to link to the existing footpath on the corner of Mill Road and Main Road to the site, which will also be widened. There will also be localised widening of Mill Road. At the front of the site at the top of the embankment, the hedgerow will be retained, except for where the access will be provided.

Two detached dwellings will be at the front of the site, one each side of the proposed access. The central part of the development comprises of 2 pairs of semi-detached dwellings on the northern side and 2 detached dwellings on the southern side of the site. At the end of the site (towards the eastern boundary) 2 pairs of semi-detached dwellings are proposed.

The properties are all two storey and will be constructed using red facing brickwork and a flint cobble infill. It is noted that some of the dwellings will have natural timber boarding or painted timber building. Windows or doors will be of an off-white/ivy colour and painted timber, and roof finishing will be a clay pantile. Porches will be constructed in timber, with either a lead finish or a clay plain tile. The properties will have brick quoin detailing, header and cill detailing and have sunken dormer windows.

Landscaping details are included on drawing no. 340-110, which identifies retaining some of the existing trees on the site and the planting of new trees including silver birch, rowan, wild cherry and white beam. The existing hedgerows will be supplemented with the planting of hawthorn, hazel, goat willow, beech and hornbeam.

The original scheme detailed; 2 pairs of semi-detached properties at the entrance to the site, 3 properties (1 pair of semi-detached dwellings and 1 detached) along the northern boundary and 3 properties on the southern boundary and at the end of the cul-de-sac 2 large detached properties. It was considered that this layout was too dense and too particularly formal to be considered acceptable and subsequently the agent has put forward this revised scheme.

The proposal has been accompanied by a Design and Access (DAS) statement that reflects upon the scheme now being able to retain views towards the Conservation Area and the Church, with the properties being limited to a maximum of 2 storeys. Furthermore it has been acknowledged within the DAS that the proposal mainly involves the use of traditional materials, such as flint and red brick and pantiles. A small amount of that timber boarding is proposed, although it is acknowledged that this is not a prevalent material in the Conservation Area.

In terms of the impact upon both the Conservation Area and listed buildings, Historic England has deferred comments to the LPAs conservation officer.

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The Conservation Officer has acknowledged that because of the way the site falls towards the sea, any development on the site will be seen to a certain extent when approaching along Mill Road and so will have some effect on the setting of the CA and the Grade I listed Church of St Mary's, the spire of which can be seen from some distance away.

The officer acknowledges that the principle of development is not an issue (as the site is an allocation) the actual proposed has been the subject of considerable discussion particularly in terms of the way the dwellings are laid out, which is key to the issue in considering whether the proposal causes a level of harm to the significance of both the Conservation Area and Grade I listed Church, that would outweigh the public benefits of the scheme.

The Conservation Officer initially considered that the original layout would be rather urban and not fit in with the rural locality. It has to be acknowledged that given the shape of the site and the need to provide a suitable access from Mill Road, that this partially dictates the subsequent layout. The latest scheme, has been altered and the positioning of the different size/style dwellings have been adjusted to give a less rigid and therefore less urban appearance. All dwellings are basically traditional in appearance and the proposed materials are typical of the village. Landscaping will act to soften the proposed development.

With the spacing between the dwellings increased from that originally proposed, especially in the middle 1/3 of the site and with consideration of ridge heights (which have been reduced from the original scheme) there is a clear sightline of the Church Spire (between plot 12 and plots 2 and 3).

It is concluded that over time with the roofs of the new build blending into the settlement (using clay pantiles to remain in keeping) and the establishment of the landscaping scheme, the impact of the development on the Conservation Area will be limited.

Whilst the Conservation Area Advisory Panel, still prefer to see a less dense scheme on the site by revising the number of dwelling proposed, it must be noted that neither the Conservation Officer nor Advisory Panel object to the scheme.

Conditions can be imposed in regards to a sample panel for the development, sample of the roof tiles and timber boarding and window details for plots 1 and 12 (frontage plots).

### **Impact upon the AONB**

The site lies within the Area of Outstanding Natural Beauty, which is the highest status of protection in regards to landscape. Paragraph 115 of the NPPF, places great weight on conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

Policy 9 of the Brancaster Neighbourhood Plan - Protection and enhancement of the natural environment and landscape requires development to protect, conserve and where possible enhance the natural environment, local landscape and wildlife. New development should not adversely affect the statutory purposes of the AONB.

To aid the LPA in determining the impact of proposals upon wider landscape character, the Council uses the Borough Council's Landscape Character Assessment. In this case Brancaster is contained within C2 "Holme to Brancaster" of the Landscape Character Assessment.

The inherent landscape sensitivities of this includes; - a strong sense of openness within views northwards towards the coast from the higher slopes, distinctive combinations of traditional building materials within small village settlements, coherent and recognisable small-scale density and pattern, open views towards church towers within the villages, a strong sense of place.

The key landscape guidelines:-

- Seek to ensure that potential new small-scale development within villages is consistent with existing settlement pattern, density and traditional built form.
- Seek to promote the use of traditional materials,
- Seek to screen existing settlement edges and potential new small-scale development within the villages with planting, using species appropriate to local landscape character
- Seek to conserve characteristic panoramic, open views northwards across the slopes towards the coast
- Seek to conserve and enhance strongly recognisable sense of place within the area.
- Seek to ensure that any new development avoids prominent skyline locations upon the slopes.

In this regard the proposal has satisfied the requirements of the landscape guidelines. The layout of the site has been revised so that it appears less formalised and urban compared to the original scheme and there is adequate spacing between the properties to limit the mass of the development from distant views to the north of the site. This is a specific requirement of Policy G13.1 of the SADMP. The proposal has been supported by a landscape scheme, drawing no. 340-110, which proposes native trees and hedging along the western and southern boundaries. Conditions are imposed in respect to landscape management and maintenance. The proposal also uses traditional materials found in the locality.

Views of the wider panoramic coastlines are retained from the south of the site, which is higher land than the application site, by virtue of the properties being only two storey in scale.

The Coastal Partnership Officer has no objection to the proposal in terms of its impact upon the AONB.

### **Arboricultural Matters**

The Arboricultural Report in respect to the latest scheme states that the proposal will result in the loss of the existing hedge along the western boundary for access and visibility splay purposes and the removal of 23 trees, 7 which are of good aesthetic value and 16 are of poor condition.

The proposal provides 23 replacement trees (Silver Birch, Rowan, wild cherry, white beam).

The replacement hedge and supplementary hedge along the southern boundary of the site will be proposed native hedging (hawthorn, hazel, goat willow, beech, hornbeam, field maple, holly and privet).

The Arboricultural Officer has reviewed the latest Arboricultural Report and has no objection to the proposal. The development will be conditioned in accordance with the landscape scheme and arboricultural report.

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## **Other Form and Character Issues**

The scale, appearance and layout of the site has already been discussed but it is considered that the proposal does not appear cramped, with each property set back from the service road and still retaining adequate private amenity.

In regards to Policies 1 - Size of houses and Policy 3 of the Brancaster Neighbourhood Plan, the proposal conforms to these as no property size is in excess of 5 or more bedrooms and the dwellings do not occupy more than 50% of the plot coverage.

The boundary treatments initially proposed 1.8m close boarded fencing, 1.2m close boarded and 1.8m woven fencing. Such details have not been included on the latest plan and the agent wishes for these details to be included in a condition.

The southern boundary of the plots 9-12 consist of the existing hedging on the southern boundary of the site which will be supplemented in accordance with the proposed landscape plan.

## **Impact upon Neighbour Amenity**

It is noted that third party objectors are concerned about the properties on the northern boundary causing overlooking, overshadowing and overbearing issues.

It is acknowledged that the site is on higher land than the neighbours to the north (little over 1m). Whilst these properties will be directly south of the neighbours to the north, the nearest proposed property, unit 6, is still 17.6m away from the nearest neighbour to the north. At this distance it is considered that these neighbours will not be detrimentally affected by the presence of these properties. There are no windows in the flanking gables of units 1 and 6 towards the neighbours to the north. Units 2-5 however have habitable room windows at first floor that look towards these particular neighbours. The nearest habitable windows facing the neighbours to the north is on unit 5 to no.4 Saw Mill Road. However this particular window is some 21m away to the flank façade of no.4. The habitable room windows at first floor in Unit 6 would look over the very corner of the front garden to no.6 Saw Mill Road and would be 14m to the boundary of a property in Town Close (neighbour to the north). Overall distance from the windows in unit 6 to the rear façade of this property in town close is 26m, which is acceptable. The properties at the front of the site are separated from those opposite by 16m.

There are no residential properties immediately to the east or south of the site.

The Environmental Health CSNN Officer has recommend conditions in relation to site hours, lighting and details of air source heat pumps. The site hours and additional details of the air source heat pump conditions are considered to be reasonable given that the site is within close proximity to neighbours. A lighting scheme condition could be imposed in respect to any outdoor lighting in communal areas of the site (should any be proposed) but this is not considered to be necessary for neighbour amenity purposes.

## **Highways**

The site will be served by a centrally located, type 6 adopted road, which then leads into an adopted turning head and subsequent private driveway. Each property has off-road parking provision to NCC standards. It is noted that the proposal has, by virtue of revising its layout, deterred residents from parking on Mill Road.

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The proposal involves localised highway widening works of Mill Road, including the provision of a new footpath.

The highways department has no objection to the proposal subject to conditions.

### **Protected Species**

An ecology survey was carried out on the site in 2013, which was updated in 2016 and a further walk over survey conducted in 2017.

The ecology survey of 2016 found that the site was not suitable for reptiles. In regards to bats, the site offers foraging routes rather than specific trees that would be suitable for bats, a lighting condition and the provision of bat roosts in the proposed houses will be required. In terms of nesting birds, the removal of the hedge at the front of the site to accommodate the access and visibility splays will need to be conducted outside of the bird nesting season. The provision of nest boxes on the retained and new tree specimens will enhance the ecological interests of the site.

A further walkover survey has concluded that precautionary approaches for works at the site relating to badger, hedgehogs and great crested newts are in line with the 2013 survey and are still relevant.

Ultimately there is no requirement for an EPS License in respect to the development.

### **Impact upon European Designated Sites**

Natural England has advised that the proposal is unlikely to affect any statutorily affected sites.

### **Affordable housing**

The requirement for Brancaster on a site of this scale is 2 affordable units, that being 2 bed 4 person units. The agent has identified plots 2 and 3 which meet the space requirements. 1 will need to be provided for shared equity and 1 for rent. These units will be secured through the s106 agreement.

### **Drainage**

The LLFA do not wish to pass comment on the application.

The Environmental Health and Housing - CSNN team has no objection to the latest SUDS scheme. The scheme provides individual soakaways and permeable block paving to be used in the construction of the driveways. The soakaways will be 0.8m deep acknowledging that the Environment Agency do not wish to have deep infiltration of soakaways i.e greater than 2m below ground level as it could cause potential ground water contamination issues.

The future management of the surface water drainage scheme, outside of the area to be adopted by NCC highways but contained within the private driveway will be governed by a Management Company. An annual maintenance charge will apply to plot owners to ensure the maintenance and repair of these soakaways. Where the soakaway is contained within the plot, the maintenance and repair will be the individual owner's responsibility.

The agent has confirmed that the proposal is not for deep infiltration of soakaways.

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Anglian Water has confirmed that there is capacity in the foul water network.

### **Other Material Considerations**

The Historic Environment Service pre-application responses have confirmed that there are no archaeological implications with this site.

The Environmental Health - Environmental Quality team has no objection to the proposal.

### **CONCLUSION**

This application site has been allocated for residential development in the Site Allocation Plan, Policy G13.1 - Brancaster - Land to the east of Mill Road. The development proposes an additional 7 dwellings above the site allocation of a minimum of 5 dwellings, giving a total of 12.

It is your officer's opinion that the revised scheme has achieved the requirements of Policy G13.1, and is an acceptable scheme.

In terms of design, in particular it's massing and materials have been carefully considered in the revised scheme. The appearance, scale and layout of the development has result in a development that causes little harm to the character of the adjacent Conservation Area and setting of the Grade I listed Church. For the same reasons and coupled with the landscaping scheme, the character of the AONB has been conserved.

Notwithstanding that the site is over 1m higher than the neighbours to the north, the relationships to neighbouring properties are acceptable, given the distances and angles of windows.

The proposal has no highway issues and indeed provides a public benefit through the widening of Mill Road and additional footpaths towards the village centre.

There are no ecological, drainage or arboricultural issues that cannot be addressed by condition and affordable housing provision secured through the s106.

In summary therefore, the public benefits of this scheme on a site allocated for housing in the Site Allocations plan, outweighs any limited harm to the setting of the adjacent conservation area and nearby church.

The proposal is therefore recommended to be approved subject to the following conditions.

### **RECOMMENDATION:**

A) **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.

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- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
- Unit 1 Proposed Plans and Elevations dwg no. 340-101 dated January 2018
  - Unit 2 and 3 - Proposed Plans and Elevations dwg no. 340-102 dated January 2018
  - Unit 4 and 5 - Proposed Plans and Elevations dwg no. 340-103 dated January 2018
  - Unit 6 and 7 - Proposed Plans and Elevations dwg no. 340-104 dated January 2018
  - Unit 8 and 9 - Proposed Plans and Elevations dwg no. 340-105 dated January 2018
  - Unit 10 - Proposed Plans and Elevations dwg no. 340-106 dated January 2018
  - Unit 11 - Proposed Plans and Elevations dwg no. 340-107 dated January 2018
  - Unit 11 - Garage dwg no. 340-108 dated January 2018
  - Unit 12 - Proposed Plans and Elevations dwg no. 340-109 dated January 2018
  - Proposed Site Plan dwg no. 340-110A dated February 2018
  - Proposed Site Plan dwg no. 340-200A dated February 2018 in so far as offsite highway improvement works only.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Before the first occupation of the dwelling hereby permitted the following windows shall be fitted with obscured glazing and any part of the window 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.
- Plot 1 - Bathroom and En-suite on west elevation at first floor
  - Plot 2 - Bathroom on north elevation at first floor
  - Plot 3 - Bathroom on north elevation at first floor
  - Plot 4 - Bathroom and En-suite on the north elevation at first floor
  - Plot 5 - Bathroom and En-suite on the north elevation at first floor
  - Plot 6 - Bathroom and En-suite on the west elevation at first floor
  - Plot 7 - Bathroom and En-suite on the west elevation at first floor.
  - Plot 8 - Bathroom and En-suite on the west elevation at first floor.
  - Plot 9 - En-suite windows on the west elevation at first floor
  - Plot 10 - Bathroom and En-suite windows on the north elevation at first floor
  - Plot 11 - Bathroom window on the east elevation at first floor and en-suite window on the east elevation roofslope.
  - Plot 12 - Bathroom window on the east elevation at first floor and en-suite on the west elevation at first floor.
- 3 Reason: To protect the residential amenities of the occupiers of nearby property.
- 4 Condition: No development shall commence on any external surface the dwellings hereby approved until a sample panel of the materials to be used for the external surfaces of the dwellings hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 5 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the tile and timber boarding materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 6 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 7 Condition: No works shall be carried out on roads, footways, foul and surface water drainage, until such details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.
- 7 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 8 Condition: Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 8 Reason: To ensure satisfactory development of the site.
- 9 Condition: Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 59 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 9 Reason: In the interests of highway safety.
- 10 Condition: Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 10 Reason: To ensure adequate off street parking during construction in the interests of highway safety.

This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

- 11 Condition: No works shall commence in respect to the off-site highway improvement works as indicated on drawing number 340-200 (provision of a footpath), until a further detailed scheme in respect to such works has been submitted to and approved in writing

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by the Local Planning Authority. The off-site highway improvements shall be completed prior to the first occupation of any dwelling hereby approved .

- 11 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 12 Condition: No process in relation to site clearance or construction shall be carried out at the site between the hours of 0730 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays. No deliveries shall be taken at or dispatched from the site, and no use of fixed plant or mobile plant machinery shall not occur before 0800 hours on weekdays.
- 12 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 13 Condition: The development hereby approved shall be carried out in accordance with the Surface Water Drainage Strategy, job no. 22600 Revision A, dated February 2018. The surface water drainage scheme shall be maintained, managed and retained in accordance with this strategy.
- 13 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 14 Condition: Prior to the installation of any street lighting, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 14 Reason: In the interests of safeguarding protecting species in accordance with the wildlife countryside act.
- 15 Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the sound power levels of the proposed unit(s), the distances from the proposed units to the boundaries with neighbouring dwellings, and provide details of anti-vibration mounts, or noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 15 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 16 Condition: Any removal of trees, hedge, and scrub shall be carried out between September to February inclusive. Should removal of such features be required outside of this period then a bird nesting survey will be required to be submitted to and approved in writing by the Local Planning Authority, prior to the removal of such features. The results of the survey shall provide for any mitigation (including the method of any external lighting on site)/ enhancement measures appropriate to the extent of any breeding bird populations recorded in order to minimise the impact of the development upon such birds both during construction and upon completion. A

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timetable for the implementation/completion/maintenance of the mitigation / enhancement works shall also be submitted with the results. The mitigation/enhancement works shall be completed and maintained in accordance with the agreed details and timetable other than with the prior written approval of the Local Planning Authority or where a different mitigation scheme or timetable scheme is required.

- 16 Reason: In the interests of safeguarding protected species in accordance with the NPPF.
- 17 Condition: Notwithstanding details received in the ecology studies and addendums received, prior to the installation of bird boxes details of the provision of such bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the scale, siting and appearance of such boxes and a timetable to be agreed for their installation. The development shall be carried out in accordance with the agreed details and timetable unless otherwise agreed in writing by the Local Authority.
- 17 Reason: In the interests of safeguarding protected species in accordance with the NPPF.
- 18 Condition: Prior to the first occupation of the dwellings hereby approved, the provision of access points for bats (bat roosts) in units 1,9,11 shall be carried out in accordance with figure 5 of Torc Ecology Addendum Report (Rev 1) dated March 2016.
- 18 Reason: In the interests of safeguarding protected species in accordance with the NPPF.
- 19 Condition: The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 19 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 20 Condition: A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of any part of the buildings or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
- 20 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 21 Condition: Notwithstanding details received prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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21 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

B) **REFUSE** in the event that the Section 106 agreement is not completed within 4 months of the date of this Committee meeting, on grounds of failure to secure affordable housing provision.



**AGENDA ITEM NO: 8/2(i)**

<b>Parish:</b>	Old Hunstanton	
<b>Proposal:</b>	Single storey rear extension, loft conversion with dormer windows and roof lights, internal alterations and external alterations including cladding and windows	
<b>Location:</b>	Sea Haven 7 Wodehouse Road Old Hunstanton Hunstanton	
<b>Applicant:</b>	Mrs Rachel Allpress	
<b>Case No:</b>	17/02093/F (Full Application)	
<b>Case Officer:</b>	Mr M Broughton	<b>Date for Determination:</b> 5 January 2018 <b>Extension of Time Expiry Date:</b> 9 March 2018

**Reason for Referral to Planning Committee** – Called in to the Planning Committee by Councillor Bower.

**Neighbourhood Plan:** No

### Case Summary

The land is situated on the south side of Wodehouse Road, Old Hunstanton, 110m west of Waterworks Road and 90m east of Ashdale Park and within the settlement boundary of the village.

The application seeks a single storey rear extension, loft conversion with dormer windows and roof lights, internal alterations and external alterations including cladding the rear extension and replacing windows

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan (SADMP) 2016 are relevant to this application

### Key Issues

Principle of development  
Form and character of the locality  
Scale and design  
Residential amenity  
Other considerations

### Recommendation

**APPROVE:**

## THE APPLICATION

The land is situated on the south side of Wodehouse Road, Old Hunstanton, 110m west of Waterworks Road and 90m east of Ashdale Park and within the settlement boundary of the village.

The site comprises a detached and elongated bungalow with integral single garage incorporated in the west elevation and conservatory to the rear south elevation. It is generally aligned with the adjacent houses. The façade (red) brickwork is painted grey, the openings in white upvc and the roof tiles are brown and of the concrete interlocking type. It has a central chimney exposed from the east / west roof pitch and a wood burner flue protruding from the western (hipped) roof plane.

The 10m width of brick weave frontage provides parking and turning and is bordered, save access point, by a low wall at the footpath edge. On east and west side neighbouring boundaries there is 2/3m mixed hedge. The elongated rear garden is bound by hedge or fence at minimum height 2m, with the hedge prominent on the western boundary with the neighbouring dwelling 'Sealand'.

The application seeks to remove the conservatory, chimney and flue and thereafter construct a single storey rear extension with chimney stack, the latter to serve the interior, as a replacement for those existing, and the exterior. The works include a loft conversion with dormers (3 inverted giving the appearance of roof lights and 1 exposed to serve the new internal stairway) to the front roof plane, 3 roof lights to the rear roof plane, internal and external alterations, including replacement windows. The proposal would, effectively, create a 1½ storey dwelling.

The application has been specifically amended two fold since submission with the exclusion of timber cladding and a complete new zinc roof.

- Materials: the existing brick work is retained and matching brick used for infill areas. The roof will be tiled with natural grey slates. The use of zinc for roofing will be restricted to the single storey rear extension. An alternative anthracite style of brick is proposed for the areas of rear extension including the proposed chimney.
- Chimney cowl: The installation of a cowl like header to the new chimney has been proposed to assist with smoke dispersion in an upward direction.
- Prior to any installation, further technical data would be required to the satisfaction and written approval of the LPA and CSNN

## SUPPORTING CASE

The Agent has submitted a 'design and access statement' and comments on the aims of the application:

- Improve the appearance of the bungalow from the street frontage, define the entrance and generally upgrade the building - including thermal performance. Care has been taken in assessing the impact of the building on the site and the ridge height has been carefully considered to improve the street frontage whilst ensuring no adverse impact on neighbours. A new dormer is located on the street frontage to provide natural light to the new hall and to provide definition above the new entrance.



- The new rear extension is single storey and vaulted internally. The roof is hipped adjacent to the nearest boundary to minimize any impact. The ridge is lower than that on the existing building. The proposed eaves height from finished floor level is just 2.25m. This ensures no adverse over shadowing, loss of daylight or amenity to adjacent properties.
- Maintain distances between neighbouring buildings - to ensure there is no unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The proposal will not necessitate any external lighting.
- Retain existing access and parking arrangements - to ensure no adverse impact on the area in terms of street scene or on-street parking provision and retain and improve landscaping and boundary treatment.

As detailed on the amended plans, the existing facing brickwork is retained and matched where infill is required and natural grey slates will be applied to the existing areas of roof. Anthra Zinc standing seam will finish the roof plane of the proposed single storey rear projection. The choice of zinc allows for a durable and traditionally crafted finish. A chimney cowl could sit above the horizontal cap of the chimney detail to create an upward draught.

The design approach is culturally and aesthetically appropriate. Given the stylistic varied nature of the location, it can be argued that our low-key approach is relevant. The proposals should be considered to be an appropriate form of sustainable development and a positive upgrade of an existing dwelling providing an energy efficient modern family home.

**PLANNING HISTORY** None recent

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECTION:**

The proposed zinc tiles to the new roof should match the existing tiles.

The chimney is being moved from the east side of the building to the west side and as such would be positioned directly outside the bedroom and living room windows of No.9. No mention is made of this in the Design and Access statement

The increased roof height will cause further loss of light to No.9.

The Design Strategy 4.1.4. refers to maintenance of distances between the neighbouring buildings to ensure no unreasonable pollution or visual intrusion. As there is little distance between the properties not only will there be visual intrusion and possible pollution, but certainly a great deal of loss of light to No.9.

### **NCC Highways Authority: NO OBJECTION:**

No changes are proposed to the existing access arrangement and 4 parking spaces are shown on the proposed site layout. (Condition applies to parking layout)

### **Arboricultural Officer: NO OBJECTION:**

### **Community Safety and Neighbourhood Nuisance CSNN: NO OBJECTION:**

The concerns re the potential for fumes/odour are noted. Revised plans show the relationships of the dwellings either side of the site. It would be difficult to substantiate an objection given the prevailing wind direction for the district and based on neighbouring dwellings, which also have chimneys, although the termination heights of these vary.

A capping design if added would allow discharge upwards, rather than being directed out to the sides. In terms of visual amenity – no objection to the suggested ‘Turbowent’ design. Suggested condition: Technical detail on this device should be attained and agreed re smoke dispersion

**Environmental Quality: NO OBJECTION:**

Officer response: Comments of the CSNN Officer are acknowledged. The suggested design for a capping device will draw smoke up the chimney and may well be acceptable providing smoke dispersion. Technical details to be supplied and agreed

**REPRESENTATIONS**

**TWO OBJECTIONS** have been received:

Improvement of Seahaven is desirable. It was originally designed and built as a very low single-story bungalow for a relative (of Sealand) in order that there would be minimum impact on Sealand (west).

Its 2 storey appearance and overall increase in scale, ridge height and angle of pitch will impact on Sealand (2 metres separation) as will a very tall and wide chimney to the rear, serving internal and external (BBQ) fires.

The main, ground floor reception room bay window at Sealand is almost level with the bottom of the roof of Seahaven. The roof then slopes away at an angle of approximately 20 degrees whilst the new plans appear to have a roof pitch of approximately 40 degrees.

- The heightened roof ridge and increased pitch is unduly dominant and obtrusive and would have an adverse impact on Sealand as it would overshadow, affect light and be visually overbearing and ugly especially from the ground floor main reception room and master bedroom and is very close to the neighbouring property. It is out of keeping in the area.
- The roof height is obtrusive and overwhelming on the appearance of both properties from the street view creating a joined effect.
- Possible fumes, smoke, odours and use (noise) from a chimney with indoor and outdoor fireplaces close to the boundary may enter the windows of Sealand and cause noise disturbance and significant harm to Sealand’s amenities (visual intrusion, loss of outlook and loss of daylight).
- Additional parking pressures on a road that already gets very congested during the high season.
- This application in itself would probably be acceptable if it were on a much larger plot but where it is proposed is in a residential street where the properties are already built close to the boundaries.

## **LDF CORE STRATEGY POLICIES**

**CS08** - Sustainable Development

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

## **PLANNING CONSIDERATIONS:**

Key Issues:

- Principle of development
- Form and character of the locality
- Scale and design
- Residential amenity
- Other considerations

### **Principle of development:**

Nationally, the NPPF (sections 56-66) seeks a high standard of design that takes the opportunity to improve an area.

In terms of the KLWNBC Core Strategy 2011:

- Policy CS08 states that good design is a key element of sustainable development, but should not be to the detriment of the character or surrounding area or landscape.
- The King’s Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan (SADMP) 2016 Policy DM 15 – (Environment, Design and Amenity) is particularly relevant and advises that:
- Development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development and will be assessed against a number of factors. Furthermore, the scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.

- Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.
- Development proposals should demonstrate that safe access can be provided and adequate parking facilities are available.

This application seeks to construct a single storey rear extension with an external chimney stack. The loft conversion includes the installation of dormer and velux windows.

The main issues in relation to the determination of this application are whether the proposal is in harmony with the existing building, whether it will be of detriment to the visual amenity of the area and whether it will be of detriment to the amenity of neighbours.

In principle the application is considered acceptable, subject to other material considerations

### **Form and character of the locality:**

Wodehouse Road is characterized by large detached, bespoke dwellings, some of which have been extended in various styles over the years. Designs comprise 1½ storey, but mostly two storey, dwellings on both sides of the road in this location, with regular plots and a uniform forward building line on the south side. Plots on the north side of the road are irregular in shape and include some new builds. Red brick, white render, natural slate, red pantiles, dormers and various chimneys are clearly apparent in the varied designs of dwellings forming the street scene.

The site comprises a detached, elongated bungalow orientated east to west. It is the only one in the immediate street scene – with a family history connected with the adjacent (west) 1½ storey detached dwelling ‘Sealand’. The bungalow is of age and although it’s base level is lower than its neighbour (Sealand No 9); its garden maintains the levels of No 9.

Adjacent to the site (east) is a 1½ storey detached dwelling (No 5 Wodehouse Road) with an apparent square base, an equally hipped roof and a bold, flat topped chimney protruding from the central point. It has roof dormers to both sides, with a balcony leading out (north) from a front dormer. It has been extended on its western flank with an elongated single storey extension. The building is rendered in white with some red brick detailing and has flat red tiles. It is an individual dwelling and elsewhere in Old Hunstanton has been described as a ‘peppercot house’.

To the west is a 1½ storey detached dwelling (Sealand No 9 Wodehouse Road) which has a 2 storey element (including garage) protruding on its western flank. The main structure is gable ended and orientated north to south. The building is mostly white rendered with natural grey slates for the roof.

This dwelling has dormer windows and a chimney in the roof plane and a rounded bay window and two other windows on its eastern elevation

There is a 2m minimum height mature hedge on the western boundary between the site No 7 and No 9 (Sealand - west). There is an approximate 4m separation gap between the western flank wall of No 7 and the eastern flank wall of No 9

### **Scale and design:**

The proposal seeks to upgrade the facade of an aged bungalow, construct a single storey rear extension and effectively create a 1 ½ storey dwelling with a loft conversion to create a first floor bedroom (western end) with a storage area. The existing height of the ridge is 4.5m. The revised roof identifies eaves at 2.25m from finished floor level, the east to west roof pitch at 5.2m, with the pitch of the hipped, western end element at 6.2m. The chimney attached to the rear of the latter is at 7.6m high.

The new external chimney stack replaces an existing chimney and a wood-burner flue, the latter on the western roof plane of the dwelling. The street scene provides a vast mix of chimneys, some of which are prominent and specifically that on the adjacent dwelling east (No 5). The introduction of this chimney accords with the desired contemporary elements to the rear of the dwelling. From a street point of view, its height is lessened by the revised roof pitch and is considered acceptable to the streetscape.

The issue of materials has been addressed in this application in order to retain a façade in overall keeping with the street scene. The contemporary appearance to the new rear facing projection will be out of view to the passer-by. The insertion of a dormer to the front plane, although contemporary in design, is acceptable and in keeping with the range of mixed dormers viewed on other dwellings in the street, including the neighbouring dwellings.

The scale and design is considered acceptable, proportionate to that existing and, overall, in terms of visual appearance, an improvement to the dwellings street presence, given the aforementioned bespoke designs forming the street scene

### **Residential amenity:**

This project is of concern to the neighbour dwelling at No 9 in relation to residential amenity.

No 9 currently has a relatively unobscured eastern view across the rear garden of No 7 from windows at ground and first floor levels on its eastern elevation.

There exists a 2m minimum height mature hedge on the western boundary between the site No 7 and No 9 (Sealand - west). There is an approximate 4m separation gap between the western flank wall of No 7 and the eastern flank wall of No 9.

The elevational plan (drawing 360-A-E-00 REV A) based on the layout of No 7 identifies, as a shadowed back-drop, the outline of No 9 Sealand which identifies the ridge of that dwelling at 8m high, thus 1.8m above the highest ridge level of the proposed extension.

Notwithstanding the different levels associated with these dwellings, and the addition of a chimney stack, the existing rear wall of No 7 is not extended in depth. The eaves height from finished floor level is 2.25m and, whilst the pitch of this area of the development rises, the proposal has a hipped western roof plane and this will minimize any impact on No 9 in terms of being overbearing. Given orientation, there are no concerns of overshadowing and there are no 'outward' overlooking windows which would cause loss of daylight or amenity to adjacent properties.

Whilst the existing format is noted, there is no right to a view and the proposal overall is unlikely to be of detriment to the amenity of neighbours, and certainly not such that it would warrant a refusal.

### **Other considerations:**

There are no known issues affecting the site relative to Crime and Disorder

### **CONCLUSION:**

Extending and updating a property is in principle acceptable. The proposed site layout is considered acceptable in terms of scale and design and is proportionate in layout, access and parking to accommodate the extension and alterations, whilst retaining the level of amenity afforded to the neighbouring dwellings.

Although contemporary design features are proposed on this dwelling this is acceptable given the variety of properties in this area.

The proposal therefore accords with guidance on design in the NPPF 2012, and relevant policies of the Development Plan

In the light of National Guidance, Development Plan Policies and other material considerations, it is recommended that this application be approved

### **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:
  - Elevations – drawing 360-A-E-00 REV A with street perspective - drawing 360-A-3D-00 REV A – receipt dated 15/02/18
  - Block plan, ground and first floor layout - drawing 360-A-P-00 REV A – receipt dated 15/02/18
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the commencement of the use hereby permitted the proposed access & on-site car parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety, in accordance with NPPF 2012
- 4 Condition Notwithstanding the chimney cowl details submitted on 19/02/18, prior to the construction of the chimney element of this application, full details of a chimney cowl or like device, capable of dispersing smoke in an upward direction, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be

constructed in accordance with the approved scheme, prior to any use of the chimney, and thereafter retained in perpetuity.

- 4 Reason In the interests of residential amenity, in accordance with the NPPF 2012