

Borough Council of
**King's Lynn &
West Norfolk**



Planning Committee

Agenda

**Monday, 3rd July, 2017
at 9.30 am**

in the

**Assembly Room
Town Hall
Saturday Market Place
King's Lynn**



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

PLANNING COMMITTEE AGENDA

Please note that due to the number of applications to be considered it is proposed that the Committee will adjourn for lunch at approximately 12.30 pm and reconvene at 1.10 pm.

Please ensure that all mobile phones are switched to silent

DATE: Monday, 3rd July, 2017

VENUE: Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

TIME: 9.30 am

1. APOLOGIES

To receive any apologies for absence and to note any substitutions.

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 5 June 2017 and the Reconvened Meeting held on 7 June 2017 (to follow).

3. DECLARATIONS OF INTEREST

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

4. URGENT BUSINESS UNDER STANDING ORDER 7

To consider any business, which by reason of special circumstances, the Chairman proposes to accept, under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before the meeting commences.

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

To receive the Schedule of Late Correspondence received since the publication of the agenda.

8. INDEX OF APPLICATIONS (Pages 6 - 7)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 8 - 100)

To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

9. DELEGATED DECISIONS (Pages 101 - 138)

To receive the Schedule of Planning Applications determined by the Executive Director.

To: Members of the Planning Committee

Councillors A Bubb, Mrs S Buck, C J Crofts, Mrs S Fraser, G Hipperson, A Morrison, T Parish, M Peake (Vice-Chairman), Miss S Sandell, Mrs V Spikings (Chairman), M Storey, D Tyler, G Wareham, Mrs E Watson, A White, Mrs A Wright and Mrs S Young

Site Visit Arrangements

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Thursday, 6 July 2017** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chairman, items may not necessarily be taken in the order in which they appear in the Agenda.
- (2) An Agenda summarising late correspondence received by 5.15 pm on the Thursday before the meeting will be emailed (usually the Friday), and tabled one hour before the meeting commences. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 30 June 2017**. Please contact Planningadmin@west-norfolk.gov.uk or call (01553) 616443 to register.

For Major Applications

Two speakers may register under each category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for five minutes

For Minor Applications

One Speaker may register under category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for three minutes.

For Further information, please contact:

Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

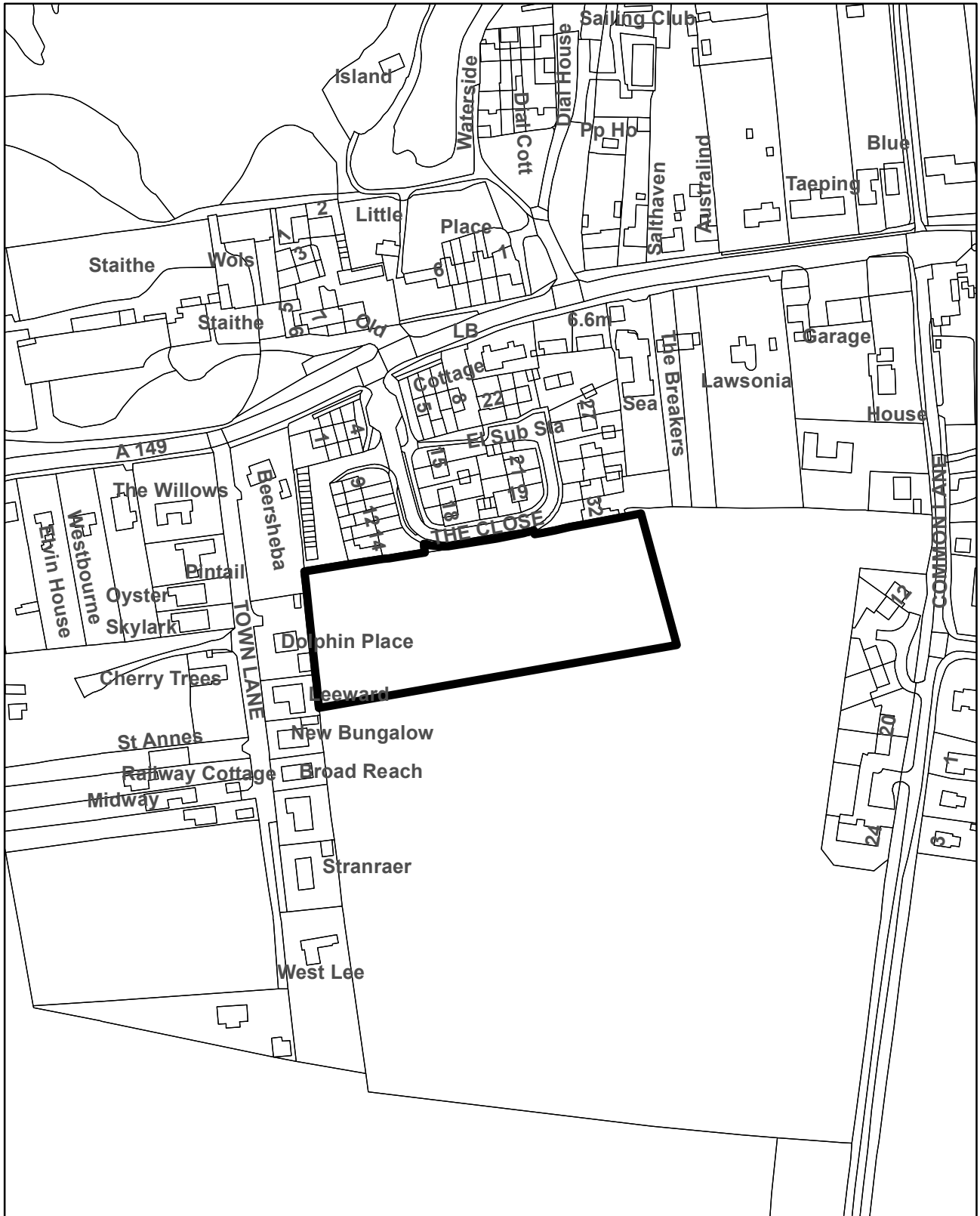
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 3 JULY 2017**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	16/02140/FM Land South of 14 to 32 and East of Dolphin Place Town Lane The Close Brancaster Staithe Proposed construction of new residential dwellings, roads, open space and associated landscaping.	BRANCASTER	APPROVE	8
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/2(a)	17/00825/F 33 Church Road Demolition of existing flat roof rear extension and side 2 storey pitched roof element and construction of new 2 storey pitched roof side and rear extension with detached garage.	FLITCHAM	APPROVE	31
8/2(b)	17/00735/F Sandy Ridge Broadwater Road Variation of Condition 10 of planning permission 16/00323/F (replacement dwelling): To amend previously approved drawings.	HOLME-NEXT-THE-SEA	APPROVE	45
8/2(c)	17/00466/F 99 South Beach Road Removal of Condition 16 of planning permission 16/01550/F to allow 12 months unrestricted occupancy.	HUNSTANTON	REFUSE	57
8/2(d)	17/00666/F Kiosk at North Promenade Placement of Kiosk.	HUNSTANTON	APPROVE	68
8/2(e)	17/00144/F The Gin Trap 6 High Street Single and half storey side extension.	RINGSTEAD	APPROVE	77

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/2(f)	17/00145/LB The Gin Trap 6 High Street Listed building application for single and half storey side extension	RINGSTEAD	APPROVE	88
8/2(g)	16/02007/O The Limes Rudham Road Outline Application: erection of two new single storey dwellings	SYDERSTONE	REFUSE	94
8/2(h)	17/00777/O Land rear of Oakland Lodge (Fronting Common Road) Lynn Road Outline planning application for single building plot for two storey detached dwelling.	WEST WALTON	REPORT TO FOLLOW	

16/02140/FM

Land South of 14 To 32 And East of Dolphin Place Town Lane
The Close Brancaster Staithe



1:2,500

Parish:	Brancaster	
Proposal:	Proposed construction of new residential dwellings, roads, open space and associated landscaping	
Location:	Land S of 14 To 32 And E of Dolphin Place Town Lane The Close Brancaster Staithe Norfolk	
Applicant:	Fleur Hill LLP	
Case No:	16/02140/FM (Full Application - Major Development)	
Case Officer:	Mrs K Lawty	Date for Determination: 16 March 2017 Extension of Time Expiry Date: 3 November 2017

Reason for Referral to Planning Committee – called in by Councillor Mrs Watson, the views of Brancaster Parish Council are contrary to the officer recommendation.

Case Summary

The site is located on the southern side of The Close at Brancaster Staithe, which is accessed off the southern side of the main A149 running through the village.

The site is currently arable agricultural land and extends to 0.7 hectares. There are hedge boundaries around two sides of the site to the north and west. Undeveloped arable farmland is to the south, with existing residential development to the north in The Close and to the west, accessed from Town Lane. There is more arable land to the east between the nearest residential development in Common Lane.

The land levels change across the site and the land is of grade 2 agricultural quality.

The form and character of the residential development in The Close comprises mainly of two storey, runs of terraced and semi-detached properties. Town Lane is characterised by detached dwellings of various designs.

The site is within the Area of Outstanding Natural Beauty.

The site is an allocation for Brancaster Staithe under Policy G13.2 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 10 dwellings on 0.7ha.

The application is for full planning permission and seeks planning permission for proposed residential development of 12 dwellings with access off The Close. During the course of the application the site boundary has been amended to follow that of the allocated site shown in Policy G13.2.

Key Issues

Principle of Development
Impact upon AONB and Visual Amenity
Form and character

Highway impacts
Impact upon Neighbour Amenity
Trees and Landscape
Ecology
Affordable Housing
Open Space
Flood Risk and Drainage
S106 matters
Other Material Considerations

Recommendation

(A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 4 months of the date of resolution to approve:

(B). In the event that the S106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, habitat mitigation fee, maintenance and management of public open space, SUDS design and maintenance.

THE APPLICATION

The site is located on the southern side of The Close at Brancaster Staithe, which is accessed on the southern side of the main A149 running through the village.

The site is currently arable agricultural land and extends to 0.7 hectares. There are hedge boundaries around two sides of the site. Undeveloped arable farmland is to the south, with existing residential development to the north in The Close and to the west, accessed from Town Lane. There is more arable land to the east between the nearest residential development in Common Lane.

The land levels change across the site and the land is of grade 2 agricultural quality.

The form and character of the residential development in The Close comprises mainly of two storey, runs of terraced and semi-detached properties. Town Lane is characterised by detached dwellings of various designs.

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The application is for full planning permission and seeks planning permission for proposed residential development of 12 dwellings with access off The Close.

Initial plans showed the application site boundary extending beyond the site allocation boundary. Amended plans have since been submitted to pull the site boundary in line with that of the site allocation.

The number of dwellings remains the same; 12 units with 10 market houses and 2 affordable units. 9 of the units are 2 and 3 bedroom homes and 3 units are 4 bedroom homes. The

dwellings are shown to be 1.5 or 2 storey in height and are a mixture of terraced, semi-detached and detached properties.

SUPPORTING CASE

The applicant has submitted this statement in support of Application 16/02140/FM and addressing comments/objections:

'This proposal is in full accordance with the Borough Councils adopted Local Plan and the allocation G13.2 for at least 10 dwellings on the application site. The Parish Council state the application does not comply with the Brancaster Parish Neighbourhood Plan (BPNP), however do not state where it fails. The BPNP policies considered to apply to the development are:

- Policy 1: Size Of Houses - The provision of smaller dwellings (those with one two or three bedrooms) will be encouraged. New dwellings should be a maximum of two storeys in height. Care and consideration should be given to retaining the views within, and of, the Area of Outstanding Natural Beauty, the Conservation Area, and listed buildings. COMPLY -The dwelling mix comprises 75% (9 out of the 12) of 2 and 3 bed homes.
- Policy 2: Design, Style and Materials - Any new dwelling, redevelopment or extension to a dwelling in the area should be carefully designed to blend in with adjacent properties and areas to maintain the character of the village. The use of traditional materials, especially those sourced locally, and of low ecological impact materials and techniques is to be encouraged. COMPLY
- Policy 3: Footprint For New and Redeveloped Dwellings - New, redeveloped and extended residential buildings should occupy no more than 50% of the plot unless the setting of a listed building, or the character and appearance of the conservation area, would be better conserved by higher plot coverage. COMPLY
- Policy 4: Parking Provision - New dwellings should normally provide a minimum of 2 off-road parking spaces. The need for more spaces will be based on the views of the Highway Authority. Proposals for apartments providing communal provision will be assessed separately in consultation with the Highway Authority. COMPLY – The number of parking spaces meets the minimum standard in the NP and in areas exceed.
- Policy 8: Protection Of Heritage Assets and Views - The siting of new buildings shall have due regard for, and respect the setting of, designated heritage assets. Any listed buildings should be appropriately conserved to maintain the buildings, its features and setting. Developments will be expected to preserve or enhance the character, appearance and views of the Brancaster Conservation Area with regards to the built/cultural heritage. COMPLY
- Policy 9: Protection And Enhancement of the Natural Environment and Landscape - Development will protect, conserve and where possible enhance, the natural environment, local landscape and wildlife. New development should not adversely affect the statutory purposes of the Area of Outstanding Natural Beauty. COMPLY

Highway Matters – Concerns have been raised locally about the width and specification of The Close and parking at peak times. These issues have been put to the Highway Authority on a number of occasions and they have been consulted twice formally on the application by BCKLWN. NCC Highways do not object to this application.

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Affordable Housing – Many comments have been made about affordable homes. Local people and the Parish Council state 3 bed homes are required, Karl Patterson of BCKLWN has confirmed the need is for 2 bed homes and happy with the mix provided. The number of affordable homes meets adopted policy.

This proposal delivers the allocation made by BCKLWN and has no objections from any statutory consultees.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: OBJECT - not compatible with our Neighbourhood Plan.

- The development of yet more holiday/second homes is not acceptable as it is affordable homes for local people that are needed.
- There is a potential traffic problem with possibly 30 extra vehicles/boat trailers accessing the site.
- The A149 is adjacent, with the harbour to the north, which is extremely busy in the summer months. There is no extra parking facility anywhere in the area so pavements are usually obstructed and pedestrians put at risk.
- The access to this new development appears to be narrow and straight, encouraging speeding.
- No paths or pedestrian pavements appear to have been provided.

Highways Authority: NO OBJECTION (amended plans) - conditionally

Lead Local Flood Authority: NO COMMENTS

Environmental Health & Housing - Environmental Quality: NO COMMENTS regarding contaminated land or air quality. Groundwater protection and potential pollution of controlled waters is the responsibility of the Environment Agency and their advice should be sought on this

Environmental Health CSNN: NO OBJECTION - conditionally

Housing Enabling Officer: NO OBJECTION - conditionally

Natural England: NO OBJECTION– subject to appropriate mitigation being secured

Norfolk Coast Partnership: Initial concerns addressed by the boundary being moved. Local concern about the issue of second homes and the associated problems of infrastructure, and how it impacts the local community in the AONB are noted. However, this is out of our control and therefore is not something we can object to solely for this reason.

In terms of visual impact on the AONB this would be fairly low and localised being adjacent and behind existing development. The green infrastructure at the front of the development would be a welcome recreational space and I fully support Natural England's views that this should be enhanced with native planting, dog bins and bat and bird boxes delivered through planning conditions. The 2014 to 2019 AONB Management Plan policies that underpin this response are PB3, PB5, PC6 and PR3.

Arboricultural Officer: NO OBJECTION

Greenspace Officer: NO OBJECTION but made comment re: management of open space

REPRESENTATIONS

Sir Henry Bellingham MP has forwarded comments from third parties within his constituency.

Representations from 35 addresses (some multiple submissions) received referring to the following:-

Does not accord with policy:-

- The Brancaster Neighbourhood Plan states that second/holiday homes are not desirable and this should be refused unless there are enforceable covenants that the units are sold as permanent residences for 10 years minimum as per St Ives in Cornwall.
- The proposed development does not conform to recommendations in the Village Plan regarding type and size of house required; being properties which do not provide housing which is affordable for people working locally
- Proposed development falls outside the land allocated for residential development
- There is ample space within the allocated site G13.2 to meet the stated ambition of 12 homes, whilst incorporating public areas of green landscaping as currently envisaged
- It will only serve to deliver even more second homes and holiday lets, neither of which are needed in Brancaster Staithe
- The proposal provides very little in the way of affordable housing;
- Houses too big and extensive; not affordable
- the house prices aimed at 2nd home owners are clearly at odds with the stated NP desire to "sustain a year-round community".
- To meet the policy requirements the developer could reduce the various over-sized houses/plots. Building appropriately sized houses, rather than unnecessarily large ones, would also help the proposal accord with the Brancaster Council Neighbourhood Plan
- Second homes do not provide a balance of employment and village services are being lost
- The Brancaster Parish Neighbourhood Plan states that (3.2) "there is the need to sustain a year round community" and that the Borough Core Strategy (6.5.2) "will seek to sustain rural communities". How does this proposal align with the Core Strategy?

Form and character:-

- These new houses are overbearing, overlooking, disturb, characterless and cause an issue to the highway.
- The houses are out of character with the houses in The Close or Town Lane and too many that they will be overbearing compared to what is already here

Highways issues:-

- The residents of this part of the village suffer recurring summer parking problems especially around the entrance and exit road off the A149 to the Close, it regularly

compromises pavement users and drivers safety and simply by reverting to a 30mph limit would not solve this issue

- The proposed access to the development is through The Close and onto the A149 on a very difficult corner with poor visibility where visibility is blocked through parked vehicles
- The reduction of the speed limit will cause more problems with overnight parking on the road and there is not enough street lighting to make this safe
- Please review accident records there has been three in the village from parked cars with no lights in the past 18 months. Pulling out of The Close is a risk and the reduction of speed limit will not help as this will still be dangerous
- Double yellow lines not wanted on the A149 and will create a dangerous situation as the parked cars are a form of traffic calming
- The amount of traffic in the Close is already heavy in the sailing/summer season.
- The lower speed limit will have little or no affect as the road is already so narrow and tight that cars have to crawl round.
- The building traffic will add to the congestion – children and the elderly will be put at risk with the lorries etc.

Landscaping/Ecology:-

- The revised plans will now chop off the end of our garden to straighten the road into the development. We have maintained this since 1987 and it contains a small coppice of trees to be felled
- The development has the potential to adversely impact upon the high landscape value views from Barrow Common. The scheme should look to intensify the landscaping to the southern boundary of the site to lessen this impact as the current proposals are inadequate.
- Would like reassurance that boundary hedge will remain in place
- Two pairs of Tree Sparrows (*passer montanus*) have nested successfully along the northern boundary to the proposed development site for the past 10 years at least. This species is on the UK RED LIST and I fear that this development will drive them from this area.

Neighbour amenity:-

- Proximity of new development to properties on Town Lane, creating an unacceptable loss of residential amenity (loss of privacy; overbearing; increased disturbance; loss of existing views)
- Concerns about being overlooked by the development and loss of rural setting - the houses will be built up slope of us and will overlook us;
- Ask that careful consideration is made to the landscaping along the southern and western boundaries of the site (e.g. extensive high hedges and trees, to minimise the visual and noise impact of the development to residents of Town Lane)
- the use of The Close as an entry to a new 'building site' will spoil it for the many owners already established there

Drainage:-

- There has been flooding in The Close due to run-off of water in heavy rain, this proposed development can only add to the problem
- Risk of flooding and land subsidence to house to The Close
- Torrents of water flow down this field in sudden storms

Other:-

- The allocation site was not advertised satisfactorily to the Parishioners and there are better sites
- Loss of agricultural land
- The supporting statements provided by the applicant are wholly disingenuous
- Has the Borough Council explored government funding for affordable housing?
- the original proposal showed a footpath leading to the common lane, this would mean that pedestrians, dog walkers and families could walk from The Close to the village or up to the common without having to try and walk along the main road (no pavement available on either side during the summer) which would have made things much safer. But as I understand this path has since been removed.
- Consultation dates run over the Christmas period when people are busy
- The site address is 'E of Dolphin Place' when it is in reality E of Leeward, the next property and 20 meters further to the South
- Why no solar panels or hot water panels?
- Where are the oil tanks to be sited?
- Water butts only help if the houses are lived in all the time. Most of these will not be.
- A report was undertaken in 2001 by the Brancaster Parish Appraisal Team called 'Room for a view' which should be read.

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

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

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

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DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure

G13.2 – Brancaster Staithe and Burnham Deepdale – Land off The Close

OTHER GUIDANCE

Brancaster Neighbourhood Plan

Policy 1: Size of houses

Policy 2: Design, Style and Materials

Policy 3: Footprint for New and Redeveloped Dwellings

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.

PLANNING CONSIDERATIONS

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

- Principle of Development
- Impact upon AONB and Visual Amenity
- Form and character
- Highway impacts
- Impact upon Neighbour Amenity
- Trees and Landscape
- Ecology
- Affordable Housing
- Open Space
- Flood Risk and Drainage
- S106 matters
- Other Material Considerations

Principle of Development

The whole of the application site lies within an area designated as countryside but lies adjacent to the development boundary of Brancaster Staithe.

Brancaster Staithe, along with Brancaster and Burnham Deepdale, is part of the group of villages which have developed in a linear pattern along the A149. The settlement hierarchy

designated the settlements as a joint Key Rural Service Centre as set out under Policy CS02 of the Borough Council of King's Lynn and West Norfolk Core Strategy 2011.

The whole of this application site is a site allocated for housing under Policy G13.2 of the Site Allocations and Development Management Policies Plan 2016. This is the only allocated site for the village of Brancaster Staithe.

Policy G13.2 of the Site Allocations and Development Management Policies Plan 2016 relates to a 1.7 hectare (ha) site on the southern side of The Close.

Policy G13.2 refers:

'Land amounting to 0.7 hectares, as shown on the Policies Map, is allocated for residential development of at least 10 dwellings. Development will be subject to compliance with all of the following:

1. Submission of details demonstrating safe access provision onto The Close;
2. The design of development, and in particular its massing and materials, shall have regard to its potential impact on the scenic beauty of the Norfolk Coast Area of Outstanding Natural Beauty;
3. Incorporation of a high quality landscaping scheme to the south and east boundaries to minimise the impact of the development on the wider countryside;
4. Submission of details showing how sustainable drainage measures will integrate with the design of the 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 with the submission;
5. Provision of affordable housing in line with the current standards.'

In respect to these provisions, the proposal seeks full planning permission for the proposed construction of 12 new residential dwellings, roads, open space and associated landscaping.

The submission provides full details of the layout of the site and the proposed residential units. The application has been supported by a Planning Statement, Flood Risk Assessment & Surface Water Drainage Strategy, Traffic Statement, Contamination Report, Ecological Report, Archaeological Report, Utilities Assessment, Arboricultural Impact Assessment, Landscape Management & Maintenance Plan, Landscape & Visual Appraisal, Detailed Soft Landscape Proposals for Plots & Open Space.

Heads of terms have been provided for the S106 which will be required to secure affordable housing contributions. Other Matters to be secured in the S106 include the final Sustainable Urban Drainage System mechanism, management and maintenance thereof, securing the delivery of open space and the management thereof, and Habitats Mitigation Fee.

The application initially included land which extended beyond the allocation site boundary, but during the course of the application the site boundary has been amended to accord with the dimensions of the allocation site.

In light of the above and with the site being an allocated site within the SADMP, it is considered that the proposal would comply with the NPPFs presumption in favour of sustainable development. The principle is therefore supported.

Impact upon AONB and Visual Amenity

The 0.7ha site is currently arable land which adjoins The Close. The topography of the site rises to the south with residential development running north-south along Town Lane to the

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west. Existing development also runs along Common Road across the field further to the east. The site is therefore surrounded by development (on three of its four sides), with undeveloped arable farmland to the south.

When considering other sites for development as part of the local plan process the Council considered that this site was considered to have the least impact on the visual amenity of the Area of Outstanding Natural Beauty than any other suggested options.

Paragraph 115 of the NPPF requires great weight to be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB) which have the highest status of protection in relation to landscape and scenic beauty. The policy contains a clause to ensure the form of development will be designed with special regard to the potential impact on the Area of Outstanding Natural Beauty.

Development within the Borough will need to meet the requirements of policy CS08 Sustainable Development including high quality design. All new development should protect and enhance the historic environment, respond to local context and character and achieve high standards of sustainable design, contributing to a sense of place and local identity.

Environmental assets including green infrastructure, landscape character, biodiversity and geodiversity should be protected and enhanced in accordance with policy CS12 Environmental Assets. Development proposals should be informed by and use opportunities to reinforce landscape character and should demonstrate that their location, scale, design and materials will protect conserve and where possible enhance the special qualities and local distinctiveness of the area (including gaps between settlements, landscape setting, distinctive settlement character and landscape features).

Policy DM15 Environment, Design and Amenity requires that all development must protect and enhance the amenity of the wider environment including its heritage and cultural value.

Policies within the Brancaster Parish Neighbourhood Plan for 2015 – 2026 (Adopted November 2015) refer to the need to protect heritage assets and retain views within, and of, the AONB whilst protecting, conserving and where possible enhancing the natural environment, local landscape and wildlife.

The application has been supported by a Landscape & Visual Appraisal where the desk study and survey work undertaken confirms that in terms of both visual and landscape character the location of the site has capacity for a small-scale high quality residential development. The study also shows how the proposed site can be integrated with the existing settlement and the wider countryside.

The Appraisal identifies the importance of an appropriate landscape strategy which should be informed by landscape and settlement character and existing views/visual amenity. This includes retaining the majority of existing vegetation to maintain the existing level of tree cover, using traditional design and local materials in the design of proposed residential dwellings to reinforce local distinctiveness and sense of place, and integrating the built form into the surrounding landscape by maintaining and enhancing the existing settlement edge through appropriate landscape treatment and structural planting.

Views of the site are limited but development would be visible from Common Lane and The Close. However, the site would present a continuation of existing development around The Close and therefore it is not considered to have a significant detrimental impact on the wider landscape. As long as the landscape strategy and principles outlined in Landscape & Visual Appraisal are implemented, the development of the site will have an acceptable effect upon

the visual amenity and character of the area including the setting of the Norfolk Coast AONB.

This view is upheld by Norfolk Coast Partnership who considers that in terms of visual impact on the AONB this would be fairly low and localised, being adjacent and behind existing development. The proposal accords with the relevant 2014 to 2019 AONB Management Plan policies.

In this case, subject to the implementation of planning conditions, it is not considered the proposal will have a significant impact on the landscape and scenic beauty of the nearby AONB. The conservation of the natural beauty of the landscape and countryside has been given great weight and there should be no harm as a result of this proposal.

Form and character

Access to the site is shown to be from The Close. The site is rectangular in shape and the proposal shows a single access point into the site with residential properties set off two spurs running east and west.

Twelve residential units are proposed, including a mix of styles and sizes, as follows:

- Plots 1 & 2 (Affordable) – 2 No. x 2 Bed Homes (1 x rented and 1 x shared ownership)
- Plots 3, 4 and 5 – 3 No. x 2 bed homes
- Plot 6, 7, 8, 9 – 4 No. x 3 bedroom homes
- Plots 10, 11, 12 – 3 No. x 4 Bedroom homes

75% of the dwellings are therefore 2 or 3 bedroom properties.

The dwellings are shown to be 1.5 or 2 storey in height and are a mixture of terraced, semi-detached and detached properties. The plans show that each unit has a front and rear garden with bin storage facilities. Parking provision is also shown through a mixture of garaging and parking spaces.

The design of the dwellings shows a mix of traditional, domestic scale buildings with barn style dwellings featuring to the east of the site. A mix of traditional external materials is proposed to be used, including brick and flint with clay pantile and slate roofs.

The DAS states that landscaping will be retained and enhanced wherever possible around the site to afford protection from distant views and retain and enhance the landscaped feel to this part of the village. The submitted plans also show that planting to the east and southern boundaries has been incorporated into the scheme with additional planting across the site. A small area of open space is shown to the northern part of the site, immediately adjacent to the highway of The Close.

Attention has been given to the relationship with existing properties on Town Lane and The Close and the layout of the proposed new development seeks to respect the amenity of the occupants of these properties in terms of position and proximity.

Third party objection has been raised that the proposed houses are too big and expensive, not affordable and do not comply with the intentions of the Brancaster Parish Neighbourhood Plan (BPNP) which promotes smaller properties aimed at local people. However, 75% of the dwellings are 2 or 3 bedroom properties. Policy 1 of the BPNP encourages smaller dwellings (those with one, two or three bedrooms) and states that dwellings of 5 bedrooms or more will exceptionally be allowed. However, it makes no reference to restrictions on 4 bedroom properties. This is to ensure that a balance is regained in terms of house sizes,

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giving a spread and variety of house size. In this respect the proposal meets the objectives of the BPNP with regard to both the provision of smaller dwellings and providing a variety of house sizes.

The scheme also includes 2 affordable units which is in line with Policy CS09 and Policy 6 of the BPNP.

Third party concern has also been raised regarding the use of the proposed dwellings for holiday homes rather than for local people. Despite third party comments to the contrary, there are no policies within the BPNP which prevent homes being used for holiday purposes. Indeed the Plan recognises the high number of second homes within the coastal villages and that tourism is a big part of their economy. Whilst recognising the need to achieve a better balance in new properties for people who wish to live and work in the villages, the Plan also refers to the need to 'ensure there are reasonably sized houses available for holiday homes and rent.'

In policy terms it is not possible to restrict the future occupation of new dwellings in the village to permanent residents only. Market forces will dictate the occupation and the local planning authority has no justification to restrict this. Accordingly the proposed mixed development where the majority of the units are 'smaller' dwellings is considered to conform to the policies of the BPNP with regard to size of house and level of affordable units and achieves the balance of provision for people who wish to live and work in the village as well as for holiday use.

In terms of layout and design it is considered the proposed development pays sufficient regard to the existing surrounding development. From a form and character perspective, given the existing setting, it is not considered that the development would adversely affect the visual amenity of the locality in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Highway impacts

Policy E13.2 requires the submission of details demonstrating safe access provision onto The Close.

The application shows a single access point between the proposed residential development and The Close to serve the properties. Initial concerns from the Highways Authority regarding layouts and appropriate visibility splays have been addressed. The access into The Close from the proposed development is acceptable and the Highways Authority raise no objection to the amended scheme, subject to the imposition of highways conditions.

As part of the works proposed, and following the results of a Traffic Survey and discussion with the Highways Authority, the applicant proposes to support a reduction in the speed limit on the A149 to 30mph through Brancaster Staithe and Burnham Deepdale. This will need a Traffic Regulation Order (TRO) and the applicant will enter into an Abortive Costs Agreement with the Highways Authority to fund this. Additionally the applicant proposes to support a TRO to reduce the speed limit within The Close to 20mph, again through a conditional Agreement with the Highways Authority. Whilst neither of these speed reductions are essential for the development to proceed, they do bring about improvements to reduce the traffic speeds in this residential area.

Many of the third party objections to the scheme refer to the existing access at the junction of The Close with the main A149, claiming it is dangerous to use, particularly when turning right on leaving The Close. This junction has been examined and has been found to comply sufficiently with visibility splays which are acceptable for a road of this type. The Highways

Authority raise no objection to the increased use of this existing access with regard to highway safety issues. Accordingly no physical works are proposed to change this junction. However, the proposed TROs to reduce traffic speeds along the A149 from 40mph to 30mph and The Close from 30mph to 20mph will assist in reducing traffic speeds and assist vehicle movements in this area. The Highways Authority are supportive of these reductions in speed limits.

Objection has been raised to the parking of vehicles along the A149 at the junction which local residents say act as traffic calming. However, whilst the highways authority does not require additional physical works around the junction with the A149 they will investigate the need for some yellow line markings along the A149 as part of the off-site works required.

Third party concern regarding construction traffic and danger to pedestrians, including children and the elderly, are noted. However, the construction period is a temporary arrangement and is not sufficient reason to warrant refusal of the application.

In summary, subject to the imposition of planning conditions to secure reduced speed limits to the A149 and The Close and other site specific standard highway conditions, there are no outstanding highway safety issues.

Impact upon Neighbour Amenity

The relationship between the proposed development and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and the proposed development being overbearing.

The DAS explains that consideration has been given to the relationship between the existing and proposed dwellings. The DAS explains that No 14 The Close is closest to the northern boundary of the application site and is within 5 metres of the nearest proposed building. Landscape mitigation is minimal directly adjoining No 14 as the property has five windows facing the application site. Plots 1 and 2 (affordable housing) have been set southward by a further 1m and westward by a further 3m to allow views to be gained from the existing dwelling (No 14) out into the central open space area within the design.

No 32 The Close has one first floor window and five ground floor windows facing the site. Again, consideration has been given to the impact upon the amenity of the occupants of this property through overlooking, overshadowing or being overbearing. In this case spacing has been retained between the two properties and Plot 12 is a 1.5 storey dwelling with a single storey rear projection along the northern boundary. Windows are proposed to the north elevation, but these are offset from those of No 32 and will not lead to direct overlooking between each other's windows. Boundary treatment will prevent overlooking between ground floor windows.

The occupants of No. 14 have objected to the proposal and one of their issues relates to the loss of front section of their garden to straighten the road into the development. They claim they have maintained this green area since 1987 which contains a small coppice of trees to be felled. However, this area of land is within the ownership of the highways authority, who raise no objection to the proposal as it achieves an acceptable scheme in highway safety terms.

Third party objection has been raised to the proposal in terms of neighbour amenity, such as loss of privacy from overlooking, being overbearing, increased disturbance and loss of existing views.

However, given the ground level changes, layout and distances between properties it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, being overshadowed or the development being over bearing, as a result of this proposal.

There will be disturbance during any construction phase, but this would be a temporary arrangement. The proposed domestic use is compatible with surrounding uses and there is no concern regarding neighbour amenity between existing and proposed uses.

Whilst neighbour amenity is a material planning consideration, in planning terms there is no right to a view and any loss or blocking of a view across third party land is not a material consideration.

In terms of neighbour amenity the proposal would accord with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Trees and Landscape

The application has been supported by an Arboricultural Impact Assessment.

There are trees along the periphery of the site and a total of ten individual trees and one tree group were identified in the Arboricultural Impact Assessment. This concluded that three C category trees (lower quality) would need to be removed for development purposes. However these are proposed to be replaced with new heavy standard trees.

All other trees on or adjacent to the site would be retained and protected throughout the works.

The report concludes that the proposed development will involve the loss of some small trees; however, provided the replacement planting is implemented the tree loss will be mitigated.

The Arboricultural Officer raises no objection to the proposal.

Ecology

The application has been supported by an ecology report by Wild Frontier Ecology which confirms that a desk study and a Phase 1 habitat survey were undertaken in 2015. The desk study included an examination of the local landscape, a data search with Norfolk Biodiversity Information Service, and a search for local designated sites. The Phase 1 habitat survey followed the Joint Nature Conservancy Council guidelines, with the methods being 'extended' to include a general evaluation of the site in terms of any rare or protected species likely or shown to be present.

Within 5km of the site are numerous statutory designated nature conservation sites, owing to the proximity to the coast. The North Norfolk Coast SPA, SAC, Ramsar site and SSSI lies 160 metres to the north of the site. These sites are separated from the proposed development site by the village of Brancaster Staithe. Numerous records of protected and notable species were returned by the data search, but the Phase 1 habitat survey found the application site held little potential habitat for these species, as it consists of an arable field and improved grassland.

The site and adjacent habitats have some potential to support common breeding bird species, including a group of trees to the north which would be removed to accommodate the proposed access route.

Overall, the results of the desk study and Phase 1 habitat survey led to a conclusion that few ecological receptors had any potential for impacts associated with the proposal, and where impacts were predicted (such as for the trees which would be removed), advice is provided on how to mitigate and compensate for these. Minor negative in-combination impacts to North Norfolk Coast SPA, SAC, Ramsar Site and SSSI are probable and mitigation is proposed.

Potentially significant pre-mitigation impacts were not identified as a likely concern for protected species other than nesting birds, for which mitigation is advised. Best practice avoidance measures have also been advised, and suggestions for enhancements have been made.

Natural England has no objection to the proposal subject to appropriate mitigation being secured. Such mitigation should include that set out within the Ecological Report, namely:

- Retention of trees and hedgerows where possible;
- Planting of species native to the north Norfolk coast for Green Infrastructure and landscaping;
- Commitment of £50 per house towards the Monitoring and Mitigation Plan;
- Provision of onsite information and signage provided to give a clear indication of suitable locations for recreation with dogs, both away from and within the designated sites.

These issues can be secured through planning condition or legal agreement.

Third party objection relating to tree sparrows nesting in the northern boundary are noted and mitigation measures already identified will ensure they are not harmed.

The North Coast Partnership commented on the initial plans but has not responded on the most recent, amended scheme. Their key issues related to the site boundary extending past the allocated site boundary and the implications for the AONB, but this has since been addressed through the submitted amendments.

Accordingly, subject to appropriate conditions and legal agreement the proposal could be achieved without having a significant impact on the purposes of designation of the North Norfolk AONB, the statutory nature conservation sites and on-site ecology and can be supported in this respect.

Affordable Housing

The site proposes 12 dwellings on 0.7ha and thus exceeds the affordable housing threshold set down in Policy CS09. The site is within the parish of Brancaster which has a requirement of 20% provision. This equates to 2.4 units, but is rounded down to 2 units with no additional payment required (as per policy). The applicant proposes that 2 dwellings will be provided with one rented and one shared ownership dwelling. This will be covered within the S106 agreement.

The applicant has confirmed that the affordable units comply with the relevant size standards required by the Homes and Communities Agency and the Housing Enabling Officer raises no objection to the proposal.

The proposal meets the relevant planning policies regarding affordable housing, including the requirements of the site specific policy G13.2.

Open space

Part 3 of Policy G13.2 requires that the proposed development should incorporate a high quality landscaping scheme to include planting to the south and east boundaries to minimise the impact of the development on the wider countryside. Part 2 also requires a high quality design having regard to its potential impact on the scenic beauty of the AONB.

The proposed layout incorporates an area of open space to the northern part of the site. This communal area of open space also provides a soakaway for surface water from the highway.

The Greenspace Officer raises no objection to the proposal, subject to the appropriate management of the open space. This will be controlled through the legal agreement.

Flood Risk and Drainage

Part 4 of Policy G13.2 requires the submission of details relating to SUDS along with details of their future management and maintenance.

The application has been supported by a Flood Risk Assessment and a schematic design and layout of the drainage details. Additionally details of the future maintenance of the surface water drainage system have been provided.

The FRA concludes that the site is within Flood Zone 1 and that the proposed development will result in low risk to the residents. Surface water runoff from the site will be contained in a drainage system designed to cope up to and including the 1 in 100 year storm event plus climate change. An appropriate level of water treatment stages has been incorporated into the design to prevent pollution to the surrounding area and the maintenance scheme for the surface water drainage system should be adhered to.

The County Council as Lead Local Flood Authority has no comments to make on the information provided.

Third party objection has been raised to localised flooding being exacerbated by this proposal. They refer to the risk of flooding from sudden storms and land subsidence to houses in The Close. However, the FRA demonstrates that the site can cater for its own needs in terms of surface water drainage and will not increase off-site flooding. Subsidence issues will be a matter between land owners and is outside the remit of planning legislation.

S106 matters

Heads of Terms have been provided by the Applicant confirming that the development would meet the requirements for the costs of relevant infrastructure, facilities and resources reasonably related to and directly arising from development. Given the adoption of CIL in February 2017, the site is now CIL liable. However, affordable housing, SuDS design and maintenance, the habitat mitigation fee and open space maintenance and management will need to be secured via S106 agreement.

Other Material Considerations

Environmental Quality have no comments to make regarding contaminated land or air quality.

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CSNN raise no objection subject to conditions regarding surface water drainage, details of the air source heat pumps and the submission of a construction management plan.

Most third party comments have been addressed above, however, comment has been received that the allocation site was not advertised satisfactorily to the parishioners through the local plan process and there are better sites. The site was allocated through the local plan process which involves multiple rounds of public consultation over several years. During this process many sites are considered and the most appropriate sites chosen. That said, it is not for this planning application to consider the merits at this stage given that the policy was adopted in September 2016.

Concern was raised regarding the loss of agricultural land. However, this is an allocation in the Local Plan thereby the principle of developing it is established.

Comment has been made that the proposal no longer shows a footpath leading to the common lane, which would mean pedestrians, dog walkers and families could walk safely from The Close to the village or up to the common without having to try and walk along the main road. However, the submitted plans do not show a footpath link and this is not a requirement of developing this site.

Comment has been made that the consultation dates for the application ran over the Christmas period when people are busy. However, there has been ample opportunity for comment during the course of the application.

Comment has been made that the site address is not accurate, however, it does make reference to the surrounding development and a site plan reaffirms the location of the site.

Comment has been made that there are no solar panels or hot water panels incorporated within the scheme. The lack of space for oil tanks has been mentioned and comment has been made about water butts only being helpful if the houses are lived in all the time. The scheme does propose to use air source heat pumps and will need to meet building regulations regarding energy efficiency matters. The use of water butts is part of the sustainable measures for dealing with surface water and is encouraged.

Comment referring to the Brancaster Parish Appraisal Team reports from 2001 are noted but this information has been superseded by other more up to date planning policy documents and plans.

CONCLUSION

The site covers the allocated site for Brancaster Staithe (known as G13.2) in the Council's Site Allocations and Development Management Policies Plan (2016) which is adopted policy. The proposal seeks full planning permission for 12 dwellings; 10 market houses and 2 affordable units. The whole of the proposed development is now within the same area as the allocated site shown in the SADMP policy.

The applicant has demonstrated that this number of dwellings can blend in with adjacent properties and areas to maintain the form and character of the village without significant impact on the landscape and scenic beauty of the nearby AONB.

The dwellings are a mix of sizes (2, 3 and 4 bedroom properties) and house types (terraced, semi-detached and detached) of 1.5 and 2 storey heights. This mix accords with the policy requirements within the Brancaster Parish Neighbourhood Plan to ensure a balance is regained in terms of house sizes, giving a spread and variety of house size.

Appropriate sustainable drainage can be provided within the site which can be controlled through planning condition. With off-site highways improvements being secured by way of condition, it is considered that the proposal is satisfactory in highway terms.

The plans indicate that the development could be achieved without detrimentally affecting adjacent neighbour's amenity and the proposal has been supported with appropriate surveys and studies in respect to ecological issues that raise no principle objections from statutory consultees.

It is considered that the proposal can meet the provisions of Policy G13.2 of the Site Allocations and Development Management Policies Plan 2016, as well as relevant policies within the Brancaster Parish Neighbourhood Plan, through planning conditions and S106 obligations.

In light of the above, it is considered the proposal complies with the provisions of the NPPF and that planning permission maybe granted subject to the conditions below and the imposition of a S106 agreement.

RECOMMENDATION:

(A) APPROVE subject to conditions and completion of a suitable Section 106 Agreement within 4 months of the date of resolution to approve:

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:

- 1506 Brancaster Staithe PA2L Site Plan 1 to 500
- 1506 Brancaster Staithe PA3L Block Plan 1 to 250
- 1506 Brancaster Staithe Walls & Railings WR1 H
- 1506 Brancaster Staithe PA4 H Site sections
- 1506 Brancaster Staithe BS Plots 1-2 H GA
- 1506 Brancaster Staithe BS Plot 3G GA
- 1506 Brancaster Staithe BS Plot 4G GA
- 1506 Brancaster Staithe BS Plot 5G GA
- 1506 Brancaster Staithe BS Plot 6G GA
- 1506 Brancaster Staithe BS Plot 7G GA
- 1506 Brancaster Staithe BS Plots 8-9 G GA-1
- 1506 Brancaster Staithe BS Plots 8-9 G GA-2
- 1506 Brancaster Staithe BS Plot 10G GA
- 1506 Brancaster Staithe BS Plot 11G GA
- 1506 Brancaster Staithe BS Plot 12G GA
- 1506 Brancaster Staithe Garages J
- 20416 - 005B – Redline Plan

2 Reason: For the avoidance of doubt and in the interests of proper planning.

3 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the 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.

- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: The boundary treatment hereby approved shall be completed before the occupation/use of each residential unit 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.
- 4 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 5 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 6 Condition: The development hereby approved shall be constructed in accordance with the conclusions of the arboricultural report and plans authored by A T Coombes Associate dated 04 October 2016. No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with the details that have been submitted to within the Arboricultural Impact Assessment. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 6 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 7 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.

- 7 Reason: To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 8 Condition: No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage 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.
- 8 Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

This also needs to be a pre-commencement condition given the fundamental details linked to drainage and other infrastructure which needs to be planned for at the earliest stage in the development.

- 9 Condition: No works shall be carried out on roads, footways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.
- 9 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 10 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.
- 10 Reason: To ensure satisfactory development of the site.
- 11 Condition: Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan (drawing 20416/006 rev B). The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 11 Reason: In the interests of highway safety.
- 12 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.
- 12 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.

- 13 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as indicated on drawing number 20416/006 rev B have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

- 13 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.

This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.

- 14 Condition: Prior to the first occupation of the development hereby permitted the offsite highway improvement works referred to in condition 13 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.

- 14 Reason: To ensure that the highway network is adequate to cater for the development proposed.

- 15 Condition: No works shall commence on the site until the Traffic Regulation Order for the provision of a 30mph speed limit on Main Road through Brancaster Staithe has been promoted by the Highway Authority.

- 15 Reason: In the interests of highway safety. This also needs to be a pre-commencement condition as this issue needs to start to be resolved at an early stage in the process.

- 16 Condition: Prior to commencement of development a detailed construction management plan, must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase. The scheme shall also provide the location of any fixed machinery, and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented as approved.

- 16 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

- 17 Condition: The development shall be carried out in accordance with the mitigation and best practice measures and enhancements set out in the Ecological Report produced by Wild Frontier Ecology, dated October 2016 and revised March 2017, unless provided for in any other conditions attached to this planning permission.

- 17 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Ecological Report.

- 18 Condition: Prior to the first occupation of the development hereby approved, details of the method of lighting and extent of illumination to the access roads, footpaths, parking, and circulation areas shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the development or any phase of the development to which it relates and thereafter maintained and retained as agreed.

- 18 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.

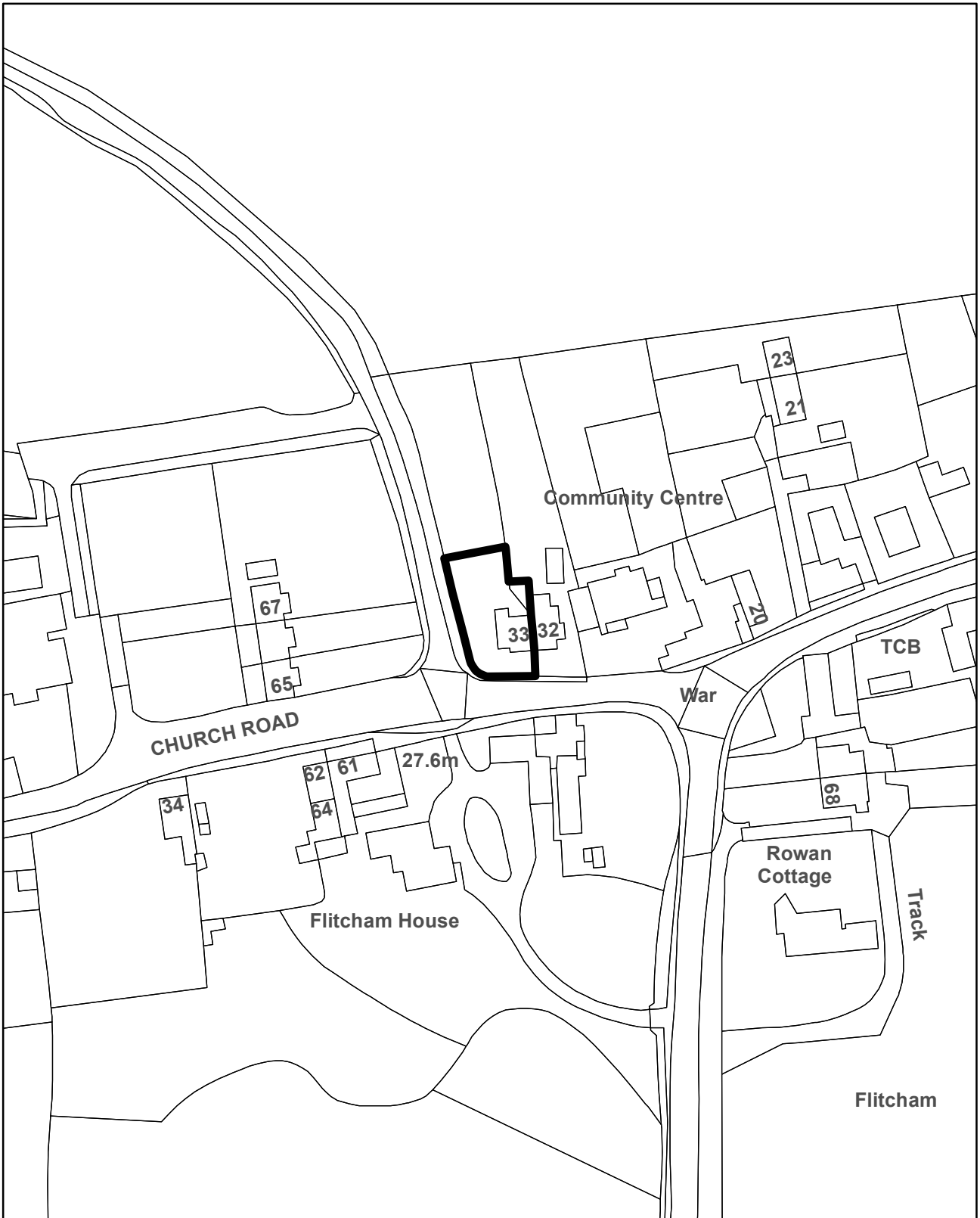
- 19 Condition: Prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the sound power levels of the proposed unit(s), identify the distance from each unit to the nearest boundary and provide details of anti-vibration

mounts, or noise attenuation measures. The scheme shall be implemented as approved, and thereafter maintained as such.

- 19 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- (B). In the event that the S106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure affordable housing, habitat mitigation fee, maintenance and management of public open space, SUDS design and maintenance.

17/00825/F

33 Chruch Road Flitcham



Parish:	Flitcham with Appleton	
Proposal:	Demolition of existing flat roof rear extension and side 2 storey pitched roof element and construction of new 2 storey pitched roof side and rear extension with detached garage	
Location:	33 Church Road Flitcham Norfolk PE31 6BU	
Applicant:	Client of Holt Architectural Ltd	
Case No:	17/00825/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 22 June 2017

Reason for Referral to Planning Committee – The site has been the subject of a recently dismissed appeal (appeal decision attached)

Case Summary

The application site lies within the Conservation Area of Flitcham. Flitcham is classified as a Rural Village according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The application site contains one of a pair of semi-detached two storey properties that are constructed solely from red brick.

The application has been the subject of a recently refused application for two storey, single storey extensions and detached garage, 16/01482/F and subsequently dismissed appeal APP/V2635/D/16/316385.

The proposal seeks consent for single, two storey extensions and a detached garage trying to address the reasons for dismissing the appeal.

Key Issues

- Principle of Development and Planning History
- Impact upon the Conservation Area and general form and character issues
- Highway Safety
- Impact upon Neighbour Amenity
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the village of Flitcham. Flitcham is classified as rural village according to Policy CS02 of the Local Development Framework Core Strategy.

The site also lies within Flitcham's Conservation Area.

Church Road has two storey dwellings dating back to the mid c19th. The northern side is more open to public view with properties on the south side of Church Lane on lower ground and partly screened behind walls. The properties demonstrate the use of carrstone and have header and cill treatment details.

The site is on a corner and contains one of a pair of semi-detached dwellings which is constructed solely from red brick. The property has been the subject of a two storey side extension. The property can be seen from public view in an elevated position above the road level. Other features to note include a 1m high red brick wall that wraps around the site frontage.

The site has been the subject of a recently dismissed appeal for two storey extensions and single storey rear extensions (APP/v2635/3163185). The Inspector considered that the proposals imbalanced the pair of semi-detached properties and when viewed alongside the proposed garage the extensions caused a significant impact upon the street scene and Conservation Area, with no public benefit arising from the proposal that would outweigh the harm.

The proposal has sought to overcome the reasons for the dismissing the appeal, namely by reducing the width of the two storey side extension at the front and significantly stepping in the two storey rear extension from the west elevation.

SUPPORTING CASE

The application has been supported with a Design and Access Statement:-

- The proposal has been amended to reflect comments advised by the Planning Officer and further amendments
- Demolition of a pitched roof 2 storey side projection and single storey flat roof extension allowing the construction of a new two storey extension with a rear projecting two storey extension all of which mirrors that of the adjoining dwelling.
- The proposal will create an additional floor area of 28.6sqm (internally) at first floor level.
- The layout of the proposal will project no further at the rear than that of the adjoining semi-detached house and will replicate the original double pitch that was constructed onto number 32 Church Road.
- The scale of the proposal mirrors that of the adjoining property and reflects the lowered rear single storey eaves height to the side extension with the rear extension being of identical size and form of the existing two storey rear extension of no.32 Church Road
- The existing landscape has becoming wild and past tree works have killed off the TPO tree that was on the site. The proposal will provide improved hard and soft landscape environment.
- In the Conservation Area any proposal will be subject to materials approved by the local planning authority with matching materials and finishes proposed.
- The site topography does not allow for good vehicular access, with the removal of a raised area of soil the existing main vehicular access can be relocated away from the junction of Church Road and allow the construction of the new driveway and garage block to the rear of the site with improved vehicular access and visibility whilst also

providing a segregated garden area directly adjacent to the dwelling and away from vehicle movements.

- The site lies within the least restrictive flood zone.

PLANNING HISTORY

Adjoining property 32:-

92/2618 Extension to dwelling permitted 16.11.1992

Application property:-

16/01482/F - Demolition of existing flat roof rear extension and side storey pitched roof element and construction of new 2 storey pitched roof side and rear extension with flat roof infill to rear with detached garage. Refused, 19.10.16. Appeal dismissed, 01.03.17.

92/0975/F – Extension to dwelling refused 28.07.1992

RESPONSE TO CONSULTATION

Parish Council: **NO COMMENT**

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

Conservation Officer: **NO OBJECTION** subject to conditions

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

REPRESENTATIONS

1 letter received **objecting** to the proposals on the following grounds:-

- The properties remain important unlisted buildings constructed in 1856, which are in a prominent position in the centre of the village
- Alter the symmetry of these two properties
- The decision would adhere to the planning permission guidelines for conservation areas and to the Flitcham Conservation Area Character Statement.
- The size of the side extension affects the proportion of the 2 semi-detached house by being wider and more forward than the original 2 storey construction
- The proposed garage design negates the surrounding nineteenth century building styles.
- The council granted planning permission in 1992 for extensions on both 32 and 33 Church Road emanating from the rear which maintained the symmetry of the two properties.
- The design and access statement is of litcham and not Flitcham

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

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

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

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

- Principle of Development and Planning History
- Impact upon the Conservation Area and general form and character issues
- Highway Safety
- Impact upon Neighbour Amenity
- Other Material Considerations

Principle of Development and Planning History

The site is contained within the development boundary and Conservation Area of Fritcham.

The nature of the proposal, being a householder application could be acceptable in principle subject to other material considerations.

The site has recently had an application for side extensions and a detached garage which was refused under delegated powers, 16/01482/F and dismissed on appeal (APP/v2635/D/16/3163185)

The application was refused under delegated powers for the following reasons:-

1. The proposed side extension by virtue of its scale, specifically its width and the main entrance being to the front rather than be retained to the side, results in an extension which imbalances the pair of dwellings and fundamentally changes the inherent character of the pair of dwellings to their detriment. The proposal is therefore contrary to the principles of good design in accordance with paragraphs 56, 58 and 64 of the National Planning Policy Framework; National Planning Policy Guidance and Policy CS06 and CS08 of the Local Development Framework Core Strategy 2011; Policy DM 15 of the Site Specific Allocation Document and Development Management Plan Document.
2. The property is one dwelling of a pair of semi-detached dwellings that are referred to as being an important unlisted building within Flitcham's Conservation Area. The proposed extension by virtue of its scale specifically its width imbalances the pair of semi-detached dwellings which causes harm to the setting of the Conservation Area. The harm caused to the designated heritage asset is not considered to be outweighed by any form of public benefit. The proposal is therefore contrary to paragraphs 131 and 134 of the National Planning Policy Framework and National Planning Practice Guidance, Policy CS12 of the Local Development Framework Core Strategy

The application was dismissed on appeal, APP/V2635/D/16/3163185. This application therefore seeks to resolve the inspector's comments in dismissing the appeal.

The 1992 permission 2/92/2618/F, referred to by the third party, did detail an extension on no. 33, but the application site, block plan and decision notice refers solely to no.32 and was described as "extension to dwelling". It is therefore considered that no.33 did not benefit from that extant consent.

Impact upon the Conservation Area and general form and character issues

Third party representations refer to the need for the design to adhere to Flitcham's Conservation Area Character Statement; the design of the proposal unbalancing the pair of semi-detached properties and the garage design not adhering to the surrounding C19th building styles.

S.72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercising of planning functions "special attention will be paid to the desirability of preserving or enhancing the character or appearance of that area". Policy CS12 of the Local Development Framework states that the Council will "preserve and where appropriate enhance the qualities and characteristics (in relation to the historic environment)" Further design principles in regards to scale, height and massing is provided in Policy DM15 of the Site Allocation and Development Management Policies Plan.

Flitcham's Conservation Area Character Statement (CACS) refers to Church Road, as Church Lane, and states in regards to the general character of Church Road "the most interesting mixture of buildings is on the north side."; there is no particular mention of the site, and reference is only made to individual properties or groups of terraces beyond the application site. The CACS refers to traditional materials being carrstone, chalk blocks, brick (blood red and orange), greensand, flint and orange pantiles. Detractors can include unsuitable replacement windows and doors, inappropriate materials or unsympathetic paintwork, removal of walls, railings, trees and hedges... the character of several cottages is spoilt by the installation of unsuitable wooden or upvc wooden windows.

The original proposal was for a 4.8m wide two storey side extension with rear two storey projection. A single storey flat roof extension from the rear was also proposed. Whilst the two

storey side extension was stepped in and stepped down, which are good design principles when it comes to designing extensions, on a pair of distinct semi-detached properties such as these, the width of the two storey side extension imbalanced the pair of semi-detached properties.

Furthermore the main entrance doors to the pair of semi-detached dwellings are on the side elevation of the properties and the proposal was to move the entrance to the property so that it was on the front elevation. This was also considered to be an example of unbalancing the pair of semi-detached properties.

The semi-detached properties are referred to as important unlisted buildings within Flitcham's Conservation Area and it was by virtue of the width of the two storey extension that harm was caused to the setting of the Conservation Area, without any public benefit to offset the harm.

The Appeal Inspector concluded that "the proposed extension would significantly alter the appearance of the front of the dwellings because it would be much wider than the original side projection... it would be out of character with the original design and would result in the pair of dwellings having an imbalanced appearance from the front. This would clearly affect the architectural integrity of the building and the street scene. The extension would have a significant impact on the latter because of its prominent siting on the corner and its visibility in views along Church Road."

Whilst the Inspector had no issue with the garage in terms of its design, it was considered in combination with the proposed extension, that it added to "the bulk and extent of development and to its impact on the character and appearance of the area."

The Inspector concluded his reasoning by stating "the proposal would harm the significance of the building which is non-designated heritage asset and would neither preserve nor enhance the character or appearance of the Conservation Area, however there would be less than substantial harm in that the general design of the extension would match the architectural features and form in the dwelling". The Inspector in line with paragraph 134 of the National Planning Policy Framework then stated that "whilst there was less than substantial harm, the enlargement of the existing residential accommodation may be of benefit to the local community, however there is no specific evidence before me in this regard and I give limited weight to any public benefit in this respect."

On other matters, the Inspector considered "An existing small rear flat roof extension would be removed but this is not particularly harmful because of its limited size."

The proposal has tried to address the Inspectors comments by; reducing the width of the two storey side extension by 1.5m and keeping the main entrance door on the side elevation of the property albeit infilling the existing opening with a dummy door. The two storey extension to the rear is significantly stepped in from the west elevation and tied in with the pitched roof extension on the rear of the adjoin property. The proposed side extension is still 0.4m wider than the adjacent two storey side extension, however it is not considered that this additional width, imbalances the pair to such a degree that the proposal will appear unduly unbalanced. Moving the two storey element in significantly from the west elevation and the breaking up of west elevation by stepping in the dining room area, is considered to reduce the impact on the proposal on the street scene and views along Church Road.

When viewed in combination with the proposed garage, the massing and bulk and extent of development and its impact upon the area has been reduced.

The new retaining wall and extend garden wall would not harm the character of the Conservation Area.

The Conservation Officer has no objection to the proposal subject to conditions in regards to materials and window details.

It is therefore considered that the proposal sustains the character of the Conservation Area.

The revised design is considered to overcome the reasons in dismissing the previous appeal.

Highway Safety

The existing access drive would be moved a short distance further north, away from the road junction. The Highways Officer has no objection to this proposal subject to conditions.

Impact upon Neighbour Amenity

The proposed side extension would not cause any detrimental impact upon the adjoining neighbour's amenity and would be separated from the neighbours to the west and south by Church Road itself.

The rear extension will not project beyond the plane of the neighbours two storey rear extension. The bedroom window at first floor will primarily look north and not directly into the neighbours private amenity area. It is worth noting that the adjoining neighbour already has a bedroom window in their rear elevation at first floor adjacent to the boundary of the application property. By virtue of the two storey extension not projecting beyond the plane of the neighbour's two storey rear extension, it is considered that this neighbour will not experience any detrimental overshadowing or overbearing issues as a result of the proposal.

Other Material Considerations

It is noted that the Design and Access Statement shows a plan of Litcham and not Flitcham.

CONCLUSION

Members will need to consider whether the proposal overcomes the reasons the Inspector dismissed the appeal. The Inspector dismissed the previous appeal as the proposal would imbalance the pair of the semi-detached properties and the massing of the two storey extension when viewed with the proposed garage would have a significant impact upon the character of Church Road. The Inspector considered that the proposal caused harm which was not outweighed by Public benefit in accordance with paragraph 134 of the NPPF and also concluded that the proposal did not comply with the provisions of Policy DM15 of the Site Allocation and Development Management Policies Plan.

It is your officer's opinion that by virtue of the width of the two storey element being reduced by 1.5m, only 0.4m wider than the two storey side extension to the adjoining neighbours property with the bulk of the two storey rear extension being stepped in significantly from the west elevation, the proposal no longer imbalances the pair of dwellings to a degree that would warrant a refusal of the application. The proposal has also satisfactorily addressed the bulk issues raised by the Inspector.

The Conservation Officer and Highways Officer have no objection to the proposal subject to condition.

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

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:-
 - Drawing no. 16-IB-210 Rev B received 13th June 2017
 - Drawing no. 16-IB-03 Rev D received 27th April 2017
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The materials to be used in the construction of the external surfaces of the extension, garden wall and new retaining wall hereby permitted shall match, as closely as possible, the type, colour and texture those used for the construction of the existing building.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 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.
- 4 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 5 Condition: Prior to the first use of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan 16-IB-210 Rev B in accordance with the highway specification drawing No:TRAD 1. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 5 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 6 Condition: Vehicular and cyclist access to and egress from the adjoining highway shall be limited to the access shown on drawing No 16-IB-210 Rev B only. Any other access or egresses shall be permanently closed, and the footway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- 6 Reason: In the interests of highway safety.

- 7 Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 7 Reason: In the interests of the safety of persons using the access and users of the highway.
- 8 Condition: Prior to commencement of the use of the revised access hereby permitted any access gate(s), bollard, chain or 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.
- 8 Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.
- 9 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking turning area shall be laid out, and surfaced in accordance with the approved plan and retained thereafter available for that specific use.
- 9 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

Appeal Decision

Site visit made on 14 February 2017

by **Nick Palmer BA (Hons) BPI MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 March 2017

Appeal Ref: APP/V2635/D/16/3163185

33 Church Road, Flitcham, King's Lynn PE31 6BU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Ivan Browne against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 16/01482/F, dated 11 August 2016, was refused by notice dated 19 October 2016.
 - The development proposed is demolition of an existing flat roof rear extension and side 2 storey pitched roof element and construction of a new 2 storey pitched roof side and rear extension with a flat roof infill to the rear with a detached garage.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal property is one of a pair of semi-detached houses which date from the mid-19th century. The houses are constructed of red brick with pantile roofs and are adjacent to a former public house which is of brick and flint with a similar roof. These buildings are typical of the traditional development in the village. They are within the Flitcham Conservation Area and together with other buildings along the nearby roads are identified as important unlisted buildings on the Conservation Area map.
4. The appeal property is prominently sited on the corner of a side road. In common with its neighbour it has a two storey side projection with a gabled roof. The side projection on the adjoining house has been extended to the rear while that on the appeal property retains its original proportions. This feature is clearly visible and prominent in the street scene while the extension to the adjacent property is largely hidden by the existing buildings.
5. The rear extension to the adjoining house results in some imbalance in the pair of houses but this would only be seen from the rear. From the front the balance remains intact notwithstanding that the ridge line of the side projection on the adjoining house has been raised. The proposed extension would significantly alter the appearance of the front of the dwellings because it would be much wider than the original side projection. It would be out of scale with

the original design and would result in the pair of dwellings having an imbalanced appearance from the front. This would clearly affect the architectural integrity of the building and the street scene. The extension would have a significant impact on the latter because of its prominent siting on the corner and its visibility in views along Church Road.

6. The proposed garage would be to the rear with access from the side road. Traditional materials could be used and I do not find that its general design including its mono-pitch roof would necessarily be out of keeping with the area. However in combination with the proposed extension it would add to the bulk and extent of development and to its impact on the character and appearance of the area.
7. For the reasons given the proposal would harm the significance of the building which is a non-designated heritage asset and would neither preserve nor enhance the character or appearance of the Conservation Area. The harm to the Conservation Area would however be less than substantial in that the general design of the extension would match the architectural features and form of the dwelling. In accordance with paragraph 134 of the National Planning Policy Framework (the Framework) it is necessary for me to weigh that less than substantial harm against the public benefits of the proposal.
8. The enlargement of the existing residential accommodation may be of benefit in terms of providing an attractive family house which may in turn be of benefit to the local community. However there is no specific evidence before me in this regard and I give limited weight to any public benefit in this respect.
9. An existing small rear flat roof extension would be removed but this is not particularly harmful because of its limited size. The existing access drive would be moved a short distance further away from the road junction but no evidence has been put forward to demonstrate that the existing access is prejudicial to highway safety. For these reasons I cannot give weight to these matters.
10. In accordance with the Framework I give great weight to the harm to the Conservation Area which is not outweighed by the limited weight that I have given to the public benefit of the proposal. I therefore find for the reasons given that the proposal would harm the character and appearance of the area. It would not accord with policy CS08 of the Core Strategy¹ which requires protection and enhancement of the historic environment or with policies CS06 and CS12 which have similar requirements including in terms of local character. Neither would the proposal accord with policy DM15 of the Development Management Policies² which also has this requirement.

Conclusion

11. For the reasons given I conclude that the appeal should be dismissed.

Nick Palmer

INSPECTOR

¹ King's Lynn & West Norfolk Core Strategy (2011)

² King's Lynn & West Norfolk Site Allocations and Development Management Policies Plan (2016)



The Planning
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Ruth Redding
King's Lynn and West Norfolk Borough
Council
Kings Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

Your Ref: 16/01482/F
Our Ref: APP/V2635/D/16/3163185

01 March 2017

Dear Ruth Redding,

Town and Country Planning Act 1990
Appeal by Mr Ivan Browne
Site Address: 33 Church Road, Flitcham, KING'S LYNN, PE31 6BU

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

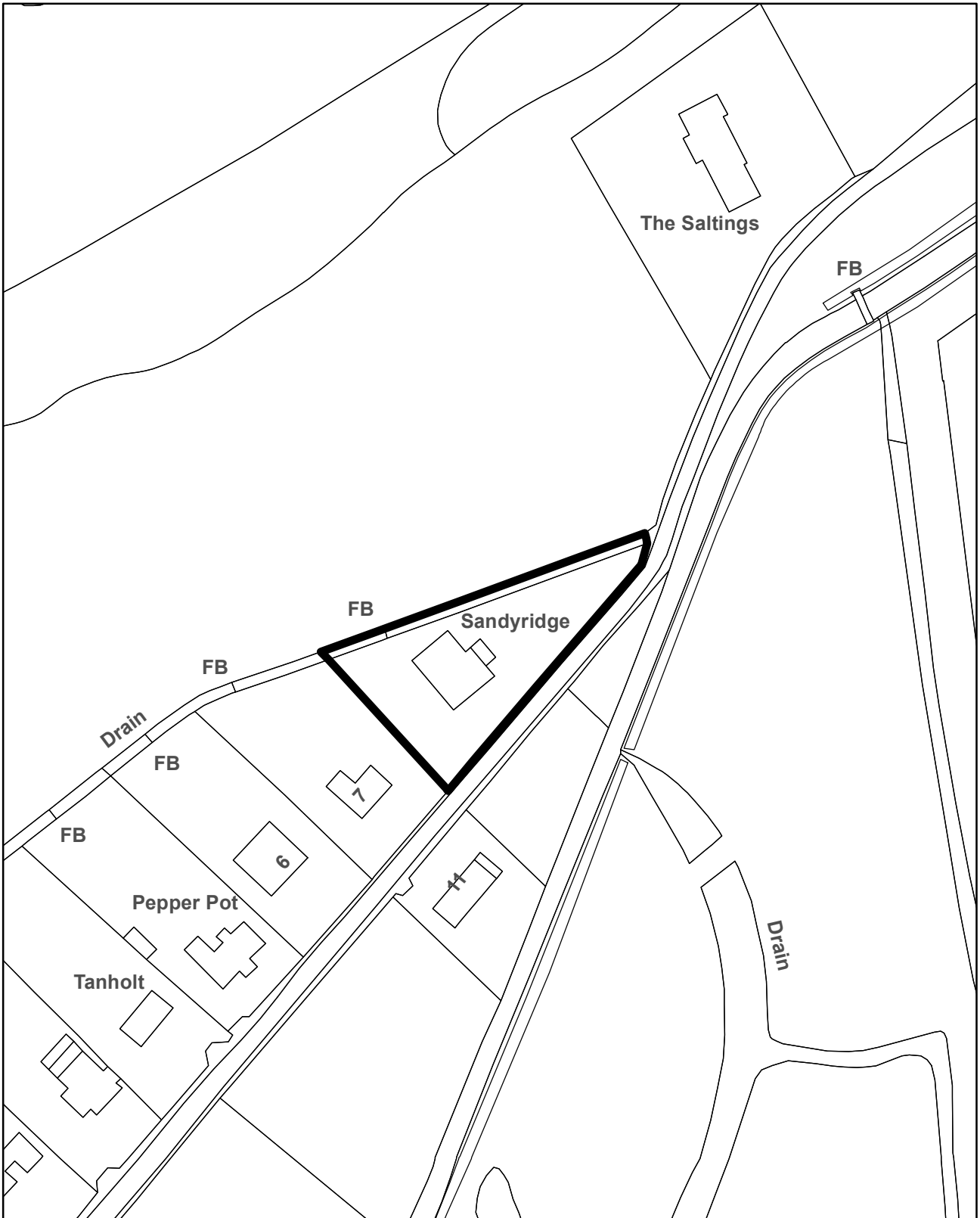
Chris Nash

Chris Nash

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

17/00735/F

Sandy Ridge Broadwater Road Holme-Next-Sea



Parish:	Holme next the Sea	
Proposal:	Variation of condition 10 of planning permission 16/00323/F (replacement dwelling): To amend previously approved drawings	
Location:	Sandy Ridge Broadwater Road Holme next the Sea Norfolk	
Applicant:	Mr David Gray	
Case No:	17/00735/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 7 June 2017

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation.

Case Summary

The site comprises a triangular plot of land containing a detached dwelling of single storey height, a series of domestic outbuildings and associated garden land. The site is bounded to the south west by a detached dwelling. To the south, on the south side of Broadwater Road, is a caravan whilst to the north and north east are the coastal marshes and open land leading out towards the sea.

In policy terms the site is in countryside and within the Area of Outstanding Natural Beauty (AONB). It is in or close to nature conservation sites of national and international importance including a SSSI, National Nature Reserve, Special Protection Area, Ramsar site and Special Area of Conservation.

The area is also in a high risk flood zone (Flood zone 3 and Tidal Hazard Area).

The Planning Committee granted full planning permission for a replacement dwelling following the demolition of the existing chalet bungalow and ancillary structures on the site in 2016 (lpa ref: 16/00323/F).

This current application seeks the variation of condition 10 of planning permission 16/00323/F to amend the previously approved drawings.

Key Issues

- Principle of development;
- Form & character and impact on AONB;
- Nature Conservation issues;
- Flood risk;
- Residential amenity; and
- Other matters.

Recommendation

APPROVE

THE APPLICATION

The site comprises a triangular plot of land containing a detached dwelling of single storey height, a series of domestic outbuildings and associated garden land. The site is bounded to the south west by a detached dwelling. To the south, on the south side of Broadwater Road, is a caravan whilst to the north and north east are the coastal marshes and open land leading out towards the sea.

In policy terms the site is in countryside and within the Area of Outstanding Natural Beauty (AONB). It is in or close to nature conservation sites of national and international importance including a SSSI, National Nature Reserve, Special Protection Area, Ramsar site and Special Area of Conservation.

The area is also in a high risk flood zone (Flood zone 3 and Tidal Hazard Area).

This application seeks a variation of the plans to accommodate a series of minor changes to the external appearance of the approved replacement dwelling. These changes include amendments to the fenestration, external materials and the relocation and reorientation of the detached garage. No change is proposed to the overall height or scale of the building.

SUPPORTING CASE

The applicant has provided a list of the proposed changes to the approved scheme. They confirm that with the exception of item no. 05 (which proposes a reduction in the proportion of part of the building), no change to the scale or use of building is proposed.

The changes proposed are:-

1. Relocation and re-orientation of the Garage to increase usable garden space
2. The proposed brick plinth has been extended to apply to entire main house
3. Relocation of entrance door to & the addition of back door
4. General internal alterations
5. Reduction in size of main building by 20m² (0.5m taken from the North and East sides)
6. Addition of a concealed two-person sun terrace to South Elevation
7. Replacement of glazed guarding to the North terrace with Steel
8. Replacement of external sliding shutters with internal sliding shutters
9. General relocation of windows associated with the internal changes
10. Change of cladding material from loose course pebbles with randomly course knapped flint
11. Change of cladding material to west Façade from loosely coursed rubble to vertical timber boarding
12. Replacement of stack bonded brickwork with stretcher-bonded brickwork
13. Enlargement of Ground Floor Terrace and Log Store to match first floor
14. Addition of flush roof lights to main roof slope

PLANNING HISTORY

16/00323/F – Approved - Replacement dwelling - Sandy Ridge

15/00992/F: Application Withdrawn: 11/11/15 - Construction of dwelling and self-contained annexe following demolition of existing dwelling - Sandy Ridge

RESPONSE TO CONSULTATION

Parish Council: OBJECT - The Parish Council would like to comment as follows:

1. The application is described as a variation but compared to the previously approved plans barely a feature of the design remains unchanged. The cost to the Council Tax Payer of dealing with this degree of change is considerable. If the proposals are to proceed, they should be put forward for consideration as a new planning application with the appropriate fee paid. In the interests of the wider community this would also allow the application to be assessed for any CIL that may become due.
2. Although described by the Applicants as a smaller building, the proposals are for a massive structure with a ridge height approaching +40 feet. This will be a highly significant feature on the skyline and extremely intrusive in this very sensitive landscape.
3. The design and materials (including the introduction of welded steel) combine to create an industrial appearance that is out of context with the immediate natural environment. Furthermore, the introduction of roof lights will add to the light emissions from the building in an area of naturally dark skies. Not only is this environment valued by many thousands of visitors each year for its sense of remoteness and wilderness (Heritage Coast), it is an important, internationally protected habitat (Ramsar, SAC, SPA) supporting internationally protected birds. Little Terns breed nearby and are known to be highly sensitive to light disturbance.
4. The Parish Council's previous objections to this development (which is substantially larger than the dwelling to be replaced) highlighted its negative impacts on important views from Redwell Marsh and from the Coastal Path towards the Grade 1 listed landmark of Great St Mary's Church. The applicants contested this, arguing that the development would be hidden from public view. They are however, now proposing to embellish the building with a steel clad, south facing terrace, in reality a balcony, in order to exploit the views over Redwell Marsh for their own private benefit. Clearly this cannot be consistent with their earlier arguments that this building is hidden from public view and will not obscure the views currently enjoyed by local residents and many thousands of visitors to the surrounding nature reserve.
5. In its previous objections the Parish Council also expressed concern that the landscaping proposals would intrude on and enclose an area of Common land within the Parish. In the meantime the boundaries of Common land have been provided by Norfolk County Council and confirm that our fears are justified.

The implications of this should be confirmed explicitly by the Borough Council.

6. Notwithstanding the specialist ecology report originally produced by the Applicants, it is clear that intensification of development at this location within the Parish is having a significant negative impact on the immediate surrounding, protected environment - notably on water quality and European Protected Species. It is difficult to see how granting the necessary licenses for development could be deemed to be in the overriding public interest.

In view of the above, the Parish Council maintains its objections to this development. We urge the Applicants to withdraw their proposals and replace them by a new application that is sympathetic to the environment, more sensitive to local needs and respects the enjoyment of this very special place by the hundred thousand plus who visit it annually.

Highways Authority: No objection - requested that previous conditions are transferred onto any new planning permission

Environmental Health & Housing - Environmental Quality: NO OBJECTION - requested that previous conditions are transferred onto any new planning permission.

Environmental Health & Housing - CSNN: NO OBJECTION - commented that detailed information on any external lighting may be useful so that the appropriate organisations can comment if needed i.e. Norfolk Wildlife Trust, RSPB and Natural England etc.

Norfolk Coast Partnership: NO OBJECTION but commented that they would prefer the use of traditional materials where possible. So would prefer keeping the loose course rubble over the use of timber and steel cladding. This would ensure that there is at least some continuity with other buildings in the village.

Natural England: NO COMMENT

Countryside Access Officer: NO OBJECTION on Public Rights of Way issues.

Environment Agency: NO OBJECTION - but recommend that the mitigation measures proposed in the submitted Flood Risk Assessment (FRA) are adhered to.

REPRESENTATIONS

2 third party comments received referring to the following:-

- Object to balcony on the southern boundary due to overlooking of my garden/log cabin; wholly unacceptable
- This part 3 storey dwelling will have a negative impact on our privacy and lifestyle
- Disappointing that the approved materials are wanting to be changed for cheaper quality
- This decision was wrong before and is worse now that the materials are proposed to be changed
- The sheer size and mass will already reflect negatively on the character of the area which enjoys AONB
- Wildlife were being forgotten or ignored when this application was considered.
- Dark skies play an important part to our wildlife in this area. Light can interrupt the natural behaviour of our wildlife.
- This area was to be kept as a run through for the natterjack toads originally what has now changed. The natterjack toads still live there but maybe once this gets built they will move out.

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

DM21 - Sites in Areas of Flood Risk

PLANNING CONSIDERATIONS

The application raises the following issues: -

- Principle of development;
- Form & character and impact on AONB;
- Nature Conservation issues;
- Flood risk;
- Residential amenity; and
- Other matters.

Principle of development

The site is located on Broadwater Road, Holme-next-the-Sea. The application site lies outside the village as identified on the King's Lynn & West Norfolk Local Plan (1998) Inset Map for Holme-next-the-Sea. Within the Core Strategy Holme-next-the-Sea is classified as a Smaller Village and Hamlet (SVH) in the Settlement Hierarchy set out under Policy CS02 and therefore no settlement boundary exists.

It is also within the AONB, where development which will have a significantly detrimental impact upon the natural beauty of the landscape in this designated area will not be permitted. National and local nature conservation sites lie immediately to the north west of the site. Development is therefore strictly controlled in this sensitive area.

Nationally, the NPPF seeks a high standard of design, and design that takes the opportunity to improve an area. Some of the key objectives referred to in the NPPF are for development which responds to their local context and creates or reinforces local distinctiveness, are visually attractive as a result of good architecture and appropriate landscaping.

Government Guidance also seeks quality design in housing, and states that Local Planning Authorities should encourage applicants to bring forward sustainable and environmentally friendly development. It also states that design should be well integrated with, and complement neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Design should promote local distinctiveness.

The LDF Core Strategy relevant policies are CS01, CS06, CS08, CS09 and CS12. Whilst no Core Strategy policies refer specifically to replacement dwellings, Policy CS06 refers to the protection of the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife and its natural resources. Accordingly such development should not adversely affect this strategy.

Policy DM5 refers to the enlargement or replacement of dwellings in the countryside. This policy states that proposals for replacement dwellings will be approved where the design is of high quality and will preserve the character or appearance of the streetscene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.

The principle of the replacement dwelling has already been agreed; this application seeks only to vary the design of the proposed replacement.

Impact upon the AONB

AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site is already a residential property but it adjoins open land to the north west and south east. The site has a degree of screening to its boundary but there are still open views across the fields.

The replacement dwelling already approved under Ipa ref: 16/00323/F is taller than the existing property but the design of the dwelling with mono-pitched roofs means that the height of the dwelling is kept as low as possible, despite the fact that flood risk issues require raised floor levels.

This proposed amendment makes no change to the overall height or dimension of the dwelling (other than a reduction of 20m² floorspace with 0.5m taken from the north and east sides). Initial plans submitted with this current application showed levels on the plans using the AOD levels (above ordnance datum relative to sea level); however, the previously approved plans showed levels taken above floor level. Consequently when comparing the levels between the previously approved and proposed drawings the comparative levels were reading significantly higher. However, these plans have since been amended to show comparable levels and they demonstrate that there is no change to the proposed height of the building from those already approved.

The Parish Council has objected to the increased height of the proposed replacement dwelling. However, as there is no change to the previously approved height and mass this objection is not upheld.

The Parish Council has raised issue regarding the obstruction of views from the Norfolk Coastal Path across the site towards Redwell Marsh towards the Grade 1 Listed St Mary's Church in the distance. However, the proposed replacement dwelling is no greater in height and mass than previously approved. They comment on the use of steel cladding to the south terrace, however, this is a guard rail spanning an opening of 1.9m wide and is only 1.1m high. Such modest detailing will not be apparent in the wider landscape.

Given that the overall mass and height is the same as previously approved and the proposed changes will not significantly change the overall massing and scale of the building it is considered that the proposed development would sit within the landscape without having a detrimental impact on the quality of the landscape or the scenic beauty of this nationally important designated AONB.

Design, character and appearance

The proposed replacement dwelling is of contemporary design and fundamentally similar to that already approved. The angular plan form responds to the triangular shape of the site and its features. The massing and scale of the replacement house is lower and narrower to the front of the site along Broadwater Road and then opens up and out towards the sea views to the rear.

The low mono-pitched roof sections help keep the house as low as possible with the highest points set against the tall trees on the west side. The principle living accommodation is located on the first floor to take advantage of the best views with ancillary accommodation located on the lower levels.

The design is modern and is proposed to be constructed of materials which can now be found within the local area. There are now other examples of contemporary dwellings along Broadwater Road. Some work better than others and the most effective take reference from local building materials. This promotes local distinctiveness.

One of the proposed changes to the plans is the change from loose course –pebbles to random course knapped flint. This change in material still makes reference to locally found materials. One other change to the amended plans show the removal of some of the flint cobbles and their replacement with vertical timber boarding. This is only to the west elevation closest to the existing trees (which are proposed to be retained) and which will not be clearly visible from any of the long views of the site from the south east or north.

The applicant has submitted additional photos taken from the northern coastal path, within the garden and along Broadwater Road to demonstrate that this western elevation will not be clearly visible from outside the site and will only be appreciated from the small strip of garden directly adjacent to the elevation. They therefore suggest that any change from flint to timber is unlikely to affect the local character of the site and its surroundings, and will largely go unnoticed.

The use of flint is proposed to remain on the southern elevation and part of the eastern elevation of the main dwelling as well as the south eastern elevation of the garage; the remainder will be timber clad.

The Parish Council, Norfolk Coast Partnership and third parties have commented on the loss of local materials. In this case the design of the proposed replacement dwelling has taken reference from other examples found in the vicinity. The proposed replacement is a modern, contemporary one which utilises a palette of materials and colours, and mixes traditional building materials such as coursed pebbles and handmade bricks with more modern materials such as natural wood cladding, zinc sheeting and galvanised steel.

The design and site layout reflects the features and constraints of the site and flood risk issues. The proposed dwelling will not dominate the site and there is plenty of space around the building to retain the landscaping.

Policy DM5 states that proposals for replacement dwellings will be approved where the design is of high quality and will preserve the character or appearance of the streetscene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.

In terms of design the proposed replacement dwelling does take sufficient reference from building designs and materials in the surrounding area to ensure it will fit into the area

without harm. The use of flint walling adds to the local distinctiveness of the design and the use of timber cladding links through to the trees and soft, open landscape of the area in general. Successful implementation of the landscaping scheme will ensure that it sits in its immediate environs in an appropriate manner.

In this case the scale of the proposed dwelling remains unchanged and the proposed amendments to the fenestration and external materials are considered appropriate; three areas of flint will remain to the more public views of the building. It is considered that the development will not cause significant harm to the character of the AONB. It will not erode the openness of the area or be unduly conspicuous in its setting.

Nature Conservation issues

The site is in proximity to nature conservation sites of international, national and local importance and careful consideration was given to the impact upon these during consideration of the replacement dwelling under lpa ref: 16/00323/F.

However, these current amendments raise no significant new issues with regard to protected species or impact on the larger nature conservation sites in proximity of the site.

This proposal shows changes to the fenestration including the location of windows and the introduction of rooflights to the main roof slope. The Parish Council have raised issues about light spillage from the proposed new dwelling.

The proposed dwelling will result in a similar number of openings to that previously approved. The applicant previously proposed mitigating solutions to avoid increasing light pollution. These include external shutters to the largest openings that can be closed at night to provide security as well as privacy, and at the same time contain the artificial light, and external timber louvres to limit the extent of glazing to the long slot window on the east elevation.

Light spillage can have a harmful effect upon wildlife. However, it is not considered the extent of light spillage would be so significant to warrant the refusal of the application in this case.

Flood Risk

There are no additional implications with regard to flood risk (subject to the imposition of conditions).

Residential amenity

The relationship between the dwelling as proposed and existing dwellings has been examined.

First floor windows facing other properties to the south west serve non- habitable rooms, such as bathrooms and corridors. An enclosed balcony area faces seaward, away from neighbouring properties

A second balcony area is shown to the south eastern elevation. This is an enclosed balcony area accessed from one of the bedrooms. The nearest property to the south lies to the south west of the site. This balcony will not look directly out onto the windows of any adjoining properties, although look towards some of the garden land of this property. However, this will not result in such significant overlooking to warrant refusal of the application.

The dimensions, distances from boundaries and position of the proposed replacement dwelling are such that it will not result in significant overshadowing or loss of light for the occupants of neighbouring properties.

Other matters

The Parish Council is concerned about the impact of the proposal upon Common Land. There are three areas of Registered Common Land within the parish of Holme-next-the-Sea with common rights. However, the application site is not within common land and none of these areas are known to adjoin or be in proximity to the site. Consequently there is not considered to be any direct impact of this proposal upon the Common Land.

The Environmental Quality Team requests the referral of previously imposed planning conditions. These relate to the presence of asbestos in the existing building. To cover the safe removal and disposal of the identified material it is recommended that planning conditions are attached to any consent granted for this application.

County Highways has raised no objection to the proposal subject to the referral of previously imposed planning conditions, which relate to the provision of parking.

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application will not likely have a material impact upon crime and disorder.

CONCLUSION

The replacement dwelling has a modern, contemporary, bespoke design to fit the shape and features of the site. It will be taller than the bungalow it seeks to replace and have a larger scale and mass. However the proposed amendments to the previously approved scheme have no significant bearing on the scale of the proposed dwelling. In terms of design and impact on the AONB the proposal is considered to relate adequately to surrounding development and the sensitive setting of the open fields and marshes.

The proposal will not likely have a significantly detrimental impact upon the amenity of the occupants of adjoining properties.

Conditionally there are no outstanding flood risk, nature conservation, landscape or highways issues.

The proposal accords with the general principles of the NPPF and Core Strategy Policies CS01, CS02, CS06, CS07, CS12. The proposal also complies with the development management policies, in particular Policy DM5 and DM15.

RECOMMENDATION:

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

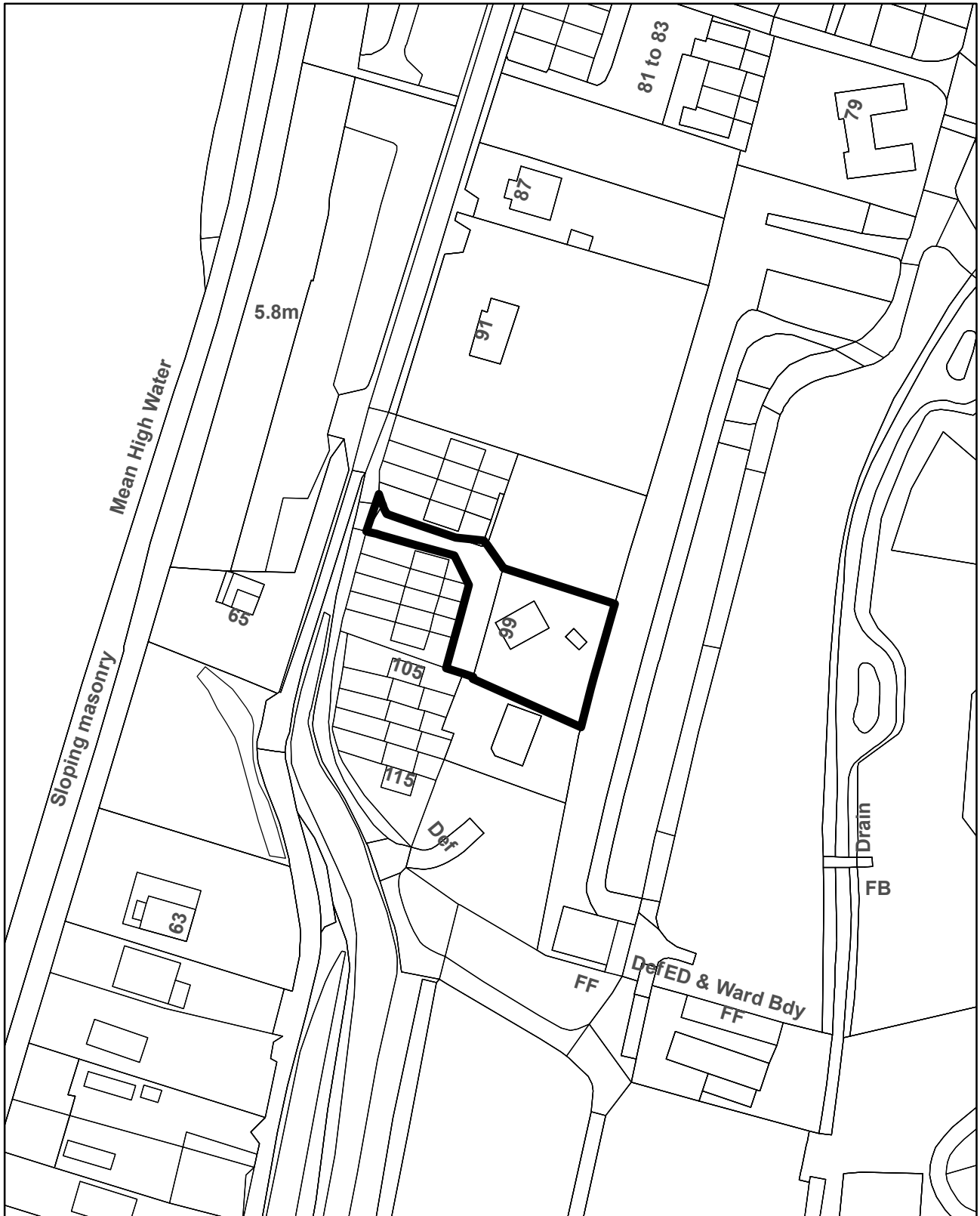
- 1 Condition: The development hereby permitted shall be begun before the expiration of 10 August 2019.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site car parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason: To ensure that parking and servicing facilities will be available to serve the development in accordance with the principles of the NPPF.
- 3 Condition: Prior to the occupation of the dwellinghouse hereby permitted the occupiers should sign up to the Environment Agency Floodline Warnings Direct (FWD) service and details of a flood evacuation plan should be submitted to and agreed with the local planning authority in consultation with the local authority emergency planning department. This flood evacuation plan will include actions to take on receipt of the different warning levels, including evacuation procedures e.g. isolating services and taking valuables etc. and evacuation routes.
- 3 Reason: To ensure the appropriate protection to the occupants of the development.
- 4 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 4 Reason: To ensure that existing trees and hedgerows are properly protected.
- 5 Condition: Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 6 Condition: The development shall be carried out in accordance with the mitigation measures set out in the Protected Species Survey unless provided for in any other conditions attached to this planning permission. These measures require:-
 - Details of the position and design of bat boxes to be installed on site shall be submitted to and agreed in writing with the local planning authority. They shall be installed in accordance with the agreed details prior to occupation of the dwelling.
 - Any hedge, shrub or tree removal should be undertaken outside the main breeding bird season from 1st March to 31st August, or else be confirmed to be without nesting birds prior to the removal.
 - The site should be fenced prior to construction, to enable clearance of the site and to prevent natterjack toads from getting on to the site during construction. Such fencing may only be carried out under an EPS licence, which would need to be obtained from Natural England. Fencing should be installed in the season when natterjack toads are active, so this would indicate after mid-March and before the end of September.

- Should a great crested newt be found during construction, Natural England should be contacted to discuss the next steps.
 - During construction an exclusion zone of 5 metres from the drain is to be established from the drain for tracked vehicles to minimise potential disturbance of water voles. The vegetation should be strimmed to bare ground from a 5m buffer either side of the footing for the proposed new bridge across the drain to ensure that water voles do not take up residency in this area.
 - All excavations should be covered overnight to prevent animals from falling in.
 - Works should be restricted to daylight hours only to prevent disturbance or accidental harm to nocturnal animals such as badgers and hedgehogs. Night lighting of the site should be minimised to reduce disturbance to other nocturnal animals such as bats.
 - All building materials and waste materials should be stored above ground, such as on pallets or in skips respectively. This measure should ensure that such materials do not provide a sheltering opportunity, attractive to invertebrates, amphibians, reptiles and small mammals.
- 6 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Protected Species Survey.
- 7 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house shall not be allowed without the granting of specific planning permission.
- 7 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 8 Condition: The detached garage building shall only be used for purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 8 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF.
- 9 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing No. 1307-200, Site Plan
 - Drawing No. 1307-301, Rev PT-02, Proposed Ground Floor Plan
 - Drawing No. 1307-302, Rev PT-01, Proposed First Floor Plan
 - Drawing No. 1307-303 Rev PT-01, Proposed Roof Plan
 - Drawing No. 1307-353 Rev PT-01, Proposed Garage Elevations
 - Drawing No. 1307-305-T01, Proposed East Elevations
 - Drawing No. 1307-307-PT-02, Proposed West Elevations
 - Drawing No. 1307-306-T-01, Proposed North Elevations
 - Drawing No. 1307-308-PT-02, Proposed South Elevations
- 9 Reason: For the avoidance of doubt and in the interests of proper planning.

17/00466/F

99 South Beach Road
Hunstanton



Parish:	Hunstanton	
Proposal:	Removal of condition 16 of planning permission 16/01550/F to allow 12 months unrestricted occupancy	
Location:	99 South Beach Road Hunstanton Norfolk PE36 5BA	
Applicant:	Mr Justin Wing	
Case No:	17/00466/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 8 May 2017

Reason for Referral to Planning Committee – The application has been called-in by Councillor Bower and the views of the Town Council are contrary to the Officer recommendation

Case Summary

Members may recall this application was deferred from the June meeting to allow further information to be obtained, in view of comments made by the applicant that the existing bungalow on the site could be occupied for 11 months of the year.

It has been established that the current dwelling would be occupied for 11 months of the year.

The application site, 99 South Beach Road, Hunstanton, lies in the Coastal Hazard Zone (Holme to Wolferton Creek) and Flood Zone 3.

The site has recently benefited from permission for a replacement dwelling which was subject to an occupancy restriction, condition 16, 16/01550/F, in line with Policy DM18 (Coastal Flood Risk Hazard Zone) of the Site Allocation and Development Management Policies Plan.

This application seeks consent to remove condition 16 to allow 12 month occupancy of the new dwelling.

Key Issues

Principle of Development and Planning History
Flood Risk

Recommendation

REFUSE

THE APPLICATION

The application site lies within the Coastal Hazard Zone area, outside of the development boundary for Hunstanton.

The site is on the eastern of South Beach Road, Hunstanton, behind existing dwellings and is accessed by a private access road. The private road serves “no.97” (which comprises of a concrete slab), the application site and no. 95, a bungalow to the south of the site.

The application site has recently had the benefit of permission 16/01550/F for a replacement dwelling, following the demolition of the existing pre-fabricated dwelling. The existing pre-fabricated dwelling has a planning condition that restricted the occupancy between the 1st April and the 31st October in any given year. The dwelling will be contemporary in design and is a significant improvement to what currently exists on the site.

Condition 16 of the permission restricts the occupancy of the new dwelling at no.99 to that stipulated in Policy DM18 of the Site Allocation and Development Management Policies Plan 2016. The condition states the following:-

“The dwelling hereby approved shall not be occupied between 1st October and 31st March in any given year unless otherwise agreed in writing by the local planning authority.”

This application seeks to remove this condition to allow all year round occupancy of the dwelling.

SUPPORTING CASE

The application has been supported by a planning statement:-

- As with other dwellings in the area the applicant wishes to apply for unrestricted occupancy. A remove for this to improve the market value of the property, a 6 month restriction will have a detrimental effect on the saleability of the property in the future.
- In certain cases Policy DM18 has not been adhered to. The present bungalow on the site can be occupied for 11 months of the year during the period when the highest risk of flooding occurs.
- All bedrooms are currently on the ground floor level and the existing timber building is unlikely to withstand hydrostatic pressures it would be subject to in the event of a severe flood.
- The new dwelling has all habitable accommodation at first and second floor level above anticipated flood levels, in accordance with the EA requirements set out in the Coastal Flood Risk Planning Protocol.
- The applicant will abide by the Flood Warning and Evacuation Plan.
- The proposal offers betterment.
- 91 South Beach Road- February 2016, 53 South Beach Road – July 2014, 71 South Beach Road – December 2014, 85 South Beach Road – 29th June 2015 are examples where existing dwellings have been replaced, offering a form of betterment and have appropriate conditions imposed that relate to flood risk.
- Searles Leisure Centre – behind the site, can comprising of static holiday homes can be occupied for 11 months of the year.
- Flood Defences – the Coastal Protocol emphasizes that continued maintenance of the existing flood defences are not guaranteed indefinitely and the intent of the Draft SMP is to maintain the first line of shingle ridge defence until 2020/25 only, subject to government funding.

- There is a concrete and steel piling hard defence within a 5m wide promenade and up stand wall at 7.2m height AOD. on the 5th December 2013 this defence only experienced wave and tidal spray.
- The current intention of the Management strategy is to maintain defences in this area and a relaxation for the occupancy limitation should be deemed acceptable.

PLANNING HISTORY

16/01550/F: Application Permitted: 25/01/17 - Erection of new residential dwelling with integral double garage and associated works

2/91/1826/F – Occupation of dwelling without complying with condition 1 attached to planning permission ref: 2/86/2443 dated 15/8/86 to allow occupation between 15th February in any year and 15th January the following year – permitted 17.06.92

2/86/2443 – Retention of bungalow – permitted 15.08.86

2/81/2563/F – Retention of holiday bungalow – permitted 22.09.81

HU1483 – Retention of holiday bungalow permitted 16.09.69

HU396 – Retention of two holiday bungalows permitted 19.09.66

RESPONSE TO CONSULTATION

Town Council: NO OBJECTION The town council support for 12 month occupancy as it is keeping with the policies to extend the season promoting all year round activities in Hunstanton as approved in the new Hunstanton Prospectus 2017 and Master Plan 2008. Also this new dwelling will be built to a very high standard which will be far more resilient to flooding than the older flats and houses.

Environment Agency: OBJECT your authorities Coastal Flood Risk Planning Protocol is very clear that “Seasonal Occupancy will be limited to between 1st April and 30th September. Applications to remove, relax or vary (by way of extension) any existing seasonal occupancy condition will be resisted.”

Emergency Planner: OBJECT Flooding is more likely during the autumn and winter months and this occupancy condition helps reduce the number of properties that may need evacuation. If occupants chose to try and stay in the property and it was then subsequently flooded this would increase risk to life in the area and the number of hazardous water rescues that may need to be performed.

REPRESENTATIONS

No representations received.

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS05 – Hunstanton

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM18 – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)

PLANNING CONSIDERATIONS

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

Principle of Development and Planning history
Flood Risk

Principle of Development and Planning History

The principle of whether a replacement dwelling can be achieved on this site has already been determined under planning application 16/01550/F. Members are only being asked to consider whether the recently permitted dwelling should be allowed to be occupied all year round by removing condition 16 of 16/01550/F, which restricted occupation to 6 months of the year, specifically those considered to be at less risk of tidal flooding.

Flood Risk

Paragraph 99 of the National Planning Policy Framework states that "New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change." The National Planning Policy Framework refers to development having to be steered to areas of lower risk of flooding, through applying to certain types of developments a sequential test and then if necessary an exception test to ensure development is safe for its lifetime.

Policy CS08 of the Local Development Framework Core Strategy states that development proposals in high risk flood areas will need to demonstrate that the type of development is appropriate to the level of flood risk identified in the Strategic Flood Risk Assessment and that flood risk is fully mitigated through appropriate design and engineering solutions. The National Planning Practice Guidance provides further guidance on flood risk, and interpretation of policies such as the sequential and exception test. In terms of the sequential test, in this case this proposal seeks a replacement dwelling and it is therefore not considered necessary to apply the sequential test, as the level of development (one residential unit) will remain as before.

Clearly this site falls within the coastal strip, and Local Guidance referred to in Policy CS07 - Development in Coastal Areas, has been provided to guide planners and developers on the suitability of development in the Coastal Area.

Policy CS07 states that the Council will, amongst other things, resist new and replacement dwellings and the extensive alteration of dwellings and relaxation of occupancy limitations unless the outcome of the Shoreline Management Plan (SMP) acknowledge the absence of 17/00466/F

Planning Committee
3 July 2017

risk or promotes the retention and/or improvement of local defences. The SMP does not acknowledge the lack of risk and improvement to the defences is not assured at present.

Further to the SMP, detailed local guidance has been provided in a joint position statement by the EA and the Council, entitled Coastal Flood Risk - Planning Protocol, Wolferton Creek to Hunstanton.

The protocol is now included within a development control policy in the Local Plan - Policy DM18 - Coastal Flood Risk Hazard Zone where it states that replacement dwellings will only be permitted in Tidal Flood Zone 3 where all of the protocol criteria is met.

The protocol states that in particular in relation to replacement dwellings in this area that "Replacement dwellings will only be permitted in flood zone 3, where all of the following 7 criteria are satisfied"

1. A Flood Risk Assessment must be undertaken
2. All habitable accommodation will be provided above ground floor
3. The dwelling will only be occupied between 1st April and 30th September
4. The dwelling will incorporate flood mitigation and resiliency measures in accordance with CLG publication improving the flood performance of new buildings
5. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences
6. A flood warning and evacuation plan will be prepared for the property and retained on site.
7. The level of habitable accommodation provided by the new dwelling would not be materially greater than provided by the original dwelling. Proposals should not result in an increase in the number of bedrooms over and above the original dwelling.

In relation to the 7 points, it is point 3 of the protocol that the applicant's do not wish to comply with and are thus applying for removal of condition 16 of 16/01550/F, which ensures conformity with point 3.

Since the determination of application 16/01550/F, Policy DM18 of the Site Allocation and Development Management Policies Plan has been the subject of an appeal, specifically that in relation to point 3 of the Coastal Protocol. The Inspector, in determining APP/V2635/W/17/3169623, for an extended occupancy of a bungalow at 1F South Beach Road, Heacham, dismissed the appeal on the grounds that the application did not have a detailed Flood Risk Assessment and the comparable provided by that appellant did not directly relate to the site subject to that particular appeal.

The agent states in their supporting statement that the new dwelling can be designed to withstand hydrostatic pressures (conditioned) and has all habitable accommodation above ground floor. The dwelling according to the agent would be a betterment compared to the existing dwelling and cites examples of where replacement dwellings have been permitted, on South Beach Road, on the flood risk betterment basis.

The agent has also stated that the proposal will lead to an increase in the new dwelling's property value. A brief detail that the development will be safe is stated within the applicant's statement.

Whilst the agent has provided information in regards to flood risk and has described in their supporting statement the other examples for replacement dwellings on South Beach Road, Section 38(6) of the Town and Country Planning Act states that decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. In this particular case, the agent has failed to acknowledge that the examples provided in their 17/00466/F

statement pre-date the Coastal Protocol becoming Policy DM18 of the adopted Site Allocation and Development Management Policies Plan (2016) and the original dwellings in those cases were not the subject of occupancy conditions.

It is therefore considered that the examples are not directly comparable with this application site, and thus little weight should be attributed to considering these examples in determining the application. The flood risk defence information in the agent's planning statement, in regards to the two shingle ridge defences and the reinforced concrete wall opposite the site, is acknowledged, however flooding has historically occurred on South Beach Road, through the failure of the flood gates to the north of the site, which is at a lower height than the hard defence wall and the stand wave wall. No detailed Flood Risk Assessment, has been submitted which would demonstrate that extending the occupancy would result in the occupants being safe from flood risk for the lifetime of the development, taking the flood gate defence issues into account.

Given the above and in the absence of a detailed Flood Risk Assessment, the risk of flooding experienced by all year round occupancy would not be outweighed by any form of public benefit. Any increase in the value of the new property is not a form of public benefit and accordingly cannot be given any weight in considering the implications of flood risk. The economic benefit of the occupation of a dwelling to Hunstanton's economy would also not outweigh the risk of flooding in this location.

The Environment Agency and Emergency Planner both object to the proposed unrestricted occupancy of the dwelling.

At the June meeting the applicant spoke in support of the proposal and advised that the existing bungalow on the site could be occupied for 11 months of the year in accordance with planning permission 2/91/1826/F. Having carried out further research into the planning history of the site, it is clear the applicant is correct as this 1992 permission allows occupation of the existing property except during the period between 15th January and 15th February in each year.

Officers wish to apologise for this oversight, however it does not alter the considerations on this application or the overall recommendation.

In more recent years concerns over flooding have become much more important with the Environment Agency repeatedly increasing the threat level for a major storm event in this area and they expressed their concerns over future developments in this area at the recent Local Plan Inquiry.

Of particular relevance is their assessment that "the standard of protection offered by the flood defences in the Coastal Flood Risk Hazard Zone is low". The Agency argued that "because of the high flood risk and low standard of protection offered by the defences new and replacement dwellings are not appropriate at this location. This is because they cannot be considered safe for their planned lifetime."

Notwithstanding that the preferred approach of the EA was to prevent any new or replacement dwellings the Council felt it prudent to recognise the importance of the area to tourism and the benefits that improved levels of construction could offer for flood resilience on replacement dwellings. For these reasons the Council sought to agree a compromise position with the EA that would balance the economic and social benefits of securing development in this area whilst seeking to reduce risk to an acceptable level.

As a result, the 7 criteria set out in Policy DM18 of the SADMP were developed for replacement dwellings and were designed to work together to ensure that the risk to life and

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property from flooding is minimised as far as possible. This approach is the minimum that the EA were prepared to accept in the interests of public safety therefore now that the SADMP has been adopted it is imperative that we remain consistent and apply Policy DM18 rigidly for the safety of current and future occupants.

CONCLUSION

Members are being asked to consider an all year round occupancy of the newly permitted dwelling. Whilst it is acknowledged that recent developments on South Beach Road have been permitted with an emphasis on the dwelling providing betterment in terms of flood risk and conditions imposed in relation to hydrostatic construction methods to withstand the force of waves impacting on the structure, the Coastal Protocol did not form part of the Development Plan at the time of their consideration. Now that Policy DM18 is adopted, in the interests of public safety it is imperative that it is rigidly applied going forward.

It is also of significant weight that a very recent appeal (attached) elsewhere in the Coastal Flood Risk Hazard Zone upheld the need to ensure occupancy is restricted to the safest periods.

Furthermore, no detailed Flood Risk Assessment has been provided to demonstrate that exposure to potential flood risk from all year occupancy would be safe. Even if a Flood Risk Assessment were to be provided, there is no public benefit that would outweigh the harm to occupants from being exposed to Flood Risk.

It is therefore recommended that this application be refused for the following reason.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposal to allow occupancy of the newly permitted dwelling for 12 months of the year would be contrary to the authorities approach to development within the Coastal Flood Risk Hazard Zone of Dersingham to Hunstanton. Furthermore the application has not been accompanied by a Flood Risk Assessment which would demonstrate, to the Environment Agency's satisfaction, that the development will be safe for its lifetime. The proposal is however not considered to provide any public benefit that would outweigh the exposure to flood risk experienced by the future occupants of the dwelling. The proposal is therefore contrary to paragraphs 106, 107, 108 of the National Planning Policy Framework, the National Planning Practice Guidance, Policy CS08 of the Local Development Framework Core Strategy 2011 and Policy DM 18 of the Site Allocation and Development Management Plan Document.

Appeal Decision

Site visit made on 24 April 2017

by **Zoe Raygen Dip URP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 May 2017

Appeal Ref: APP/V2635/W/17/3169623

Plot 1F, South Beach, Heacham, Kings Lynn PE31 7LH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Anthony Peake against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 16/02089/F, dated 28 November 2016, was refused by notice dated 16 January 2017.
 - The application sought planning permission for construction of a bungalow (amended design) without complying with a condition attached to planning permission Ref 2/98/1559/F, dated 10 December 1998.
 - The condition in dispute is No 2 which states that: The occupation period of the chalet bungalow hereby approved shall be restricted to between 1 April or Maundy Thursday (whichever is the earlier) and 31 October in any year.
 - The reason given for the condition is: To prevent loss of life during winter storm tide events.
-

Decision

1. The appeal is dismissed.

Background

2. Planning permission was granted for the construction of a bungalow at the appeal site (2/98/1559/F) subject to condition 2 which restricts occupancy of the bungalow to 7 months of the year only. The Council applied the condition to prevent loss of life during winter storm tide events. The appellant now wishes to occupy the bungalow on a more permanent basis and therefore the appeal seeks to allow for the variation of Condition 2.

Main Issue

3. The main issue is whether the variation of Condition 2 to allow permanent occupancy would result in a significant and unacceptable risk to life and property.

Reasons

4. Ocean View is a bungalow set within a line of other properties, most of which are caravans. To the west are the seafront and a further line of caravans set at a higher level than the appeal site, incorporating a flood bank. To the east is a river, open land and a second flood bank.

5. The site lies within Flood Zone 3 according to the Environment Agency (EA) and the Coastal Flood Risk Hazard Zone (CFRHZ) of the North Norfolk Coast from Wolferton Creek to Hunstanton. According to the Coastal Planning Protocol (CPP)¹ the area is inadequately defended from coastal flooding. As a result the CPP advises that development within the area is likely to be restricted to water compatible development only. This is reflected in the wording of Policy DM18 of the Site Allocations and Development Management Policies Plan 2016 (SADMPP) which significantly restrict residential development in the area.
6. In particular due to the risks associated with the seasonality of each of the highest astronomical tides, the probability of storm surges and wave action severity the Council's Strategic Flood Risk Assessment (2003 Hunstanton/Snettisham Study) concludes that the only safe period of occupancy is between 1 April and 30 September each year. As a result therefore both Policy DM18 and the CPP restrict seasonal occupancy to this time period. Furthermore Policy DM18 states that applications to remove, relax or vary (by way of extension) any existing seasonal occupancy conditions will be restricted.
7. The appellant has not submitted a site specific Flood Risk Assessment (FRA) with the proposal. The absence of a FRA together with no other substantive evidence from the appellant regarding the potential for flood risk were the property to be occupied within the winter months means I have very limited evidence to refute the Council's position in this respect.
8. I appreciate that the bungalow may be sited above sea and ground level. Furthermore it is of brick built cavity wall construction. Moreover, the appellant is part of the EA Flood Alert Scheme. Nevertheless the area is identified as at high risk of flooding. The National Planning Policy Framework (the Framework) states that inappropriate development in vulnerable coastal areas should be avoided and this is reflected in local Policy. Furthermore, the Framework states that development in a Coastal Change Management area would only be appropriate where it is demonstrated that it would be safe over its planned lifetime.
9. I note that the appellant considers that the proposal is not development as the bungalow has already been constructed. However, the variation of the occupancy condition would lead to the occupation of the bungalow at times of high flood risk making the use more vulnerable than currently exists. In order to ensure that prospective occupiers would be safe over the planned lifetime of the bungalow then a FRA would be required in accordance with paragraph 103 of the Framework. Furthermore, the EA has objected to the development in the absence of a FRA which demonstrates that future occupiers would be safe.
10. The occupiers of Ocean View would use local facilities and pay Council Tax which are benefits of the scheme but given they relate to only one additional dwelling, those benefits would be limited. They would not therefore be sufficient to outweigh the considerable harm that may arise to life and property due to flooding.

¹Coastal Flood Risk – Planning Protocol Wolferton Creek to Hunstanton

Joint Position Statement of the Borough Council of King's Lynn & West Norfolk and Environment Agency

11. The appellant refers to the potential for occupation of Ocean View for 11 months of the year which he states would be similar to that allowed at properties at 3A, 3B and 64. However, I have seen no substantive evidence to justify any variation to the length of occupancy. Furthermore, I have been provided with no further details of the circumstances that may have led to the proposals referred to by the appellant being acceptable and therefore cannot be sure that they represent a direct parallel to the appeal proposal. In any case I have determined the appeal on its own merits.
12. For the reasons above therefore I conclude that the variation of Condition 2 of 2/98/1559/F to allow permanent occupancy would result in a significant and unacceptable risk to life and property. The proposal would therefore be contrary to Policy DM18 of the SADMPP and paragraphs 106, 107, 108 of the Framework. Together these require that seasonal occupancy of development in the CFRHZ be restricted and that inappropriate development in vulnerable areas be avoided.
13. The Council also refer to Policy C12 of the King's Lynn & West Norfolk Borough Council Local Development Framework Core Strategy 2011 which is concerned with Environmental Assets. My attention has not been drawn to any part of the Policy in respect of coastal flooding and therefore it has not been determinative in this respect.

Conclusion

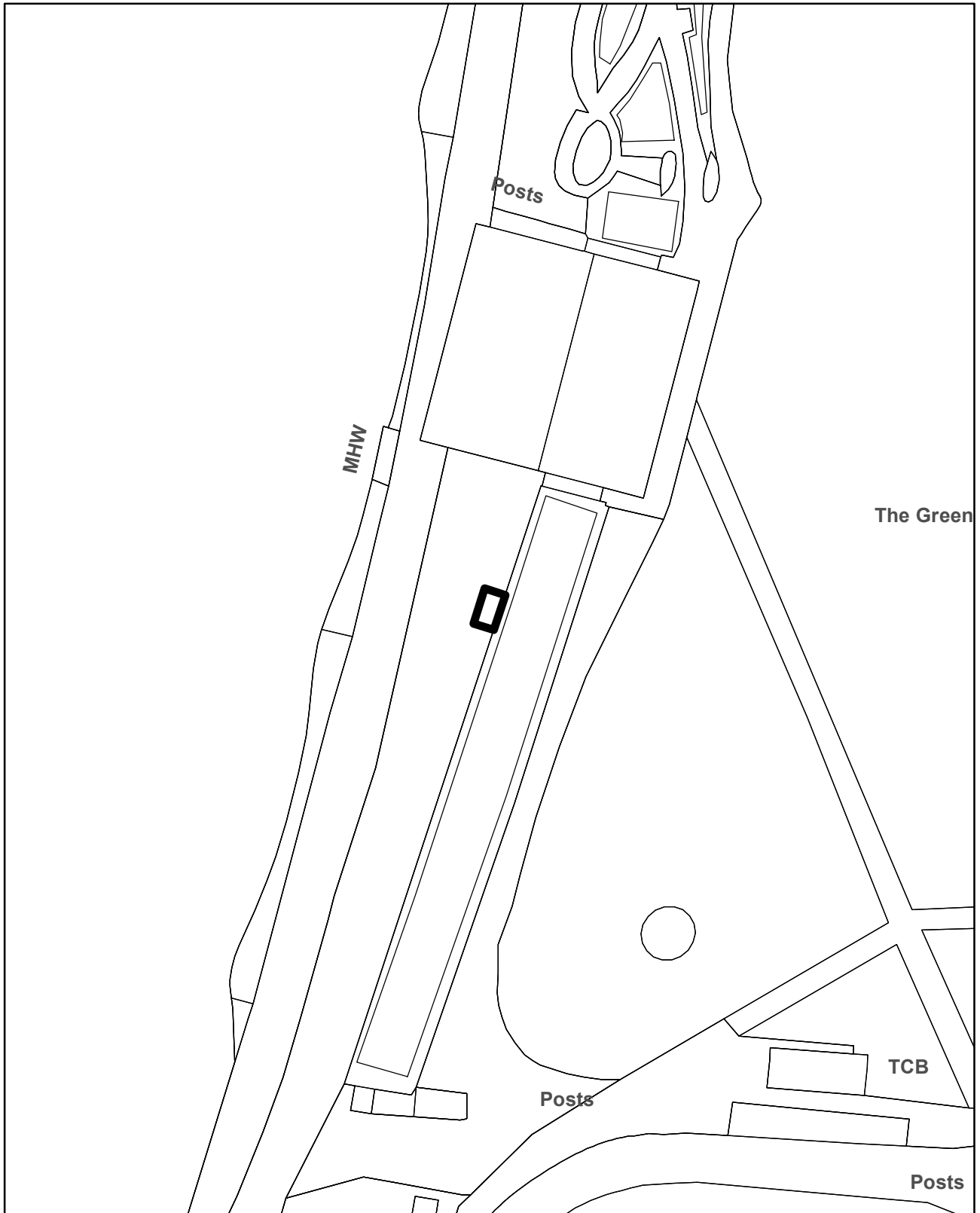
14. For the reasons set out above, having had regard to all other matters raised, I conclude that the appeal should be dismissed.

Zoe Raygen

INSPECTOR

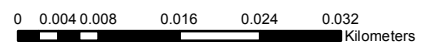
17/00666/F

Kiosk at North Promenade
Hunstanton



1:750

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Ordnance Survey 100024314



Parish:	Hunstanton	
Proposal:	Placement of Kiosk	
Location:	Kiosk At North Promenade Hunstanton Norfolk	
Applicant:	Borough Council of King's Lynn and West Norfolk	
Case No:	17/00666/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 31 May 2017

Reason for Referral to Planning Committee – The applicant is the Borough Council and objections have been made to the proposal

Case Summary

The land comprises an area of the concrete surfaced, northern Promenade at Hunstanton. The site abuts the western edge of The Green, is set on the south side of The Pier and is within the designated Conservation Area.

The application seeks full planning permission for the siting of one additional kiosk utilising 15sqm ground floor area of the northern promenade.

The application involves development by the Borough Council to which objection has been received and is therefore being referred to the Planning Committee for determination.

The National Planning Policy Framework (NPPF) 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
- Flood risk
- Impact upon the conservation area / visual amenity
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The land comprises an area of the northern Promenade at Hunstanton. The site abuts the western edge of The Green, is set on the south side of The Pier and is within the designated Conservation Area. The overall site is owned freehold by the applicant KLWNBC.

The application seeks full planning permission for the siting of one additional trading kiosk, utilising 15sqm ground floor area of the northern promenade, with the proposal site only identified on the block plan.

The operator will be selected, ensuring they trade in a product / produce and with a kiosk in keeping with the area.

The proposal would enable use of the kiosk between 1 April/ Maundy Thursday (whichever falls first in the year), until 31 October each year with an extra 28 days use outside this period in response to local events and half term holidays. These days would be set and regulated by the Borough Council's Resort Services Department and not by individual kiosk owners.

Currently the appearance of the kiosks is governed by the Borough Council's Resort Services Department in Hunstanton. The hours of use of the kiosks are not governed but vehicular access along the Promenade is prohibited between the hours of 10am – 8pm so movement of the kiosks by vehicles or deliveries to the kiosks by vehicles cannot be made within these times.

Historically temporary planning permission was in place for several years controlling the use of the land for the stationing of 24 kiosks, consents for which expired on 23 February 2009. There followed in 2009 an approval for 22 kiosks to be on promenade between 1 April/ Maundy Thursday (whichever falls first in the year), until 31 October each year with an extra 28 days use outside this period.

SUPPORTING CASE

The application has been supported by a design and access statement and a flood risk assessment.

The promenade is a feature of Hunstanton and is well supported by the Car Parks. It is easily accessible and attractions such as the Sea-Life Centre, Oasis Leisure Centre, and the Hunstanton Pier entertainment area are sited on, or adjacent to, the promenade. Thus the site is a location that already receives high footfall.

Pedestrian access to the promenade is encouraged at particular points along its length. The overall site is generally level and access on and off the promenade is good, with sloping ramps to enable disabled access.

The KLWNBC are seeking approval for a further trading kiosk on the Promenade subject to the same covenants, restrictions, trading terms and management control as per the existing 22 kiosks in the locality

The existing kiosks provide a range of facilities to the users of the promenade. They are successful and popular and their sustainability has led to the 'need' for additional kiosk to add to the range of facilities on the promenade that strengthens the Towns role as a visitor attraction.

The exact layout and scale of the Kiosk is unknown and is dependent on the kiosk occupant. In keeping with the other kiosks in the area, the site area will be fixed @ 15.sq.m site. All kiosks will be of an appropriate design and be kept in good repair.

The kiosk site is within the Holiday/Seafront development zone and the use is entirely appropriate to the location. The operator wishes to trade seasonally and does not wish to locate himself in the town centre.

The proposed kiosk site is the location of a former kiosk site on which planning permission was not renewed, due only to the pier covenant.

As applicant, KLWNBC Property Services has confirmed awareness of the Covenant referred to in the Hunstanton Town Council objection and advise that, following consultation with the pier company, consent to the siting of the kiosk in this location has been obtained.

Negotiations with the pier company took place prior to the submission of the planning application and are not part of the planning process. The terms of this commercial arrangement are confidential between the three parties involved (Pier Company, Kiosk Operator and KLWNBC).

PLANNING HISTORY

09/00080/F: Permitted – Planning Committee 03/08/09: Permanent siting of 22 kiosks on the promenade - Promenade

04/0441/F: Withdrawn 12/03/04: Bouncy castle - North Promenade

04/0373/F: Withdrawn 18/03/04: Siting of children's frog ride - The Promenade

04/0310/F: Withdrawn 17/03/04: 7 kiosks – Promenade

98/1618/F: Permitted 19/01/99: Siting of 20 kiosks - North Promenade

94/0395/F: Permitted 17/05/94: Standing of 14 No. kiosks during the summer season - Promenade

RESPONSE TO CONSULTATION

Hunstanton Town Council: OBJECT

Hunstanton Town Council (HTC) is concerned that the area of the promenade where it is intended to site this additional kiosk was the subject of a covenant entered into by the Hunstanton Pier Company (when there was a pier) and the Hunstanton Urban District Council (HUDC) on 22 June 1954 and also referred to in a Deed of August 2009.

HUDC covenanted with the company not to trade or allow any trading on the existing sea wall promenade in the proposal area. Because of that fact HTC can offer no support to the Borough.

HTC query the need for an additional kiosk - there is no justification in the application for an additional kiosk and no indication as to its retail offer. If justified, there is plenty of space that is not subject to a covenant further along the promenade.

The overall vision for the town in Hunstanton Town Centre and Southern Seafront Masterplan (2008) highlighted five key points, including "A local town - which meets the needs of its residents with an expanded retail core" and medium term goals in the Economic Plan (2016) included "Linking the promenade with the Town Centre". The Report of Findings from the Hunstanton Visitor Survey (2017) stated that "the promenade looks dated and in need of some upgrades" and indicated that a wider range of shops would be welcomed and would encourage repeat visits.

If additional retail opportunities are required, the focus should be on using an outlet in the town centre

There is already one kiosk in that small area of the promenade adjacent to the green - and it has been announced that the replacement skate ramp will be repositioned in that area. It will be unnecessarily crowded if a second kiosk is sited there.

CSNN: NO OBJECTION

Environmental Quality: NO COMMENTS

Conservation Officer: NO OBJECTION

Natural England: NO OBJECTION

Emergency Planning Officer: NO OBJECTION- informal advice applies

Flood evacuation plan applies. The applicant should include the evacuation plan in any licence agreement entered into with the kiosk operators.

Environment Agency: NO OBJECTION – comments:

Flood Risk Assessment (FRA) submitted is acceptable to meet NPPF requirements providing the proposed development is carried out in accordance with the measures outlined in the FRA, Ref GCB/KLWNBC, prepared by Geoff Beel Consultancy, dated March 2017 are implemented in full.

Seasonal use restrictions as referred to in the FRA should be enforced.

Representations: One objector

I wish to draw the attention of the Planning Committee to the status of the promenade as part of the Conservation Area since 2009.

There is a need to comply with the 1955 Covenant and a Deed executed in 1954 which restricts trading on this part of the promenade.

A chat with someone claiming to represent the Hunstanton Pier Company does not release the Council from its obligations.

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

17/00666/F

Planning Committee
3 July 2017

LDF CORE STRATEGY POLICIES

CS05 - Hunstanton

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS10 - The Economy

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

Principle of development

Flood risk

Impact upon the conservation area / visual amenity

Other material considerations

Principle of development:

Policy CS05 and CS07 of the KLWNBC Core Strategy 2011 advise that ‘The strategy for the town is to retain and strengthen the town’s role as a visitor destination. Support will be given to additional sustainable tourist facilities which extend the season by providing diverse year-round activities.’

The site on the northern end of the Promenade is within the central hub of a popular holiday destination for both day and holiday visitors. The promenade in Hunstanton attracts a large amount of people. The footfall is greatest during the summer months, hence the traders ability to operate constantly during these months.

The site is set within the western edge of the Conservation Area where development should preserve or enhance the character of the area.

Approval was granted in 2009 (09/00080/F) for the siting of 22 Kiosks on Hunstanton Promenade, in pre-agreed locations. The kiosks operate during the set summer season and in ‘non season’ are able to operate for 28 days. These dates are set out by the Borough Councils Resort Services section enabling flexibility for kiosk holders to operate around events and a busy period in the ‘off season’. This allows flexibility and may help to both improve the facilities on offer to visitors and tourists outside of the normal holiday season and perhaps assist small business operators in the Town.

This application effectively mirrors 09/00080/F. The siting of 22 kiosks along The Promenade was previously considered by the Planning Committee and found to be acceptable in policy terms. This included 4 kiosks within the Conservation Area. The proposed kiosk is a temporary structure and no different in terms of design and appearance to those previously found to be acceptable and stationed since 2009 along the promenade during the season.

The way that Hunstanton functions has changed over recent years. There are now more organised activities held throughout the year and more people are taking holidays outside of the traditional school summer holidays. Consequently visitors to the town are generally more frequent throughout the year.

The application also has the potential to create an additional trading activity on the promenade out of the main tourism season and it is expected the use of the kiosk will mirror those in situ, in that use will be made of the 28 day flexibility to trade on occasional days throughout the winter period when no storms are forecast. This would both assist local business and improve the facilities available to visitors to the town.

Flood Risk Assessment (FRA):

Previously the use of the land for the siting of kiosks was limited to certain months of the year, to control the visual impact of the development in the area and because permanent siting was considered inappropriate because of the risk of flooding during the winter months.

It should be noted that the kiosks are temporary structures and do not involve people living within them and all kiosk tenants are aware of the procedure in place should flooding occur.

The Environment Agency take into account the kiosks are non-habitable and raise no objection to the siting of an additional kiosk, providing there is compliance with the FRA and the standing is limited to the summer season between 1 April or Maundy Thursday (whichever falls first in the year) through to 31 October each year, with the ability for an additional 28 days throughout the remainder of the year (monitored by the Borough Council such that there is a 28 day cohesion with all kiosk traders).

Allowing the extra 28 days will give kiosk site tenants the ability to operate on specific dates, such as Christmas festivities (Hunstanton swim) but also during half term periods. This allows flexibility and may help to both improve the facilities on offer to visitors and tourists outside of the normal holiday season and perhaps assist small business operators locally.

This location is outside the area of coastal the flood risk hazard zone as detailed in Policy DM18 SADMP 2016 'The Coastal Planning Protocol between Wolferton Creek and Hunstanton'

Impact upon the Conservation Area:

The site is within the Conservation Area, where development should preserve or enhance its character of appearance.

It is acknowledged there will be views of the Promenade site from the higher road level on the eastern side of The Green as one looks west and The Green is a downward slope towards the sea. The Green is a popular site for seasonal visitors and often packed as a picnic area. Backing The Green around Le Strange Terrace are a string of shops, take-a-ways restaurants etc with the theatre and High Street a short distance west. To the north of the proposal site lies the somewhat quieter areas of the Promenade and the remnant of the former Pier, operational as an amusement arcade with a take-a-way below accessed from the promenade. Immediately south are shops and an ice cream bar which follow the course of the former road leading down to the Promenade from Le Strange Terrace and forming a corner site, with a pub nearby and the spread of various kiosks along the promenade leading to other attractions.

The promenade in Hunstanton attracts a large amount of people. The footfall is greatest during the summer months, hence the traders ability to operate constantly during these months. This is a vibrant seaside resort with many seafront attractions.

Kiosks are movable / temporary structures which do not need planning permission in their own right. Appearance and management is governed by the Borough Council's Resort Services Department and those that have previously been found stationed along the promenade are generally acceptable.

The hours of use of the existing kiosks are not governed but vehicular access along the Promenade is prohibited between the hours of 10am – 8pm so movement of the kiosks by vehicles or deliveries to the kiosks by vehicles cannot be made within these times.

Outside the dates of 1st April or Maundy Thursday (whichever is the sooner) and 31st October the kiosks shall be on site for no more than 28 days in total (set by the Council's Resort Services Department and not by individual kiosk owners) and shall be removed at the end of each trading day or by no later than 20.30 hours (during winter months).

Four of the previously approved 22 kiosks are within the Conservation Area. One of these is immediately adjoining Cliff Parade, although it is set at a lower level than the road. The other three are along the North Promenade and only visible in their entirety from the promenade itself due to the significant drop in ground levels from east to west (Cliff Parade to the beach). Previously the position of these kiosks has been considered appropriate.

The Conservation Team has been consulted with regard to this application. No objection is raised subject to the design of the kiosks in keeping with the location (as previously stated management controlled).

It is considered that the siting of a single additional kiosk on top of the existing kiosks will not create an adverse impact issue to the environment and will not impact on the preservation or the character of the Conservation Area.

Other material considerations:

Issues raised by the Town Council and in objection relative to 'covenant & deed' are not matters for the consideration of the planning application.

There are no concerns that the siting of the kiosks in the proposed locations will harm future plans for town centre enhancement.

Competition between businesses is not a material planning consideration and is not therefore an issue for discussion as part of this planning application.

Crime and Disorder Act 1998

Section 17 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Board should not have a material impact upon crime and disorder.

CONCLUSION:

The proposal increases the number of trading kiosks by one unit on a vibrant sea front setting which has other kiosks and trading premises and attractions thereon. The proposal will allow further flexibility to trade through the summer season and on occasional days in winter, which in turn should assist local business, whilst increasing the facilities available to visitors to the town. The proposed kiosk will be in keeping with the area and will preserve the

character and appearance of the Conservation Area. The application is acceptable in terms of flood risk.

In the light of National Planning Policy Guidance 2012, Policies CS05, CS07 and CS08 of the KLWNBC Core Strategy 2011, and Policy DM15 of the King's Lynn and West Norfolk Borough Council Site Allocations and Development Management Policies Plan 2016 and other material considerations it is recommended that planning permission be approved for the development as proposed.

RECOMMENDATION:

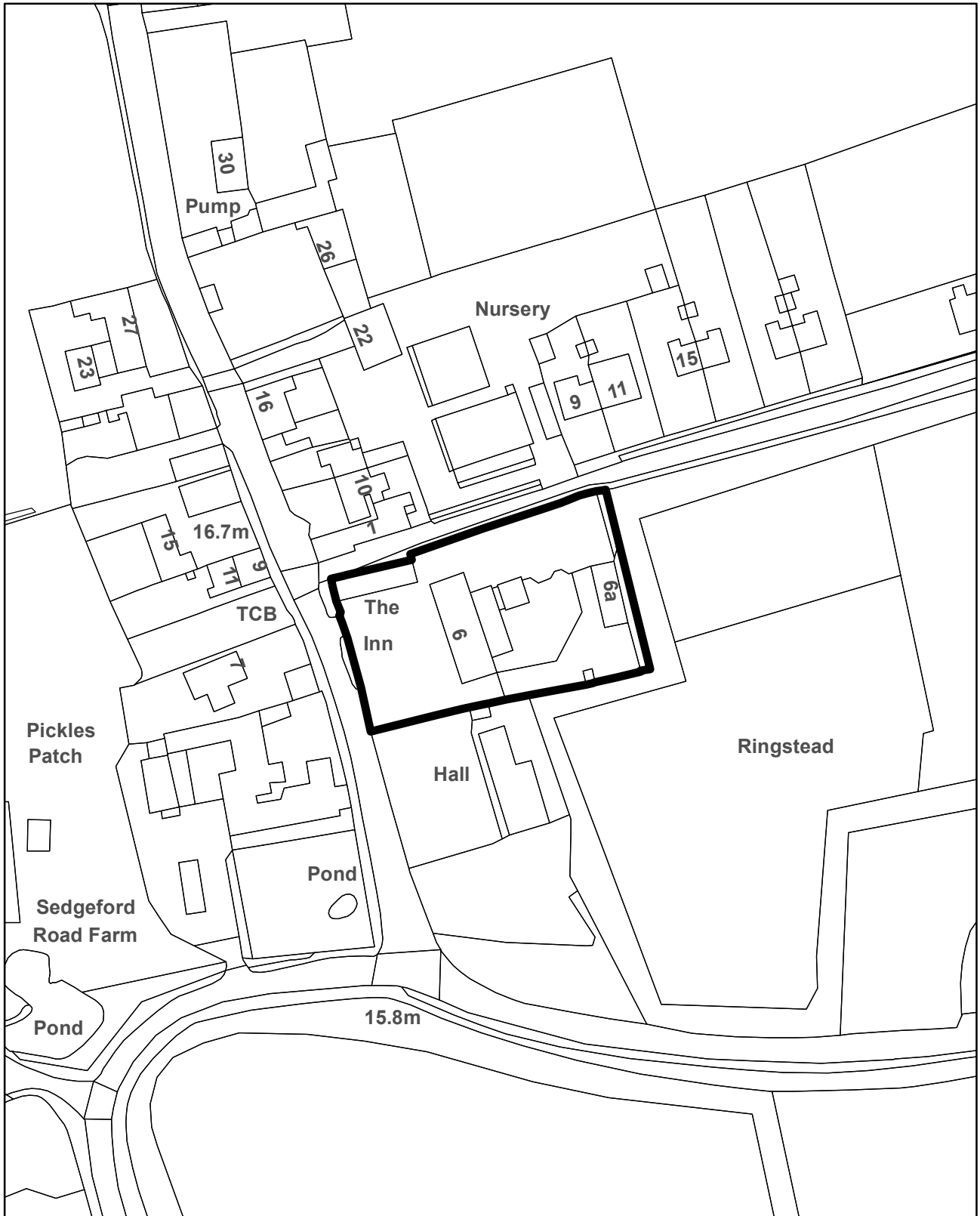
APPROVE subject to the imposition of the following condition(s):

- 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 plan:

* Location / block plan – drawing 17/01867/LEAFRO – REV 1 – receipt dated 5/04/17
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Outside the dates between 1st April or Maundy Thursday (whichever is the sooner) and 31st October the kiosks shall be on site for no more than 28 days in total and shall be removed at the end of each trading day or by no later than 20.30 hours.
- 3 Reason: In the interests of flood risk and the provisions of National Planning Policy Framework and the National Planning Policy Practice

17/00144/F

The Gin Trap 6 High Street
Ringstead



Parish:	Ringstead	
Proposal:	Single and half storey side extension	
Location:	The Gin Trap 6 High Street Ringstead Hunstanton	
Applicant:	Astley Period Homes Ltd	
Case No:	17/00144/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 27 March 2017 Extension of Time Expiry Date: 7 July 2017

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation

Case Summary

The site is located within the village of Ringstead, which is classified as a Smaller Village and Hamlet according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The site is on the eastern side of High Street, within the Conservation Area and contains The Gin Trap Public House, which is Grade II listed and its associated holiday accommodation.

The proposal seeks consent for a single storey side extension and internal layout revisions.

Key Issues

- Principle of Development
- Impact upon the Grade II listed building and Conservation Area
- Highway Issues
- Impact upon Neighbour Amenity

Recommendation

APPROVE

THE APPLICATION

The site lies within the village of Ringstead, which is a Smaller Village and Hamlet according to Policy CS02 of the Local Development Framework Core Strategy.

Lying on the eastern side of High Street, the site comprises of a Grade II listed Public House and associated 1 ½ storey outbuilding which has its gable end hard onto the High Street.

The Public House is set back in the street scene providing parking to the front.

Parking is also available on the northern side of public house.

The application site has the benefit of an extant planning permission for the provision of holiday accommodation to the rear 16/01374/F, as granted by Planning Committee in November 2016.

The proposal seeks consent for a single storey side extension to the Public House. The single storey side extension will replace a lean to extension on the southern elevation of the Public house.

SUPPORTING CASE

The application has been supported by a Heritage Statement, Arboricultural Report and Design and Access Statement. The Design and Access Statement is summarised as follows:-

- The proposal is to demolish the existing lean-to on the south gable and replace it with a single half storey extension with ridge running in line with existing.
- The proposal will provide a restaurant space, as compensation for the loss of a restaurant area for the provision of new reception/office area, plus a pub cellar at ground floor with storage above.
- The current cellar is cramped and there is no direct access for deliveries. The proposal will improve the delivery route with the proposed front double timber doors.
- The existing front restaurant will be converted into office and reception to provide a better experience for visitors.
- The proposed set back of the extension and the proposed matching materials will enhance the form and character of the existing building.
- The proposed restaurant area will provide approximately 34 covers, 24 covers will be moved from the existing restaurant at the front, 4 covers will be moved from the bar where the bar will be extended to incorporate the cellar door. 6 covers will be moved from the rear restaurant where the new opening will be formed.
- Further there will only be 3.27m² net increase to the internal restaurant area. Therefore do not believe this additional increase in area, which is less than 5m², will result in any significant additional of traffic movement or parking requirements. We believe the parking requirement is one car space for every 5m².
- Many visitors to the pub are local and in fact walk to the pub. The peak six weeks are in the summer when most people who visit are either walking or cycling. November to April is the quietest time of year when some lunchtimes and evenings the pub does as few as 10 covers.
- The Gin Trap provides secure and permanent employment to young and local people and supports the rural economy growth.

PLANNING HISTORY

17/00145/LB: Listed building application for single and half storey side extension – Pending consideration

16/01973/F: Application Withdrawn: 22/12/16 - Single storey lean-to extension

16/01974/LB: Application Withdrawn: 22/12/16 - Listed Building Application: Single storey lean-to extension PE36 5JU

16/01374/F: Application Permitted: 09/11/16 - Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap

16/01375/LB: Application Permitted: 13/10/16 - LISTED BUILDING APPLICATION: Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap

16/00677/DISC_A:
Discharge of Condition final letter: 23/08/16 - Discharge of conditions 3, 4, 6, 7, 8 and 9 of planning consent 16/00677/LB: Listed Building Application: Change of use from former gallery and store to bed and breakfast accommodation with an extension forming new access to first floor

16/00677/LB: Application Permitted: 26/05/16 - Listed Building Application: Change of use from former gallery and store to bed and breakfast accommodation with an extension forming new access to first floor

16/00398/F: Application Permitted: 26/05/16 - Change of use from former gallery and store to Bed and Breakfast accommodation with an extension forming new access to first floor

10/00403/DISC_A:
Discharge of Condition final letter: 25/08/10 - DISCHARGE OF CONDITIONS 3 AND 4: Retrospective application to retain air intake and extract flues to kitchen

10/00403/F: Application Permitted: 26/04/10 - Retrospective application to retain air intake and extract flues to kitchen

10/00404/LB: Application Permitted: 06/05/10 - Listed Building application - Retrospective application to retain air intake and extract flues to kitchen

09/01039/LB: Application Withdrawn: 22/09/09 - Retrospective consent for the extraction flue and air inlet to be retained

09/01038/F: Application Withdrawn: 22/09/09 - Retrospective planning permission for the extraction flue and air inlet to be retained

04/01113/F: Application Permitted: 31/08/04 - Extension to public house and provision of detached wing of 7 letting

04/01286/LB: Application Permitted: 19/08/04 - Extensions and alterations to public house including demolition of outbuilding

2/03/0216/LB: Application Permitted: 28/03/03 - Store room extension new external rear doorway and refurbishment works/internal alterations

2/03/0215/F: Application Permitted: 28/03/03 - Store room new external rear doorway and refurbishment works/ internal alterations

2/97/0673/CA: Application Withdrawn: 24/03/98 - Incidental demolition in connection with insertion of rooflights

2/97/0358/CU: Application Permitted: 13/03/98 - Conversion of barn to self-contained residential accommodation

2/95/0630/F: Application Permitted: 14/07/95 - Construction of double garage

2/94/0485/A: Application Permitted: 16/05/94 - Non-illuminated projecting sign

RESPONSE TO CONSULTATION

Parish Council: OBJECT Their comments can be summarised as follows:

- Although the suggested floor area gain is supposedly relatively small at 3.27 sq.m the Parish Council believe that it will still increase the covers available due to more effective use of the space available.
- We would reiterate our concerns on available parking as staff parking, and resident parking in the newly built and existing accommodation, would account for a considerable amount of the available space.
- The restaurant and casual bar users already cause problems in the village and we continue to receive complaints from villagers of inconsiderate parking on the High Street

17/00144/F

Planning Committee
3 July 2017

as well as unauthorised parking in the nearby Village Hall Car Park (already being used for overflow of Holiday Homes in the Village).

- The Parish Council previously agreed for the Pub to use 6 spaces in the Village Hall Car Park for the Pub staff as a temporary measure during the building works to help alleviate the problem. However, from 14th June 2017 no staff from the Gin Trap, persons staying in accommodation at the Gin Trap or casual patrons of the public house have permission to park in the Village Hall car park as it is against the Leaseholders contractual obligations.
- It is felt that the proposed extension is too high and that the double doors do not improve the look of the Pub.
- We question why there appears to be a kink in the south facing wall and note that that the upstairs area labelled as a store has a gable window and 2 skylights and with a floor to ceiling measurement of 2.0 to 2.3m would lend itself to future development as this is effectively a two storey extension. We are forced to question the need for this extra area and would prefer to see a lower ridge line.
- Looking at the proposed first floor plan this extension would take the new builds on the Pub to a point where they would seem to considerably outweigh the original building and although we recognise the need to improve the cellar facilities we do question why the front small restaurant area which is quaint and in keeping with the bar area is being lost to office space and the replacement area will be of new build hence further losing the character of the original building.
- There is also still some concern that the proximity of the required foundations to the old boundary wall to the south of the property (which is described in the Conservation statement) may cause it to be undermined.
- The front car park measures approximately 25m and we believe that it does not adequately allow for 3 parking bays of 5m depth and 2 aisles of 6m (total 27m). There are benches to the front of Pub not shown on the plan further restricting the parking.
- The surface is gravelled and would be difficult to mark the bays. If the gravel were to be replaced it would have a detrimental effect to the appearance of the car park of such an old building.
- Recommend that a full and realistic survey of the parking area and the accurate requirement of spaces is carried out by either the Highways Agency or the Borough Council.
- The Pub website states “currently have 8 rooms available to book now” suggesting that more will be available in future. This would require a minimum of 8 spaces plus the 6 currently being used by the staff at the Village Hall. This makes it necessary to have at least 14 places permanently reserved at current room number. This leaves 16 available on the current proposal for diners and casual bar users.
- *
- We also believe that there may be additional parking required for residential staff in accommodation passed in the past for the brew house.
- *
- The Parish Council believes that although the new owners have done a good job in resurrecting the ailing pub, it has now gone as far as it can without becoming more a nuisance.

Highways Authority: NO OBJECTION subject to conditions

Arboricultural Officer: NO OBJECTION subject to condition in accordance with arboricultural survey.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Conservation: NO OBJECTION subject to conditions

17/00144/F

Planning Committee
3 July 2017

REPRESENTATIONS

None received

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

The main planning considerations in regards to this proposal are:-

Principle of Development

Impact upon the Grade II Listed Building and Conservation Area

Highway Issues

Impact upon Neighbour Amenity

Principle of Development

The proposal is for extensions and alterations to The Gin Trap Public House, which is Grade II, listed and is contained within the Conservation Area.

The Public House is a community facility and in line with Policies CS10 – The Economy and CS13 – Community and Culture, priority is to protect such facilities.

Furthermore the Development Management Plan Policy states in Policy DM3:-

“New development in the designated Smaller Villages and Hamlets will be limited to that suitable in rural areas; including (amongst others) small scale employment uses and community facilities.”

The proposal could therefore be acceptable in principle, subject to consideration of other material considerations, particularly impact on heritage assets and highway issues.

Impact upon the Grade II Listed Building and Conservation Area

The site contains a Grade II listed building and lies within the Conservation Area. A listed building application for the extension will be considered separately.

The Town and Country (listed building and Conservation Areas Act) 1990 requires the Local Planning Authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possess (s.66) and in respect to any building or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area s.72).

Ringstead Conservation Area Character Statement refers to both the grade II listed building and the parking area at the front of the Gin Trap. The building dates back to c1700s, with chalk and brick dressing that has been whitewashed. In respect to the area in front of the Gin Trap it has been described as “left attractively simple, with the surface un-tarred, and a single fine mature tree”.

The application has been supported by a Heritage Statement which aids in the assessment of the proposal and its impact upon both the significance of the listed building and Conservation Area.

In regards to the listed building, the Gin Trap is of “high” significance, as it has evidential, historical, architectural and communal values and with the former stables to the north west of the inn and the cottage its eastern edge of the site are both curtilage buildings with uses ancillary to the public house. It is stated that the buildings as a group provide a positive contribution to the character and appear of the Conservation Area.

An earlier proposal to replace the existing lean-to with a new larger version (16/01973/F & 16/01974/LB) was considered unacceptable because of its height, the prominence of the roof when viewed from Pound Lane to the south and the large garage style doors in the front elevation. Following advice from Officers the applications were withdrawn and a revised proposal submitted.

The current scheme seeks to extend the building from the south elevation, following the demolition of a lean to extension. The proposed extension will project 6.6m (w) x 12.5m (d) – max x 5.6m (h) with an asymmetrical pitched roof with ridge line parallel to the High Street. The extension will have brick quoin detailing, pantiles to match the existing roof and a set of

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double timber doors. The extension has its ridge significantly lower than the ridge height of the main element of the public house and its eaves height at first floor window cill level.

The loss of the lean to extension which was constructed in 2004 does not harm the significance of the listed building nor the Conservation Area.

With regard to the Parish Councils comments, the height of the roof has been reduced from the original scheme and the eaves sit well below those of the original building. The proposal has been designed to be subservient, constructed from matching materials to the existing public house. The low pitched roof on the rear of the extension and asymmetrical pitched roof has enabled the massing of the extension as a whole to be accommodated in the Conservation Area.

The proposed extension therefore sustains the character of the Conservation Area and Listed Building and causes no harm to their significance.

The Conservation Officer has no objection to the proposed extensions. Details in regards to sample panels and other materials detailing will be imposed on the accompanying listed building application.

Highway Issues

The Parish Council raises concerns about whether the site has an appropriate amount of parking on the site to cater for the existing operations and extant permission on the site. The Parish Council within their representation have submitted photographs that show on-street parking issues within the vicinity of the Public House.

In respect to the existing operations on the site there is a public house incorporating restaurant and 5 holiday accommodation units (3 in a converted outbuilding and 2 at first floor in the Gin Trap) and extant permissions, 04/01113/F and 16/01374/F for a 7 bedroom holiday unit block and 5 holiday unit block respectively on the same part of the application site.

This application can only concern itself with the implications of the proposed extensions and alterations, as the current operations and extant planning permissions have already been deemed to be acceptable through the granting of planning permission.

The proposed extensions will result in a rationalisation of the bar, office and restaurant areas of the public house. The restaurant area will be concentrated towards the rear of the public house, the bar area will be extended through revisions to the internal layout and the office will move to the front of the building, from the rear and occupy the former restaurant area. Through the extensions and revisions to the internal layout, the net useable floorspace area extends by only 3.27m² and this will be used for restaurant purposes. Only extending the useable floorspace by 3.27m² the proposal will not result in any additional covers being served in the restaurant area, which currently stands at 34 covers, according to the Design and Access Statement.

Based on the net increase of useable area being less than 5m² and no additional covers being proposed, there is no requirement to provide additional parking in accordance with the Norfolk Parking Standards. However, Norfolk County Highways initially raised concerns in relation to the ad-hoc parking arrangement within the site and existing shortfall in parking, which leads to increased on-street parking in the vicinity. Furthermore, no additional covers being served in the proposed restaurant area is reliant on the existing front restaurant (which currently accommodates 24 covers) being converted to an office. Implementation of this and

future enforceability would be difficult to control and could therefore lead to the net increase in floorspace being greater than 3.27m².

Parking on-street in this particular area is dangerous by virtue of the 90 degree bends to the south of the site limiting the ability to both see the cars parked on-street and the distance to navigate past successfully. In order to allay these concerns the applicant provided a revised block plan (drawing no. 160658/10/10 rev C dated 10th May 2017) which identifies 30 no. parking spaces, 10 of which are towards the rear of the site and will serve the 3 no. holiday units to the front of the site, 2 no. at first floor in the Public House and the 5 no. holiday accommodation units to the rear. This leaves 20 no. spaces for the restaurant and bar area. However, if the extant 7 bedroom holiday unit block (04/01113/F) were to be built instead of the 5 no. holiday unit block (16/01374/F), this would leave 18 no. spaces for the restaurant and bar area.

Norfolk County Highways have responded stating they have no objection to the amended parking details subject to the imposition of a condition requiring the proposed on-site car parking being laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan prior to occupation and retained thereafter for that specific use. Demarcation of the existing car park in accordance with the revised block plan is considered reasonable as it would prevent patrons parking haphazardly and ensure an adequate number of car parking spaces are provided. However, it is not considered necessary or reasonable for the entire car park to be re-surfaced due to the limited scale of the proposal being considered, plus the likely impact on the character of the Conservation Area and Listed Building as well as the RPA of an existing Chestnut tree.

As a result, at the time of writing this report, the agent has been requested to provide a further revised block to show how the 30 no. parking spaces will be demarcated within the existing gravel car park, for example through the use of granite setts or similar. This revised drawing will be reported in late correspondence. It would then be possible to impose a condition that requires the proposed parking arrangement and demarcation to be carried out in accordance with such plan.

It is also recommended that given the potential for the net increase in floorspace to be greater than 3.27m² if the existing front restaurant is not converted to an office as proposed, a further condition should be imposed restricting the total bar and restaurant gross internal floorspace to 132m² in the interests of highway safety. This is because any further increase in bar / restaurant floorspace would require additional on-site car parking provision to be provided at a ratio of 1 space per 5m² and there is not currently space within the site to accommodate this.

Impact upon Neighbour Amenity

The proposed extension will project towards the Village Hall which is to the south of the site. The rear element of the extension runs parallel with the grounds of the hall. The Village Hall will not experience detrimental overbearing or overshadowing issues given the scale and orientation of the proposed extension in relation to the Hall itself. The window in the first floor gable end will look directly towards the hall, but given that this neighbour is not a residential dwelling, it would not be deemed reasonable to refuse the application on this overlooking relationship.

Other Material Considerations

Given the scale of the proposal and the site being within the built up area it is considered that the proposal does not cause any detrimental impact upon the AONB (the whole of Ringstead is within the AONB).

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There is a chestnut tree on the front carpark, a sycamore tree and ash tree to the rear of the site. However, the application has been accompanied by an Arboricultural Survey and the Council's Tree Officer has confirmed he has no objection to the proposal subject to the development being carried out in accordance with it. In terms of the parking area, the Tree Officer has advised that this should remain permeable to allow the percolation of air and moisture.

CONCLUSION

Overall it is considered that the proposed development sustains the character of the Conservation Area and Listed Building and would cause no harm to their significance. Furthermore, given the submission of a revised block plan which identifies 30 no. parking spaces, Norfolk County Highways have confirmed they have no objection to the proposal subject to the imposition of a condition requiring the proposed on-site car parking being laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan prior to occupation and retained thereafter for that specific use.

Demarcation of the existing car park in accordance with the revised block plan is considered reasonable as it would prevent patrons parking haphazardly and ensure an adequate number of car parking spaces are provided. This is particularly important given the potential for the net increase in floorspace to be greater if conversion of the existing front restaurant to office space fails to be implemented.

Thus subject to a condition that requires demarcation of the 30. no parking spaces shown on the revised block plan and a further condition that limits the total bar and restaurant gross internal floorspace to 132 square metres, it is your officer's opinion that the proposal would be acceptable in highway safety terms.

The application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION:

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

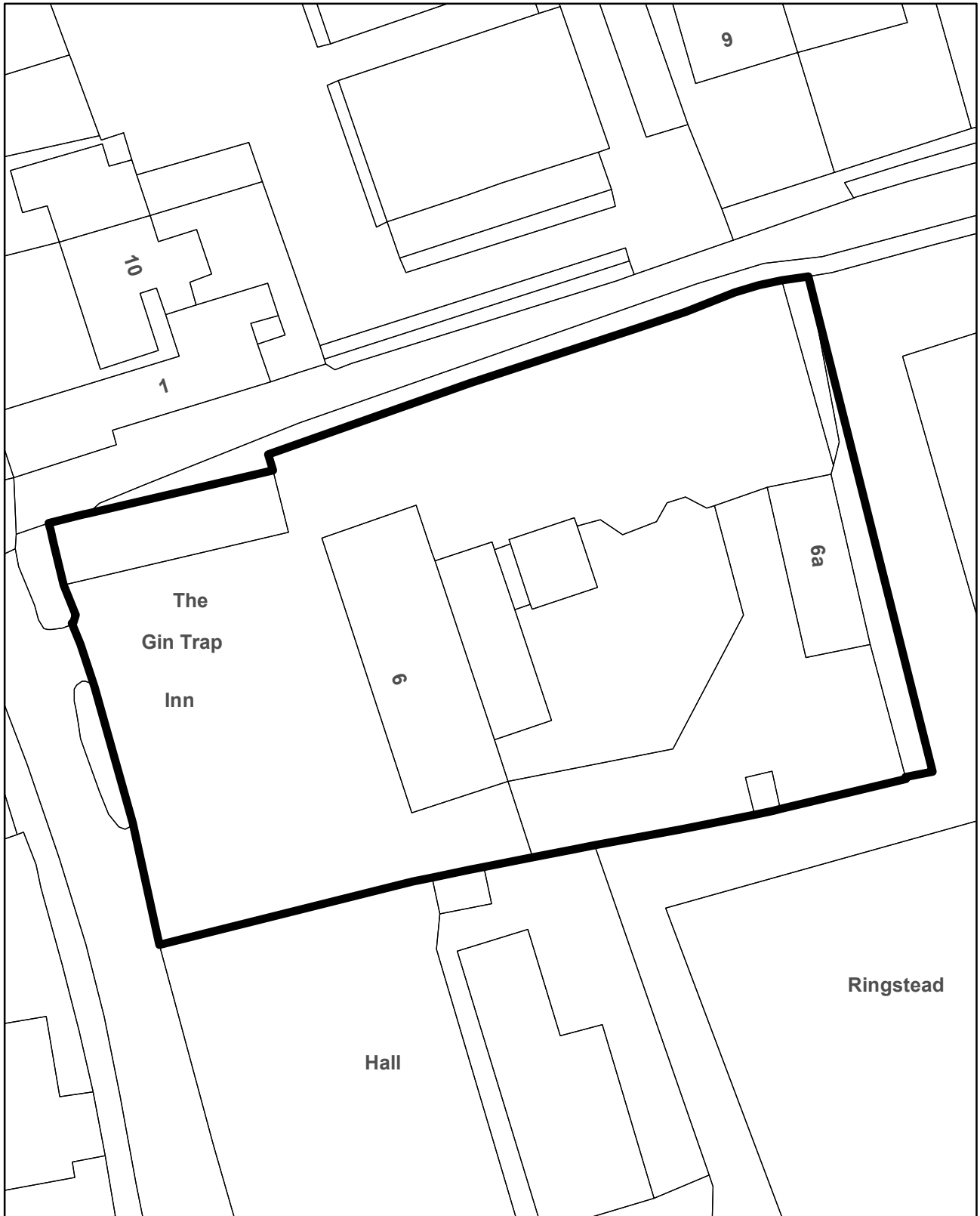
- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
 - Location Plan and Block Plan drawing no. 160658/10/10 Rev C.
 - Proposed Elevations and Sections drawing no.160658/10/12 Rev A.
 - Extensions Plans as Proposed drawing no. 160658/10/13 Rev A.
 - Floor Plan showing areas drawing no. 160658/10/14 Rev A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first use of the development hereby approved, the 30 no. parking bays shown on drawing no. 160658-10 rev C dated 10th May 2017 shall be

demarcated in accordance with a scheme which shall first have been submitted to and approved in writing by the local planning authority. The 30 no. demarcated parking bays shall thereafter be retained in accordance with the approved details.

- 3 Reason: In the interests of highway safety and the character and appearance of the Conservation Area.
- 4 Condition: The development hereby permitted shall be carried out in strict accordance with the submitted Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement prepared by Richard Morrish Associates Ltd, dated August 2016.
- 4 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 5 Condition: The total bar and restaurant gross internal floorspace shall not exceed 132 square metres.
- 5 Reason: In the interests of highway safety as any further increase in bar / restaurant floorpace would require provision of additional on-site car parking spaces that cannot currently be accommodated within the site.

17/00145/LB

The Gin Trap 6 High Street Ringstead



Parish:	Ringstead	
Proposal:	Listed building application for single and half storey side extension	
Location:	The Gin Trap 6 High Street Ringstead Hunstanton	
Applicant:	Astley Period Homes Ltd	
Case No:	17/00145/LB (Listed Building Application)	
Case Officer:	Mrs P Lynn	Date for Determination: 27 March 2017

Reason for Referral to Planning Committee: The views of the Parish Council are contrary to the Officer recommendation and corresponding Planning Application.

Case Summary

The Gin Trap is a public house listed under the Planning (Listed Buildings & conservation Areas) Act 1990 as amended for its special architectural or historic interest in September 1984 and noted as being c.1700 with C19 details. It is a two storey building constructed of whitewashed clunch with brick dressings and a dentil eaves cornice. The red pantiled roof has coped parapet gables, one axial and south end gable stack. There are lean-to single storey outshots to north and south, and a two storey outshot rear.

This application seeks listed building consent to demolish the existing outshot to the southern end of the building and replace it with a larger a single and half storey extension. It is essentially a revised proposal following the withdrawal of an earlier application in 2016.

A corresponding planning application is also before this Committee for consideration.

Key Issues

The impact of the proposal on the significance of the building which is a designated heritage asset.

Recommendation

APPROVE

THE APPLICATION

It is unclear as to whether the Gin Trap is a mid C17 farmhouse which became a public house in 1668 or whether it was built as a pub c.1700 but in any event, Fadens map of 1979 shows a building on this site and the later Tithe Map of 1841 shows an L-shaped structure comprising the northern part of the existing pub and former stables to the west. The building clearly saw much change during next 60 or so years and the 1905 OS map shows the pub having been split from the stables at the northern end and extended southern end. It is likely that the rear and two single storey side outshots were added during this period.

In August 2004 consents were granted for the addition of a conservatory to the rear of the pub, substantial alterations to the southern lean-to to increase the cellar/storage space and the construction of a detached block along the western boundary of the site to provide seven bedrooms. The conservatory and side wing were built but the rear wing was not. Additional bedrooms have since been provided by conversion of the gallery to the front of the Pub and an extant consent for conversion/extension of an existing cottage to the rear. (Application details below)

SUPPORTING CASE

A Heritage Statement in support of the application may be read in full on the application file. Briefly, it lists current legislation planning guidance, details the history of the site and describes its significance commenting that it is of high significance having “evidential, historical, architectural and communal values”.

It comments that the C19 alterations are of significance in understanding the development of the building. It particularly notes that in 2004 the south lean-to was largely rebuilt and extended both forwards (west) and to the south.

The document goes on to give the reasons why the work is necessary and the explains the changes which have been made to address concerns with the original (2016) proposal concluding that “the loss of historic fabric is minimal and the effect on the significance of the heritage asset is similarly so. The minimal level of harm caused is clearly outweighed by the public benefits which accrue”.

PLANNING HISTORY

17/00144/F: Single and half storey side extension – Corresponding planning application under consideration

16/01973/F & 16/01974/LB: Single storey lean-to extension – Withdrawn December 2016

16/1374/F & 16/1375/LB: Single and two storey extensions to existing cottage forming guest accommodation with the Gin Trap – Approved October 2016

16/00398/CU & 16/00677/LB: Change of use from former gallery and store to Bed and Breakfast accommodation with an extension forming new disabled WC at ground floor and new external access to first floor –Approved May 2016

10/00403/F & 10/00404/LB: Retrospective application to retain air intake and extract flues to kitchen – Approved May 2010

09/01038/F & 09/01039/LB: Retrospective consent for the extraction flue and air inlet to be retained – Withdrawn September 2009

04/01113/F: Extension to public house and provision of detached wing of 7 letting bedrooms – Approved August 2004

04/01286/LB: Extensions and alterations to public house including demolition of outbuilding - Approved August 2004

2/03/0215/F & 2/03/0216/LB: Store room extension new external rear doorway and refurbishment works/internal alterations – Approved March 2003

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2/97/0673/CA: Incidental demolition in connection with insertion of roof-lights – Withdrawn March 1998

2/97/0358/CU: Conversion of barn to self-contained residential accommodation – Approved March 1998

2/95/0630/F: Construction of double garage – Approved July 1995

2/94/0485/A: Non-illuminated projecting sign – Approved May 1994

RESPONSE TO CONSULTATION

Parish Council: OBJECT siting the following reasons/concerns;

- It is too high and the double doors do not improve the look of the Pub.
- Why does there appear to be a kink in the south facing wall
- The upstairs area (labelled as a store) has a gable window, 2 skylights and a height of 2.0 to 2.3m so would lend itself to future development as this is effectively a two storey extension.
- The PC questions the need for this extra area and would prefer to see a lower ridge line.
- This extension would take the new builds to a point where they would seem to considerably outweigh the original building.
- The PC recognise the need to improve the cellar facilities but question why the small front restaurant area which is quaint and in keeping with the bar area is being lost to office space and the replacement area will be of new build further losing the character of the original building.
- There is still some concern that the proximity of the required foundations to the old boundary wall to the south of the property (which is described in the Conservation statement) may cause it to be undermined.

Reiterated concerns regarding car parking which are considerations of the corresponding planning application.

REPRESENTATIONS NONE received

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS12 - Environmental Assets

PLANNING CONSIDERATIONS

The NPPF identifies protection and enhancement of the historic environment as an important element of sustainable development. It requires that in determining applications relating to designated heritage assets, local planning authorities should take account of the desirability of sustaining and enhancing their significance and putting them to viable use consistent with their conservation, but also bear in mind that the significance of listed buildings can be harmed by alteration to them. Where a proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

An earlier proposal to replace the existing lean-to with a new larger version was considered unacceptable because of its height, the prominence of the roof when viewed from Pound Lane to the south and the large garage style doors in the front elevation. Following advice from Officers the applications were withdrawn and a revised proposal submitted.

This shows an extension which sits parallel to the road (rather than a lean-to) and set back slightly from the front of the main building. It has a simple asymmetrical pitched roof following the lines of the existing two storey pub and with a lower level gabled roof over the rear extension. On the front elevation the doors to cellar have been reduced in size and a window has been added which matches the existing ground floor windows. Materials will match existing – painted brickwork with brick quoins and a clay pantile roof.

Impact on historic fabric is minimal – the existing lean-to was largely rebuilt in 2004 and internally the only structural change is the formation of two new doorways - so the principal consideration is the impact of the proposal on the appearance of the listed building. The proposal has been designed to appear subservient to the original building and whilst the front elevation will no longer have the balanced appearance created by a lean-to at each end this proposal has been designed to appear subservient to the original structure and the massing is such that it will not be unduly prominent when viewed from the south.

With regard to the Parish Councils comments – the height of the roof has been reduced from the original proposal and the eaves sit well below those of the original building. How the internal spaces are used is a matter for the owners so long as it does not affect historic fabric and Building Control will have regard for the impact of the new build on the foundations of the existing boundary wall.

In summary then, it is considered that this proposal will provide the additional space and improved operational matters required without causing substantial harm to the significance of the designated heritage asset. Any modest harm which may be thought to be caused to the appearance of the front elevation is outweighed by the benefits provided in terms of keeping the building in viable use which also allows public access, and the contribution the business makes to the local economy. It is therefore recommend that listed building consent be granted.

RECOMMENDATION:

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

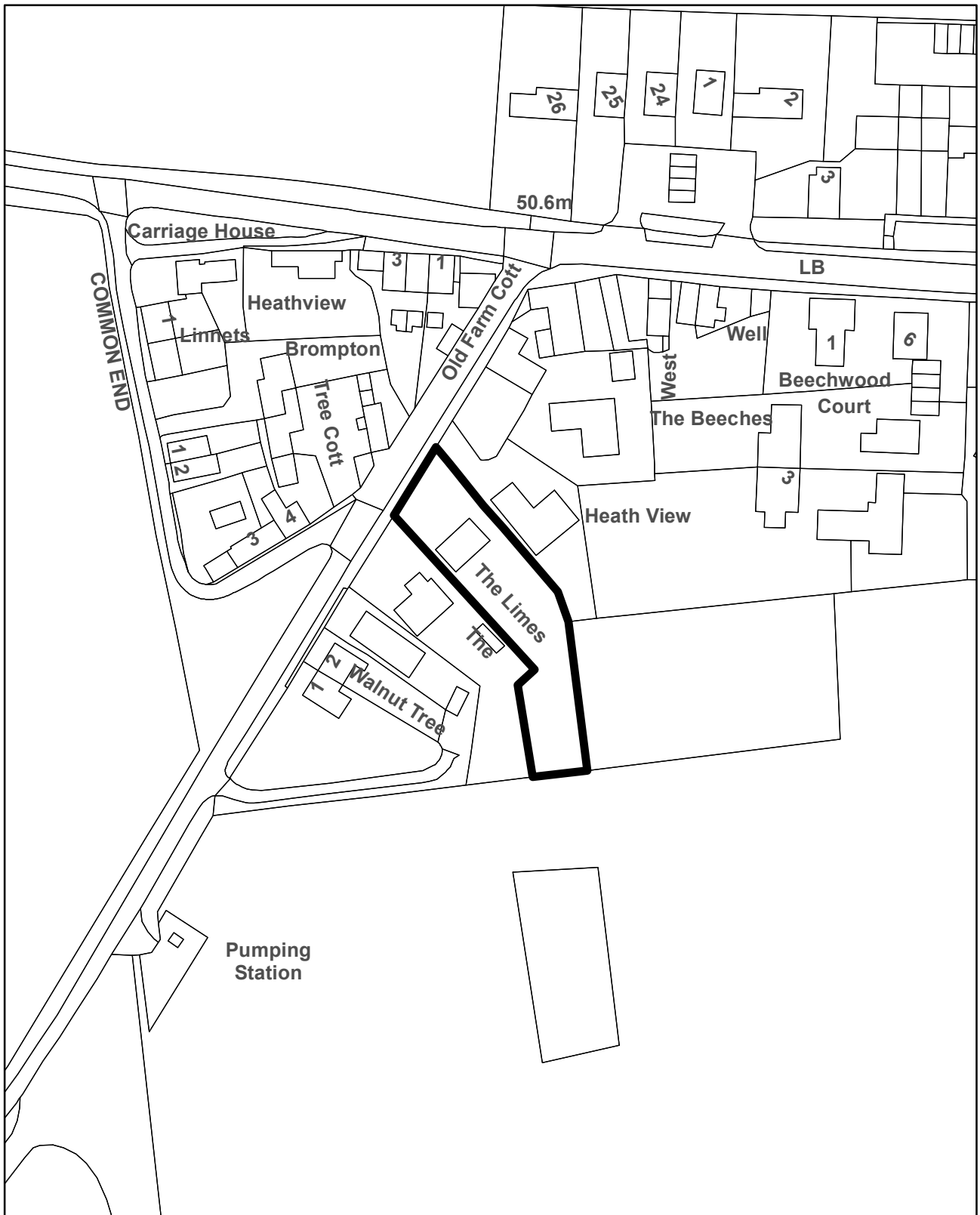
- 1 Condition: This Listed Building Consent is granted subject to the condition that the works to which it relates shall be begun not later than the expiration of three years from the date of this consent.

- 1 Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: This Listed Building Consent relates only to works specifically shown and detailed on the approved drawing listed below. Any others works, the need for which becomes apparent, are not covered by this consent and details must be submitted to the Council as Local Planning Authority and approved before work continues.

160658/10/12 Rev. A - Proposed Elevations & Sections + Roof Plan
160658/10/13 Rev. A - Plans as Proposed
160658/10/14 Rev. A - Floor Plan Showing Areas.
- 2 Reason: To ensure a satisfactory standard of works in the interests of safeguarding the Listed Building in accordance with the principles of the NPPF.
- 3 Condition: Samples of both the bricks and the clay pantiles to be used for the external surfaces of the building hereby approved shall be provided on site for the inspection and written approval of the Local Planning Authority. The works shall be carried out in accordance with the approved details.
- 3 Reason: To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 4 Condition: The brick bond, mortar mix and pointing techniques for the works hereby approved shall precisely match the existing details.
- 4 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 5 Condition: 1:20 drawings of all new and/or replacement windows shall be submitted to and approved in writing by the Local Planning Authority. The plans shall provide for the use of timber slim glazed windows, puttied and not beaded and shall include joinery details, cross-sections and the opening arrangements. The development shall be implemented in accordance with the approved details.
- 5 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 6 Condition: Prior to the commencement of development 1:20 drawings showing the precise size position and design of the proposed roof-lights shall be submitted to and approved in writing by the Local Planning Authority. The roof-lights shall be constructed in accordance with the approved details.
- 6 Reason: To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.
- 7 Condition: All external paintwork forming part of the approved scheme shall be in accordance with a colour scheme to be approved in writing by the Local Planning Authority prior to its application.
- 7 Reason: To ensure that such finishes are in keeping with the Listed Building in accordance with the principles of the NPPF.

16/02007/O

The Limes Rudham Road Syderstone



Parish:	Syderstone	
Proposal:	Outline Application: Erection of two new single storey dwellings	
Location:	The Limes Rudham Road Syderstone King's Lynn	
Applicant:	Mrs Francis	
Case No:	16/02007/O (Outline Application)	
Case Officer:	Mr Tim Slater	Date for Determination: 12 January 2017 Extension of Time Expiry Date: 3 February 2017

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer recommendation

Case Summary

The application is made for outline planning permission for the demolition of the existing bungalow and erection of 2 new bungalows on land at The Limes, Rudham Road, Syderstone.

Key Issues

- Principle of development
- Form and Character
- Amenity
- Highways
- Trees

Recommendation

REFUSE

THE APPLICATION

The application is made in outline with access committed and all other matters reserved, for two dwellings. There is an existing single dwelling on the site.

The site consists of the curtilage of 'The Limes' which is a small dilapidated bungalow located to the south east side of Rudham Road some 100m from its junction with The Street.

The site is linear in form with the northernmost part of the site containing the existing bungalow and its obvious domestic curtilage, the southern most part of the site is largely overgrown with substantial hedges around the southern and western boundaries. Trees on the eastern boundary have been removed.

The development boundary within the Site Allocations and Development Management Policies Plan dissects the curtilage with the northern/north eastern section within the boundary but the southern section is outside.

SUPPORTING CASE None submitted

PLANNING HISTORY None

RESPONSE TO CONSULTATION

Parish Council: SUPPORT - subject to the line of trees at the frontage of the site being surveyed in order to ensure adequate access to the proposed site is provided.

Highways Authority: OBJECT- A pre-requisite requirement for the use of an access for multiple dwellings would be a minimum width of 4.5m to allow two cars to pass off highway, so as not to obstruct the free flow of traffic on the Rudham Road.

Having carried out my site appraisal it is noted that the separation of the two trees flanking the access, measures less than 4m, restricting the access width, below the required width of 4.5m.

Therefore as presented the development would be considered to be detrimental to highway safety, unless the two trees were removed, to enable widening of the access, therefore, I request that this response be considered to be a holding objection until such time that a suitable access arrangement is presented.

Environmental Health & Housing – Environmental Quality: NO OBJECTION in principle subject to conditions relating to the proper disposal of any potential asbestos on site.

Arboricultural Officer: NO OBJECTION in principle but I will need to see a tree survey to BS 5837:2012 should this application reach the next stage. It is worth noting that the trees on the Northern edge of the proposed form an attractive and useful screen and should be retained.

REPRESENTATIONS

There have been two objections and three representations making comments but neither supporting nor objecting. The following comments have been made:

- Object to the second bungalow that is set back the top of the garden
- When I enquired about building set back and was told by the council you would never allow building back that far.
- This application has gone in exact time as the nursery has gone for sale with an unknown buyer offering well over the asking figure.
- If you allow building top of that garden linking to the field you are opening that up for more building on the field
- This is a very pretty area linking into the common this area should not be ruined by housing
- The site plan fails to indicate that the land to the southern end of the plot is at a higher elevation than at the roadside. Therefore, the second bungalow that would be built at

this location would have foundations approximately 1.5-2 metres above those of the 4 properties that currently lie to the southwest of the site. This would mean that these 4 properties could be overlooked in a way which could be deemed to be highly intrusive.

- I would therefore request that it should be a condition of Planning Permission, (should it be granted) that an appropriate screen or hedge should be maintained at a height of approximately 2metres to ensure privacy
- I do not object to the building of the bungalows.
- I object to the cutting down of healthy trees which have formed a part of the local amenity of Rudham Road for over 100 years. If the Lime trees prove to be in a dangerous condition then I would withdraw my objection but if they are still healthy then could they not be cut back or pollarded? I would like it to be a condition of the planning application that the lime trees should be assessed by a qualified tree specialist.
- The present house to be replaced is called 'The Limes'. If the trees have to be taken down then can a condition be made for new Lime trees be replanted in their place?
- Concerns regarding privacy
- Recommend planning conditions so as to prevent apertures opening out onto the eastern wall of the development; thereby protecting our privacy
- Request a condition be included that an appropriate screen or wall at a height of approximately 2 metres be included to ensure the continuity of privacy
- The hedge and fence that borders my home are not to be touched
- No building or part of it should be erected nearer to my fence than exists at the moment
- I do not wish to lose sky or that my home is made darker, that visual intrusion is not increased and to guard against noise pollution
- The 2nd property will be out of the building line
- Concerns about overlooking from windows and light pollution
- Object to any power or other lines crossing my garden
- Concern about loss of light to house and the possible danger from the cupressus trees on the boundary in particular to the foundations of my neighbouring house if allowed to grow too high
- Request the cupressus and laurel are removed in the course of rebuilding

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

16/02007/O

Planning Committee
3 July 2017

DM15 – Environment, Design and Amenity

DM21 - Sites in Areas of Flood Risk

PLANNING CONSIDERATIONS

Principle of development

Syderstone is depicted in the Core Strategy as a Rural Village where limited minor development will be permitted which meets the need of settlements and helps to sustain existing services in accordance with Policy CS06. However, although the whole site appears to be formed by the dwellinghouse and its curtilage, the rear (southern) part of this application site falls outside the village boundary. Policy CS06 refers that beyond the villages and in the countryside the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. The development of greenfield sites will be resisted unless essential for agricultural or forestry needs.

Given the narrow shape of the site and the restrictive options for additional units, weight is attached to the indicative layout put forward. The Design and Access Statement also makes it clear that this forms how they see the site developed. Consequently the layout indicated on the submitted plans would result in development beyond the settlement boundary. The whole of the second dwelling shown on the indicative plans would be outside the confines of the village. By virtue of its location outside of the village boundary, the development of the built form of a dwellinghouse would be harmful to the distinct rural character of the site and would extend the built form of the village into the countryside. The proposed development is therefore contrary to local policy and national planning guidance contained in the NPPF which seek to resist residential development in the countryside and direct residential development to sites within the confines of existing settlements.

Form and character

Concern is also raised to the resulting tandem layout of the proposed development shown on the submitted plan. The form and character of the village shows the predominant pattern of development being linear and associated with the highway. The proposed dwelling set behind the dwellings along Rudham Road would result in built development extending some distance behind the public highway into land which is currently an informal rear garden, broadly similar to its neighbours and characterised by trees and hedgerows. Whilst the proposal would have little direct impact on the street scene it would result in an unsympathetic form of development, clearly at odds with the existing building pattern.

It is noted that the submitted tandem layout is indicative. However, when considering other configurations for the layout of two dwellings the site is considered to be too narrow to provide two dwellings at the northern part of the site close to Rudham Road and maintain the character of the existing surrounding development. Accordingly it is not considered that two dwellings could be sited within the boundary of the application site in a manner sympathetic to the local setting and pattern of adjacent development. This would be contrary to national and local plan policy.

Amenity

The submitted proposed layout would result in a private access road running close to the boundary of the site with an adjoining property and alongside the proposed house at the front. As stated above weight is put on this layout even though the application is in outline.

16/02007/O

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Third party concern has been raised regarding impact on neighbour amenity, with particular concerns in regard to overlooking and ground level changes. It is considered that any concerns regarding significant overlooking could be addressed through appropriate boundary and planting schemes, and would not give rise to objection at this outline stage.

Highways

The Highways Authority has objected to the proposal (see above) due to the requirement for the use of an access for multiple dwellings to be a minimum width of 4.5m to allow two cars to pass off highway, so as not to obstruct the free flow of traffic on the Rudham Road.

Whilst the existing access is sub-standard it would be acceptable for a single dwelling on a one for one basis, however the additional dwelling brings an intensification and a requirement for a wider access.

In this case there are existing significant trees at the front of the site which restrict the available width for access into the site to less than 4m.

Therefore unless the two trees were removed to enable widening of the access to cater for the additional dwelling the development is considered to be detrimental to highway safety.

Trees

There are significant trees on the site. Insufficient information has been provided with the application with regard to the trees or their state of health, in the form of a tree survey, or root protection areas.

Whilst the arboricultural officer raises no objection in principle, it is noted that the trees on the roadside edge of the site form an attractive and useful screen and should be retained. It is proposed that the trees are protected by a Tree Preservation Order, and this has been served. The trees can be cut back at their base to re-open the existing access wide enough for an additional dwelling.

CONCLUSION

This application is for two dwellings on a long relatively narrow plot, to replace the existing single dwelling fronting Rudham Road. Whilst the replacement of the dwelling would be acceptable, the additional dwelling, clearly shown in all the application documentation to the rear of the site, would lead to a poor layout, tandem in form, that would also extend into the countryside. In addition, it is considered important to retain the trees along the frontage, and that in itself constrains the site for an additional dwelling, as the remaining access is too narrow to meet highway standards. Given the above these issues far outweigh the provision of an additional dwelling, and the application should be refused.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Syderstone is depicted in the Core Strategy as a Rural Village where limited minor development will be permitted which meets the need of settlements and helps to sustain existing services in accordance with Policy CS06. However, the southern part of the site is outside the confines of the village where the development of the built form of a dwellinghouse (as shown in the application supporting documentation) would be harmful to the distinct rural character of the site and would extend the built form of the

village into the countryside. The proposed development would therefore be contrary to local policy, including Policy CS01, CS02, CS06, DM1 and DM2 and national planning guidance contained in the NPPF which seek to resist residential development in the countryside and direct residential development to sites within the confines of existing settlements.

- 2 The development of two dwellings on this site, as shown on the block plan submitted and described in the supporting documentation would create a tandem layout unsympathetic to the local setting and pattern of adjacent development which would cause harm to the established character of the area as well as potentially the amenity of neighbours through the creation of a rear access. This would be contrary to the aims and objectives of the NPPF, particularly paragraph 17 and paragraphs 56 - 64 and local plan policy regarding design, particularly CS06 and CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan September 2016 (SADMP 2016).
- 3 The proposal for an additional dwelling would require a vehicular access point of a minimum width of 4.5m to allow two cars to pass off highway, so as not to obstruct the free flow of traffic on the Rudham Road. It seems that there is a separation distance between the two trees flanking the access of less than 4m, restricting the access width, below the required width of 4.5m. Therefore as currently presented the development would be considered to be detrimental to highway safety, contrary to paragraph 32 of the NPPF and DM15 of the Site Allocations and Development Management Policies Plan September 2016 (SADMP 2016).

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the June Planning Committee Agenda and the July agenda. 140 decisions issued, 132 decisions issued under delegated powers with 8 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 40% determined in time. Failure to meet this target could result in the application being dealt with by PINS, who would also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of decisions issued from 23/05/2017 – 20/06/2017

	Total	Approved	Refused	Under 8 weeks or within agreed ext of time (Minor/Other)	Under 13 weeks or within agreed ext of time (Major)	Performance %	Former National target %	Current National target %	Planning Committee decision	
									Approved	Refused
Major	1	1	0		1	100%	60	50	1	0
Minor	59	49	10	40		67%	65		4	2
Other	80	78	2	66		82%	80		1	0
Total	140	128	12							

Planning Committee made 8 of the 140 decisions, 5%

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
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28.03.2017	23.05.2017 Application Refused	17/00605/F	Mr & Mrs P Carter Victory Lodge Eastmoor Road Eastmoor Barton Bendish REMOVAL OF CONDITION 2 OF PLANNING PERMISSION 2/89/4593/F: Construction of dwellinghouse, garage and grandad annexe	Barton Bendish
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31.03.2017	26.05.2017 Application Permitted	17/00633/F	Mr Stephen Tighe Keepers Cottage 29 Church Lane Barton Bendish King's Lynn Variation of Condition 2 attached to planning permission 16/01372/F to allow an increase in the ridge height and the addition of two rooflights	Barton Bendish
24.05.2017	14.06.2017 Application Permitted	16/01719/NMA_1	Mr And Mrs David Hess Hancocks Barn Church Hill Farm Barns Wells Road Burnham Overy Town Non-material amendment to planning permission 16/01719/F: Extending existing garage to create new kitchen, adding two roof lights to existing roof & rationalising existing roof lights to rear	Burnham Overy
17.02.2017	14.06.2017 Application Permitted	17/00298/F	Mr P Bateman The Police House Main Road Brancaster King's Lynn Demolition of dwelling and erection of two dwellings	Brancaster
05.04.2017	30.05.2017 Application Permitted	17/00682/F	Ms Alison Bowditch 3 Sawpit Cottages Main Road Brancaster King's Lynn Single storey rear extension	Brancaster

05.04.2017	24.05.2017 Application Permitted	17/00696/F	Mr & Mrs Chamberlain Annlea Cross Lane Brancaster King's Lynn Two storey side extension, first floor rear extension, new garage and car port	Brancaster
25.04.2017	20.06.2017 Application Permitted	17/00816/F	Mr Simon Bax Staithe House Main Road Brancaster Staithe King's Lynn Minor changes to the layout of approved series of terraces to the North of Staithe House	Brancaster
03.05.2017	02.06.2017 Application Refused	16/01528/NMA_1	Miss S Minney The Croft Cross Lane Brancaster King's Lynn NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/01528/F: Garage incorporating gym area with link to dwelling	Brancaster
09.02.2017	09.06.2017 Application Permitted	17/00259/F	Lady Patricia Rawlings Land South of Hall Farm Cottage Herrings Lane Burnham Market Norfolk Construction of single storey dwelling incorporating existing building	Burnham Market

15.03.2017	16.06.2017 Application Permitted	17/00496/F	Mr And Mrs Simon Stanford Lugger Cottage 7 Gents Yard Creake Road Burnham Market Demolish rear single storey extension and construct two storey extension	Burnham Market
27.03.2017	25.05.2017 Application Permitted	17/00585/F	Mrs E Allingham Croftwood Station Road Burnham Market King's Lynn Change of use from outbuilding to dwelling including alterations and extension	Burnham Market
29.03.2017	09.06.2017 Application Permitted	17/00609/F	Mr Carl Wheeler Foxglove Cottage Church Walk Burnham Market King's Lynn First storey extension over existing ground floor structure	Burnham Market
03.04.2017	07.06.2017 Application Permitted	17/00662/F	Mrs Christine Rhodes April Cottage 48 Front Street Burnham Market Norfolk Removal and replacement of existing dilapidated rear garden outbuilding	Burnham Market
03.04.2017	07.06.2017 Application Permitted	17/00663/LB	Mrs Christine Rhodes April Cottage 48 Front Street Burnham Market Norfolk Listed building application for removal and replacement of existing dilapidated rear garden outbuilding	Burnham Market

06.04.2017	14.06.2017 Application Permitted	17/00688/F	Mrs Kate Pryke St Andrews Barn Overy Road Burnham Market Norfolk Proposed addition to front of property underneath existing canopy, and replacement of existing timber close boarded fencing with brick and stone wall.	Burnham Market
13.04.2017	20.06.2017 Application Permitted	17/00747/F	Mary-Ann Williams Arthur's 21 Ulph Place Burnham Market Norfolk Single storey rear extension	Burnham Market
18.04.2017	13.06.2017 Application Permitted	17/00761/LB	Mr T Roberts Norfolk Living 29 Market Place Burnham Market Norfolk Proposed signage and lighting details to principal elevation including service/prep area and internal alterations	Burnham Market
26.04.2017	14.06.2017 Application Permitted	17/00837/F	Mr & Mrs MacFarlane St Andrews House Overy Road Burnham Market King's Lynn Demolition of utility room, shed and conservatory and erection of single storey and two storey extension, basement and replacement of windows to UPVC doubled glazed sealed units	Burnham Market

23.02.2017	23.05.2017 Application Permitted	17/00341/F	Mr Matthew Green Ran Revir Bailey Street Castle Acre King's Lynn Proposed rear extension, various internal and external alterations, including garage conversion to bedroom, reconfiguration of existing fenestration and replacement roof covering. Erection of new detached double open fronted carport	Castle Acre
15.09.2016	02.06.2017 Application Permitted	16/01652/F	Mr Geoff Hillier 162 Main Road Clenchwarton King's Lynn Norfolk Changing an abandoned function room that was part of the residential building to a small tearoom (retrospective)	Clenchwarton
24.03.2017	24.05.2017 Application Permitted	17/00583/F	Mr Shawn Chapman 78 Station Road Clenchwarton King's Lynn Norfolk Extension to rear of bungalow, demolish and rebuild garage and re-arrangement of internal living area	Clenchwarton
17.03.2017	23.05.2017 Application Permitted	17/00510/F	Mr & Mrs John and Valerie Waterfield 6 Low Road Congham King's Lynn Norfolk Provide rear extension and internal alterations to existing dwelling	Congham

06.02.2017	26.05.2017 Application Refused	17/00203/F	Mr David Jakes 8 Nightingale Walk Denver Downham Market Norfolk Erection of 1.8m fence around the perimeter of property	Denver
04.04.2017	24.05.2017 Application Permitted	17/00673/F	Mr & Mrs S Heffron Rose Cottage 17 Sluice Road Denver Downham Market Single storey extension on rear of dwelling	Denver
24.04.2017	19.06.2017 Application Permitted	17/00803/F	Client of Ian H Bix Associates Ltd 17 St Johns Way St John's Business Estate Downham Market Norfolk Proposed Light Industrial Building with Office Space	Denver
22.03.2017	14.06.2017 Application Permitted	17/00538/RM	Mr C Batch Site Adjacent 10 Park Hill Dersingham Norfolk Reserved matters application: New dwelling	Dersingham
27.03.2017	30.05.2017 Application Permitted	17/00592/F	Mr & Mrs T Eels 9 Hunstanton Road Dersingham King's Lynn Norfolk Extension and alterations to dwelling	Dersingham

11.04.2017	16.06.2017 Application Permitted	17/00726/F	Care of Strata Architectural Ltd. 16 Shernborne Road Dersingham King's Lynn Norfolk Extensions and alterations to dwelling and detached cart shed	Dersingham
18.04.2017	16.06.2017 Application Permitted	17/00768/F	Mr Richard Cude 57 Hunstanton Road Dersingham Norfolk PE31 6ND Variation of condition 3 of planning permission 17/00237/F (Conversion of garage to living accommodation): To vary previously approved drawings	Dersingham
09.03.2017	14.06.2017 Application Permitted	17/00459/F	Mr & Mrs Prout The Wooden House Sedgford Road Docking King's Lynn Extensions for a new living accommodation annex. New utility and bedroom extensions and new carport garage. New vehicle access.	Docking
22.03.2017	09.06.2017 Application Permitted	17/00545/F	Mr Jonathon Hook School House Church Place Docking King's Lynn Proposed first floor extension and alterations to existing dwelling	Docking

18.04.2017	09.06.2017 Application Permitted	17/00766/F	Ross Edmonds 2 Stanhoe Road Bircham Newton Norfolk PE31 6EG Demolition of existing detached brick garage and erection of new brick double garage and relocation of bunded oil tank	Docking
03.04.2017	02.06.2017 Application Permitted	17/00660/F	Mr Richard Cornelius 159 And 159A Bexwell Road Downham Market Norfolk PE38 9LJ Two storey and single storey extensions to main house and single storey rear extension to the annexe	Downham Market
04.04.2017	23.05.2017 Application Permitted	17/00674/A	MRC Ltd Howletts 53 - 55 High Street Downham Market Norfolk Advertisement Application: 1x non-illuminated fascia sign	Downham Market
04.04.2017	31.05.2017 Application Permitted	17/00675/LB	MRC Ltd Howletts 53 - 55 High Street Downham Market Norfolk Listed Building Application: New fascia board sign and decoration of shop frontage	Downham Market

05.04.2017	31.05.2017 Application Permitted	17/00684/F	Mr B Mack 10 Oak View Drive Downham Market Norfolk PE38 9PB Extension to front of existing domestic garage	Downham Market
20.04.2017	15.06.2017 Application Permitted	17/00783/CU	Mr James Bilton 1 High Street Downham Market Norfolk PE38 9DA Change of use to trade as a hair salon as the primary use and secondly to sell teas and coffees and light beverages to the general public	Downham Market
30.05.2017	02.06.2017 Application Permitted	16/01698/NMA_1	Mr Duncan 17 Park Lane Downham Market Norfolk PE38 9SH NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/01698/F: Replacement of existing garage	Downham Market
10.04.2017	24.05.2017 Application Permitted	17/00715/F	Mr Ian Day Orchard Farm Lady Drove Barroway Drove Downham Market VARIATION OF CONDITION 2 OF PLANNING PERMISSION 15/01769/F: Proposed replacement dwelling	Downham West

28.04.2017	02.06.2017 Application Permitted	17/00840/F	Mr & Mrs Morris Land West Ambridge Way 118 Church Road Emneth Variation of condition 1 of planning permission 16/02107/F - Proposed dwelling and internal garage and temporary retention of static caravan during construction work: To amend previously approved drawings	Emneth
10.05.2017	05.06.2017 GPD HH extn - Not Required	17/00914/PAGPD	Mr Samuel Rudd 160A Elm High Road Emneth Norfolk Single storey rear extension which extends beyond the rear wall by 6 metres with a maximum height of 3.929 metres with a maximum height of 2.418 metres to the eaves	Emneth
03.03.2017	09.06.2017 Application Permitted	17/00404/FM	Kings Lynn Field Archers (KLFA) System Six Church Lane East Winch Norfolk Continued use of disused quarry to field archery site and disabled archery training ground with the siting of 2 temporary storage containers	East Winch

24.04.2017	20.06.2017 Application Permitted	17/00804/F	Mr Edward Wilson Former Queensway Service Station Main Road West Bilney Norfolk Proposed change of use of former service station and associated land to storage and distribution of DIY goods	East Winch
07.04.2017	15.06.2017 Application Permitted	17/00700/F	Norfolk County Council Land East of Marham Road Fincham King's Lynn Variation of conditions 5 and 7 and removal of condition 16 of planning permission 16/01747/O	Fincham
20.02.2017	23.05.2017 Application Permitted	17/00312/F	Mrs V ARROWSMITH Church Farm Cottage 35 Docking Road Fring King's Lynn Extension and alterations to dwelling	Fring
07.03.2017	02.06.2017 Was Lawful	17/00435/LDE	The Trustees of the L.F Mack Settlement Land At Winch Road Gayton Norfolk Application for a Lawful Development Certificate confirming implementation of the development defined by planning reference 88/5319 and subsequent approval of reserved matters reference 92/0602	Gayton

17.03.2017	23.05.2017 Application Refused	17/00508/F	Mr Alan Bedwell Orchard Farm Lynn Road Gayton King's Lynn Single storey extension and cart shed extension to double garage	Gayton
24.04.2017	14.06.2017 Application Permitted	17/00809/F	Mr T Butteriss Grafton Winch Road Gayton King's Lynn Single storey rear extension and alterations to dwelling	Gayton
09.05.2017	09.06.2017 GPD HH extn - Not Required	17/00905/PAGPD	Mr Stewart Ingram 1 Maple Close Gayton King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 6.1 metres with a maximum height of 4 metres and a height of 2.8 metres to the eaves	Gayton
17.02.2017	30.05.2017 Application Permitted	17/00299/O	Miss Enid Driver 52 Lynn Road Grimston King's Lynn Norfolk Outline Application: single dwelling	Grimston
29.03.2017	30.05.2017 Application Permitted	17/00619/RM	Client of Holt Architectural Ltd The Retreat 29 Lynn Road Grimston King's Lynn Reserved Matters Application: Residential dwelling	Grimston

10.04.2017	13.06.2017 Application Permitted	17/00716/F	G And L Homes 72-76 Lynn Road Grimston King's Lynn Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16/00612/F: Proposed residential development	Grimston
28.03.2017	02.06.2017 Application Permitted	17/00604/F	Mr & Mrs Trevor and Angelica Fordham 43 Walcups Lane Great Massingham King's Lynn Norfolk Construction of new porch	Great Massingham
13.06.2017	14.06.2017 Application Permitted	14/01076/NMA_1	Mr And Mrs Barrie And Jacqui Yeend Brookland Villa 20 Station Road Great Massingham King's Lynn NON MATERIAL AMENDMENT TO PLANNING CONSENT 14/01076/F: Proposed two storey side extension	Great Massingham
13.02.2017	30.05.2017 Application Permitted	17/00251/RM	Mr R Wright Land South of St Marys Close Heacham King's Lynn Norfolk Reserved Matters Application: Construction of 3 dwellings	Heacham

22.03.2017	09.06.2017 Application Permitted	17/00547/F	Mr Dean Jose Conifers 24A Ringstead Road Heacham Norfolk Revised previously approved detached garage with store over and washing facilities	Heacham
29.03.2017	23.05.2017 Application Permitted	17/00607/A	Marketing Force Ltd Roundabout A149 Redgate Hill Junction With Hunstanton Road Heacham Advertisement application for 3 x non illuminated roundabout sponsorship signs	Heacham
02.05.2017	25.05.2017 Application Permitted	16/01594/NMA_1	HG Property Development Limited 15 - 17 Neville Road Heacham King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/01594/F: To provide a full rendered external finish to the proposed house	Heacham
09.05.2017	09.06.2017 Application Permitted	12/01454/NMA_1	Mr Neil Wells 24 Kenwood Road Heacham King's Lynn Norfolk Non-material amendment to planning permission 12/01454/F: Erection of garage	Heacham

05.06.2017	13.06.2017 TPO Approved	17/00055/TPO	Mrs J Jutsum Cough Cottage 4 Kings Gardens Heacham Norfolk 2/TPO/00453: T1 (Robinia) Fell due to excessive damage to vehicles in the parking area through roosting birds.	Heacham
24.03.2017	02.06.2017 Application Permitted	17/00568/F	Mr & Mrs D Lloyd White Gates Ely Road Hilgay Downham Market Construction of domestic garage/store	Hilgay
21.04.2017	31.05.2017 Application Permitted	17/00801/F	Mr And Mrs Luke Prior 45 Foresters Avenue Hilgay Downham Market Norfolk Single storey rear extension	Hilgay
31.03.2017	07.06.2017 Application Permitted	17/00638/F	Mr Peter Brown Manor Cottages 121 Main Street Hockwold cum Wilton Norfolk Proposed extension and alteration to rear of cottage and enlargement of existing carport	Hockwold cum Wilton
31.03.2017	06.06.2017 Application Permitted	17/00640/F	Mr Ian Stevens Manor Cottages 123 Main Street Hockwold cum Wilton Norfolk Extension and alterations to rear of cottage and replacement of existing outbuilding /garage	Hockwold cum Wilton

04.04.2017	02.06.2017 Application Permitted	17/00670/F	Mr Steven Anderson 23 Mill Lane Hockwold cum Wilton Norfolk IP26 4LR Single storey front infill extension and first floor extension over existing garage	Hockwold cum Wilton
02.12.2016	24.05.2017 Application Refused	16/02122/O	Mr B Long The Tower Broadwater Road Holme next the Sea Norfolk Outline Application: subdivision of existing site for new dwelling	Holme next the Sea
10.03.2017	02.06.2017 Application Permitted	17/00465/F	Mr & Mrs M Starr Vine Cottage 49 Main Road Holme next the Sea Norfolk Erection of residential annexe	Holme next the Sea
04.04.2017	26.05.2017 Application Permitted	17/00667/F	Miss Louise Hutchison Lalapanzi 66 Cliff Parade Hunstanton Norfolk Internal and External Alterations, including the introduction of a self-contained internal annexe with associated use to the main dwelling.	Hunstanton
27.04.2017	20.06.2017 Application Permitted	17/00830/F	Mr M.D Sadler 13 Lighthouse Lane Hunstanton Norfolk PE36 6EN Proposed Vehicular Access	Hunstanton

05.05.2017	14.06.2017 Permitted Development _App not reqd	17/00891/PAGPD	Mr Chris Mann Casita 120 Lynn Road Ingoldisthorpe King's Lynn Single storey rear extension which extends beyond the rear wall by 2.4 metres with a maximum height of 2.92 metres and a height of 2.88 metres to the eaves	Ingoldisthorpe
25.01.2017	24.05.2017 Application Permitted	17/00110/F	Mrs Emily Allen 92 Tennyson Road King's Lynn Norfolk PE30 5NG Proposed return of the property at 92 and 92A Tennyson Road to its original state as a dwelling. The property is currently divided into 2 self-contained flats	King's Lynn
15.02.2017	09.06.2017 Application Permitted	17/00278/F	c/o Matt Gosling 21 Barnwell Road Gaywood King's Lynn Norfolk Proposed Extensions and internal alterations	King's Lynn
27.02.2017	02.06.2017 Application Permitted	17/00368/F	EES Ltd Enterprise Way Hardwick Narrows King's Lynn Norfolk Two new light industrial units and car parking area	King's Lynn

27.03.2017	24.05.2017 Application Permitted	17/00584/F	Mrs Christine Neve 79 Gaskell Way King's Lynn Norfolk PE30 3SG Construction of conservatory to rear of property	King's Lynn
30.03.2017	24.05.2017 Application Permitted	17/00623/F	Mr & Mrs Gavin and Julie Minns Clenshaw Minns Chartered Accountants 30 St James Street King's Lynn Norfolk Change of Use from Office (A2) at Rear to Residential (C3) use comprising a 2 bed property. The front office (A2) facing St James Street will retain its existing use and include for new A1 Use.	King's Lynn
30.03.2017	25.05.2017 Application Permitted	17/00624/LB	Mr & Mrs Gavin and Julie Minns Clenshaw Minns Chartered Accountants 30 St James Street King's Lynn Norfolk Listed Building Application: Change of Use from Office (A2) at Rear to Residential (C3) use comprising a 2 bed property. The front office (A2) facing St James Street will retain its existing use and include for new A1 Use.	King's Lynn

30.03.2017	01.06.2017 Application Withdrawn	17/00626/LB	Mr & Mrs Gavin and Julie Minns Clenshaw Minns Chartered Accountants 30 St James Street King's Lynn Norfolk LISTED BUILDING APPLICATION: Demolition of Ground Floor Store (A2 use) to rear with New residential two storey dwelling constructed in its place	King's Lynn
31.03.2017	23.05.2017 Application Permitted	17/00636/F	North West Norfolk Constituency Labour Party 26 St James Street King's Lynn Norfolk Internal and external repairs to property, including replacement of shop boxed fascia.	King's Lynn
31.03.2017	25.05.2017 Application Permitted	17/00637/LB	North West Norfolk Constituency Labour Party 26 St James Street King's Lynn Norfolk Internal and external repairs to property, including replacement of shop boxed fascia.	King's Lynn
31.03.2017	07.06.2017 Application Permitted	17/00646/F	Mr & Mrs A Howling 19 Willow Park King's Lynn Norfolk PE30 3BP Single storey rear extension to bungalow and side infill utility extension	King's Lynn

03.04.2017	24.05.2017 Application Permitted	17/00657/CU	Mr David Balderson Lawtronic Ltd Plot 23 Hamlin Way Hardwick Narrows King's Lynn The proposed development is to use the existing building as a gymnastics club the change of use required is from B1 to D2	King's Lynn
04.04.2017	26.05.2017 Application Permitted	17/00676/F	Mr I Ding 5 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk Change of Use from Restaurant to Dance Studio	King's Lynn
11.04.2017	09.06.2017 Application Permitted	17/00742/F	Mrs Karin Heyer 19A Valingers Road King's Lynn Norfolk PE30 5HD Replacement windows	King's Lynn
13.04.2017	31.05.2017 Application Permitted	17/00748/F	Mr I Dye Magpie Security Services 70 - 70A Norfolk Street King's Lynn Norfolk Change of use from current shop to tattoo studio	King's Lynn
13.04.2017	14.06.2017 Application Permitted	17/00749/A	Mr I Dye Magpie Security Services 70 - 70A Norfolk Street King's Lynn Norfolk ADVERT CONSENT: Shop front to display shop name above door and window	King's Lynn

13.04.2017	14.06.2017 Application Permitted	17/00754/F	Client of Holt Architectural 13 - 17 Denney Road Hardwick Industrial Estate King's Lynn Norfolk New external cladding and windows to south and east elevation, new windows to north elevation, extension to existing first floor office mezzanine and internal alterations to form new main entrance area	King's Lynn
18.04.2017	09.06.2017 Application Permitted	17/00765/F	Mr & Mrs P. Langbridge 24 Grafton Road King's Lynn Norfolk PE30 3HA Construction of first floor extension	King's Lynn
19.04.2017	14.06.2017 Application Refused	17/00778/F	Mr Stuart Dickerson & Mr Matthew Barlow 15 Field Lane Gaywood King's Lynn Norfolk Renovate cottage and construct 1no. detached dwelling	King's Lynn
19.04.2017	15.06.2017 Application Refused	17/00779/F	Mr Stuart Dickerson Plot At Romar New Street Gaywood King's Lynn Construct new dwelling	King's Lynn
24.04.2017	14.06.2017 Application Permitted	17/00813/F	Broadland Housing Group 1-41 St Katherines Court Dodmans Close King's Lynn Norfolk Window and door replacement works	King's Lynn

02.05.2017	24.05.2017 Application Permitted	16/00709/NMA_1	C/o David Taylor Associates Site South of 123A Gaywood Road King's Lynn Norfolk PE30 2PZ NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/00709RM: Reserved Matters Application: Detached dwelling	King's Lynn
03.05.2017	14.06.2017 Application Permitted	17/00865/A	Borough Council of King's Lynn & West Norfolk Alive Lynnsport Greenpark Avenue King's Lynn Norfolk Application for advertisement consent for 1 x illuminated fascia sign	King's Lynn
23.03.2017	14.06.2017 Application Permitted	17/00563/F	Mr & Mrs N Daddow Larksfield 67 East Winch Road Ashwicken King's Lynn Erection of double garage	Leziate
20.04.2017	15.06.2017 Application Permitted	17/00792/F	Mr Luke Cunnington Chilver House Farmhouse Chilver House Lane Bawsey Norfolk Construction of hay barn	Leziate
24.03.2017	02.06.2017 Application Permitted	17/00566/F	Mr M White 17 Walton Road Marshland St James Wisbech Norfolk Rear extension to dwelling	Marshland St James

25.04.2017	31.05.2017 Application Permitted	17/00814/F	Mr P Warner Lime Lodge 224A Smeeth Road Marshland St James Norfolk Proposed relocation of gates	Marshland St James
13.02.2017	14.06.2017 Application Permitted	17/00249/F	Mr Greg Scarrott Warren Barn Brandon Road Methwold Thetford Conversion of existing brick and chalk barn into a 3 bedroom dwelling with garage/carport and use of yard as parking and turning area for domestic vehicles	Methwold
20.04.2017	02.06.2017 Prior Approval - Approved	17/00791/PACU3	Mr A Gilmour Land South West of 15 Brook Lane Brookville Norfolk Change of use of agricultural building to a dwellinghouse (Class C3)	Methwold
26.04.2017	24.05.2017 GPD HH extn - Not Required	17/00828/PAGPD	Mr D Richardson And Mrs M Glace 28 Stoke Road Methwold Thetford Norfolk Single storey rear extension which extends beyond the rear wall by 4.75 metres with a maximum height of 3.95 metres and a height of 2.8 metres to the eaves	Methwold

03.04.2017	06.06.2017 Application Permitted	17/00654/F	Mrs Angela Canning Cobwebs Setch Road Blackborough End Norfolk Refurbishment of a grade 2 listed cottage with a rear conservatory and replacement front porch	Middleton
03.04.2017	02.06.2017 Application Permitted	17/00655/LB	Mrs Angela Canning Cobwebs Setch Road Blackborough End Norfolk Listed building application for the refurbishment of a grade 2 listed cottage with a rear conservatory and replacement front porch	Middleton
10.04.2017	09.06.2017 Application Permitted	17/00721/F	Mrs Angela Canning Mitre Farm Setch Road Blackborough End Norfolk Proposed single storey extension, proposed chimney breast and existing rear external brick wall/parapet rebuild	Middleton
25.04.2017	20.06.2017 Application Permitted	17/00820/F	Mr Robert Willis Beck Lodge Birchfield Road Nordelph Downham Market Demolish single storey rear extensions, replace with new side and rear extensions for garage, kitchen, dining and master bedroom and extend decking into the garden	Nordelph

12.04.2017	02.06.2017 Application Permitted	17/00740/F	Mr & Mrs N. CARTER Snowford House 69 New Road North Runcton King's Lynn Construction of first floor extension to dwelling	North Runcton
18.04.2017	09.06.2017 Was Lawful	17/00762/LDE	Mr & Mrs D Eyles Crisps Yard Common Drove Northwold Thetford Use of land as residential garden	Northwold
09.05.2017	06.06.2017 Application Permitted	16/00413/NMA_1	Mr Anthony White Land South East of Ashlee Methwold Road Whittington Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/00413/O: Outline application some matters reserved, construction of 5 dwellings including a site access road and all associated siteworks	Northwold
31.03.2017	24.05.2017 Application Permitted	17/00644/F	Mr & Mrs Olley 2 Beckett Close North Wootton King's Lynn Norfolk Demolition of existing timber conservatory and construction of new single storey extension	North Wootton
10.04.2017	02.06.2017 Application Permitted	17/00718/F	Mr & Mrs R Gosnell 12 Carlton Drive North Wootton King's Lynn Norfolk Extension (Revised Design)	North Wootton

10.04.2017	05.06.2017 Application Permitted	17/00720/F	Mr & Mrs W Border 71 Hayfields Road North Wootton King's Lynn Norfolk Extensions (revised design).	North Wootton
21.04.2017	15.06.2017 Application Permitted	17/00799/F	Mr & Mrs R Taylor 75A Church Drove Outwell Norfolk Residential development for one dwelling	Outwell
02.05.2017	02.06.2017 Application Permitted	17/00854/F	Ian MacLachlan Langhorn House Langhorns Lane Outwell Wisbech Construction of domestic store	Outwell
02.05.2017	02.06.2017 Application Permitted	17/00871/F	Mr And Mrs J Clifton Tanmoray 53 Church Drove Outwell Wisbech Erection of a garage and store	Outwell
13.03.2017	13.06.2017 Application Permitted	17/00470/F	Ward Nurseries Land East of High Street Ringstead Norfolk Small agricultural building, to be used as machinery storage	Ringstead
05.04.2017	14.06.2017 Application Permitted	17/00685/F	Mr & Mrs M Jones Oak Cottage 23 Peddars Way South Ringstead Norfolk Proposed replacement dwelling	Ringstead

04.10.2016	26.05.2017 Application Permitted	15/00264/NMA_1	Miss Debbie Kerr White Cottage 33 Low Road Roydon King's Lynn Non-material amendment to planning permission 15/00264/F: Two storey extension to existing property, exterior changes and internal works	Roydon
30.11.2016	24.05.2017 Was Lawful	16/02086/LDE	Mr Simon Pink Willow Lodge 199 Station Road Watlington Norfolk LAWFUL DEVELOPMENT CERTIFICATE: Building used as a dwelling since it was built on 17/10/2002	Runcton Holme
27.03.2017	26.05.2017 Application Permitted	17/00586/F	Mr N Evry Burbage Cottage 95 Westgate Street Shouldham King's Lynn Extension to dwelling	Shouldham
13.02.2017	07.06.2017 Application Permitted	17/00250/F	Mr & Mrs A Richardson Goods Shed Old Station Yard Station Road Snettisham Extension and alteration of existing Goods Shed to form new dwelling and construction of detached garage	Snettisham

29.03.2017	23.05.2017 Application Permitted	17/00612/F	Mr & Mrs GEE Southgate Barn 1 Southgate Lane Snettisham King's Lynn Formalisation of use of annex as holiday let.	Snettisham
02.12.2016	16.06.2017 Application Refused	16/02104/F	Mrs Jeannie McPhee Jays The Common South Creake Fakenham Variation of condition 3 of planning permission 09/01387/F to allow no more than 7 caravans of which no more than 1 could be a mobile home, together with a day room. Also the removal of condition 4 of planning permission 09/01387/F	South Creake
03.04.2017	06.06.2017 Application Refused	17/00650/F	Mrs Pamela Bell Jolly Farmer 60 Feltwell Road Southery Norfolk Provision of a burger van in car park of jolly farmers public house	Southery
20.04.2017	14.06.2017 Application Permitted	17/00788/F	Mr Ben Lord Bramley Cottage Docking Road Stanhoe King's Lynn Alterations and extension	Stanhoe
03.04.2017	31.05.2017 Application Permitted	17/00656/RM	J Clarke Builders Ltd. 164 the Drove Barroway Drove Norfolk PE38 0AL Reserved Matters Application: construction of two dwellings	Stow Bardolph

13.04.2017	02.06.2017 Application Permitted	17/00758/CU	J Clarke Builders Ltd Rose Cottage Farm 164 the Drove Barroway Drove Norfolk Change of use of land from agricultural to be included within the curtilage of a pair of new dwellings (planning ref: 16/00385/O)	Stow Bardolph
20.04.2017	31.05.2017 Application Permitted	17/00784/F	Mr C Bird Alma Lady Drove Barroway Drove Downham Market Extension of dwelling to form Garage, Utility & Garden Room Spaces	Stow Bardolph
21.04.2017	09.06.2017 Application Permitted	17/00796/RM	Rachael & James Bailey Land Adjacent The Willows Greatmans Way Stoke Ferry Reserved Matters Application: Construction of a dwelling	Stoke Ferry
11.04.2017	07.06.2017 Application Permitted	17/00728/F	MKM Catering Limited The Foldgate Inn Downham Road Stradsett King's Lynn Extension to create additional restaurant floorspace	Stradsett

22.05.2017	13.06.2017 Application Permitted	16/00850/NMA_1	Mr Lynton Battrick 12 Ashside Syderstone Norfolk PE31 8RZ NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 16/00850/F: Extension to side and rear	Syderstone
27.02.2017	15.06.2017 Application Permitted	17/00363/RM	Mr P Sumner Land North of 29 Wanton Lane Terrington St Clement Norfolk RESERVED MATTERS: Erection of dwelling and garage (Plot 1)	Terrington St Clement
03.04.2017	26.05.2017 Application Permitted	17/00651/F	Mr P Sumner Land North of 29 Wanton Lane Terrington St Clement Norfolk VARIATION OF CONDITION 11 OF PERMISSION 15/01549/O: (Outline) Proposed residential development	Terrington St Clement
04.04.2017	30.05.2017 Application Permitted	17/00677/LB	Ms P M Bradley-Watson Terrington Court 76 Popes Lane Terrington St Clement King's Lynn LISTED BUILDING APPLICATION: Internal reorganisation (including formation of new staircase) and formation of new external doorways, window & dormer	Terrington St Clement

20.04.2017	15.06.2017 Application Permitted	17/00787/F	Ms P M Bradley-Watson Terrington Court 76 Popes Lane Terrington St Clement King's Lynn Provision of ancillary accommodation with the internal reorganisation (including formation of new staircase) and formation of new external doorways, window & dormer	Terrington St Clement
12.05.2017	19.06.2017 Application Permitted	17/00938/F	WH Kerkham (Roon) Ltd Ongar Hill Farm Ongar Hill Terrington St Clement Norfolk Proposed detached agricultural building for potato storage	Terrington St Clement
20.03.2017	23.05.2017 Application Permitted	17/00521/F	T M Browne Developments Ltd Land Adj Mill House Mill Road Terrington St John Norfolk Proposed detached residential dwelling	Terrington St John
22.03.2017	20.06.2017 Application Permitted	17/00541/F	Mr Guy Woodward Kanzan 15 Mill Road Terrington St John Wisbech Proposed single storey extension	Terrington St John
29.03.2017	23.05.2017 Application Permitted	17/00620/F	Mr D Dalziel 12 Castle Cottages Thornham Hunstanton Norfolk Single Storey Rear Extension	Thornham

31.03.2017	09.06.2017 Application Permitted	17/00643/F	Jaura Karran Church View Church Street Thornham Hunstanton Revised roof to approved store	Thornham
24.04.2017	19.06.2017 Application Permitted	17/00811/RM	Mr Thomas & Miss Fitzpatrick Plot 9 Orchard Gardens Upwell Norfolk Reserved Matters Application for plot 9 (15/01496/OM: Outline application with some matters reserved for 25 dwellings consisting of 18 houses and 7 bungalows. Access, road and plot layout committed)	Upwell
18.08.2016	20.06.2017 Application Refused	16/01514/O	Mr And Mrs R Twell 26 Chalk Road Walpole St Peter Norfolk PE14 7PN Outline Application: construction of a detached dwelling	Walpole
18.04.2017	09.06.2017 Application Permitted	17/00769/RM	Mr Steve Harris Land South of the Old Police House West Drove North Walpole St Peter Norfolk Reserved Matters Application: Development of 5 dwellings	Walpole
16.05.2017	19.06.2017 Application Permitted	17/00956/F	Mr Andrew Fretwell The Hawthorns Walnut Road Walpole St Peter Norfolk Proposed garden room at rear of property	Walpole

16.08.2016	16.06.2017 Application Permitted	16/01502/F	Ms M Allflat Site North West of 1 Thieves Bridge Road Watlington Norfolk Detached dwelling and double garage with associated landscape and paving works (revised design)	Watlington
10.02.2017	31.05.2017 Application Permitted	17/00267/F	Mr And Mrs A Cakebread 27 Plough Lane Watlington King's Lynn Norfolk Construction of dwelling following demolition of existing dwelling	Watlington
28.04.2017	14.06.2017 Application Permitted	17/00849/F	Mr & Mrs G Raisbury Windward The Row West Dereham King's Lynn Proposed Extension	West Dereham
09.02.2017	24.05.2017 Application Permitted	17/00229/F	Mr Leigh Marshall Wildfowl And Wetlands Trust Hundred Foot Bank Welney Norfolk Retention of temporary enclosures including 1 x portable cabin and 3 x pens	Welney
22.03.2017	09.06.2017 Application Permitted	17/00544/F	Mr Mark Sennitt Kendrick Cottage Suspension Bridge Welney Wisbech Two storey extension to side and rear	Welney

19.04.2017	09.06.2017 Application Refused	17/00790/O	Mr And Mrs R Symons Land E of Chapel House And S of Cherry Leaf Wisbech Road Tipps End Welney Construction of one dwelling and garage	Welney
06.04.2017	24.05.2017 Application Permitted	17/00694/F	Ms Karen Rodgers Tudor Lodge Church Road Wereham King's Lynn Demolition of existing dilapidated detached garage and replacement with new timber framed unit. Widening of vehicular access and installation of new gates, and repair/replacement to boundary fencing and walls	Wereham
12.04.2017	13.06.2017 Application Permitted	17/00733/LB	Westacre Estate Management Abbey House Church Green West Acre Norfolk Removal of existing redundant chimney, repair/replace damaged dormer windows (including frame & glazing), repairs to rafters, re-slating and new lead work of pitched roof due to water damage	West Acre

10.04.2017	09.06.2017 Application Permitted	17/00717/F	Mr T Harrison Sherwood 227 School Road West Walton Wisbech VARIATION OF CONDITION 2 OF PLANNING PERMISSION 14/01121/F: Development of existing part industrial/paddock into residential providing 4 No properties	West Walton
10.05.2017	23.05.2017 Consent Not Required	17/00915/AG	Mr Henry Wright Strattons Farm West Drove North Walton Highway Norfolk Agricultural Prior Notification: Erection of a new agricultural building	West Walton
27.02.2017	09.06.2017 Application Refused	17/00365/LDE	S Carruthers Spriggs Hollow Magdalen High Road Wiggshall St Mary Magdalen Norfolk Application for a Lawful Development Certificate for the existing standing of three residential caravans and development of buildings for the keeping of horses and agriculture including hardstanding	Wiggshall St Germans

13.04.2017	31.05.2017 Application Permitted	17/00752/F	Mr P Owens 4 Pleasant Row Common Road Wiggenhall St Mary the Virgin Norfolk First floor extension over kitchen forming larger bedroom	Wiggenhall St Germans
13.04.2017	07.06.2017 Application not required	17/00751/F	Robertson Homes (East Anglia) Ltd Land South of Ashmede Low Road Wretton King's Lynn Variation of condition 1 of planning permission 16/02032/RM to change dwelling type and site layout	Wretton
02.05.2017	14.06.2017 Application Permitted	17/00858/F	Mr & Mrs D Panter 35 Hall Lane West Winch King's Lynn Norfolk Single storey extension to rear of dwelling	West Winch