

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



Planning Committee

Agenda

**Monday, 8th January, 2018
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, 8th January, 2018

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 December 2017.

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 - 109)

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

9. DELEGATED DECISIONS (Pages 110 - 143)

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 11 January 2018** (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 5 January 2018**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 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

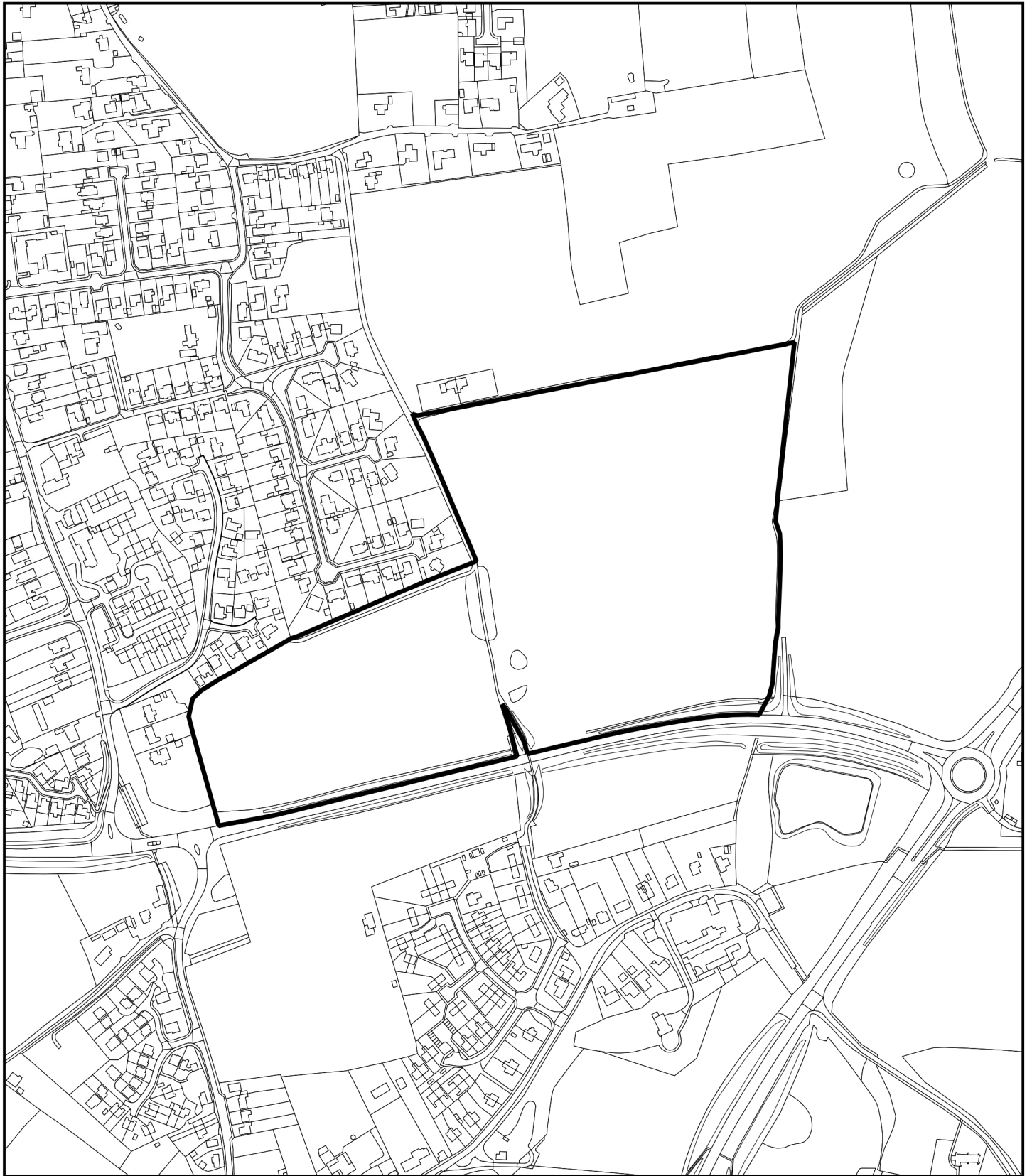
**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 8 JANUARY 2018**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
MAJOR DEVELOPMENTS				
8/1(a)	17/01050/RM Land at Nightingale Lane Outline planning application for up to 250 dwellings and associated infrastructure and access.	DOWNHAM MARKET	APPROVE	8
8/1(b)	17/01336/OM Allotment Site North of 6 – 10 & West of 53 Doddshill Road Outline Major Application: residential development of 30 houses	DERSINGHAM	REPORT TO FOLLOW	
OTHER APPLICATIONS / APPLICATIONS REQUIRING REFERENCE TO THE BOARD				
8/2(a)	17/01337/F Former Community Centre 74 Manor Road Residential development of 9 houses	DERSINGHAM	REPORT TO FOLLOW	
8/2(b)	17/01932/F Skippers Piece Main Road The proposed demolition of existing dwelling and construction of 5 residential dwellings	BRANCASTER	APPROVE	31
8/2(c)	17/01700/O West Mead Docking Road Outline Application: development of three dwellings	BURNHAM MARKET	REFUSE	49
8/2(d)	17/01691/F 24 Addison Close New build 3 bedroom chalet in part of existing garden	FELTWELL	APPROVE	58
8/2(e)	17/02002/F Tithe Farm Broad Drove Conversion and change of use of an agricultural barn to a dwelling	GRIMSTON	APPROVE	64
8/2(f)	17/01981/F Hope Cottage Busseys Lane Erection of single storey side extension	HOLME-NEXT-THE-SEA	APPROVE	78

8/2(g)	17/02027/F Sandy Ridge Broadwater Lane Variation of Condition 10 of Planning Permission 16/00323/F: replacement dwelling	HOLME-NEXT-THE- SEA	APPROVE	91
8/2(h)	17/01951/RM Land between 11 and 12 Buckenham Drive Reserved Matters Application: construction of two dwellings	STOKE FERRY	APPROVE	104

17/01050/OM

Land at Nightingale Lane Downham Market



Parish:	Downham Market	
Proposal:	Outline planning application for up to 250 dwellings and associated infrastructure and access.	
Location:	Land At Nightingale Lane Downham Market Norfolk	
Applicant:	The Grosvenor Partnership 3LP	
Case No:	17/01050/OM (Outline Application - Major Development)	
Case Officer:	Mrs H Wood-Handy	Date for Determination: 3 October 2017 Extension of Time Expiry Date: 8 May 2018

Reason for Referral to Planning Committee – The recommendation is contrary to the Town Council’s comments

Neighbourhood Plan: No

Case Summary

The site is located to the south east of Downham Market, bounded by the A1122 on the south boundary, Ravensway and Denver Hill to the north east boundaries, Nightingale Lane and Crow Hall Cottages to the north and open farmland to the east boundary. Nightingale Lane is a Restricted Byway (PROW RB23) and runs from the north boundary south through the site to the footbridge crossing over the A1122 and south towards Denver.

The site is an allocation for Downham Market under Policy F1.4 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 140 dwellings. Planning permission was granted for up to 170 dwellings (following the completion of the S106 agreement) in October 2016.

The current application is in outline form with all matters reserved apart from access. Originally the application was submitted for up to 300 dwellings including land to the north and outside the allocated site. The application has been revised to reduce the number of dwellings to up to 250 dwellings following concerns regarding density and parking.

Key Issues

- Principle of Development
- Form and character
- Highways issues
- Residential Amenity
- Flood Risk and Sustainable drainage
- Archaeology
- Ecology
- S106 matters
- Any other matters requiring consideration prior to the determination of the application
- Crime and Disorder

Recommendation

A. APPROVE subject to conditions and the satisfactory completion of the S106 Agreement;

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, public open space and play facilities (including allotments), SUDS design and maintenance.

THE APPLICATION

The site is located to the south east of Downham Market, bounded by the A1122 on the south boundary, Ravensway and Denver Hill to the north east boundaries, Nightingale Lane and Crow Hall Cottages to the north and open farmland to the east boundary. Nightingale Lane is a Restricted Byway (PROW RB23) and runs from the north boundary south through the site to the footbridge crossing over the A1122 and then on towards Denver.

The site is an allocation for Downham Market under Policy F1.4 of the Site Allocations and Development Management Policies Plan 2016 with the policy requiring at least 140 dwellings. Planning permission was granted for up to 170 dwellings (following the completion of the S106 agreement) in October 2016.

The current application is in outline form with all matters reserved apart from access. Originally the application was submitted for up to 300 dwellings including land to the north and outside the allocated site. The application has been revised to reduce the number of dwellings to up to 250 following concerns regarding density and parking.

An indicative Master Plan and Framework Plan have been submitted.

The indicative Master Plan demonstrates how the site might be developed and indicates a vehicular access in the form of a priority controlled roundabout from the A1122 to the south east corner of the site. Improved pedestrian/cycle links to London Road, Nightingale Lane (PROW) and Ryston End are also indicated improving north/south and east/west linkages. A TPO tree belt would be incorporated into the development which runs parallel on an east/west axis to the A1122 to the south of the site. Nightingale Lane would split the site into two development areas served by separate main streets travelling east/west and north/south. Landscape and open space buffers are indicated along the A1122, to the west boundary (incorporating a buffer zone for Great Crested Newts) and to the east and northern areas of the site which incorporate SuDS features. The scheme indicates that mainly two storey dwellings would be provided with a mix of semi-detached and detached units. Indicative house types include bungalows, 1.5, 2 and 2.5 storey dwellings but the majority of units would be 2 storey. Affordable housing would be provided at 20% with a 70/30 social rented/shared ownership split.

An EIA Screening Opinion has previously been undertaken which concludes that the proposal is not EIA development.

The site is CIL liable.

SUPPORTING CASE

1. The proposed development of up to 250 residential units within a 13.66 hectare site includes open space with a strong green infrastructure network, and new linkages to the town, schools and the local footpath network. It is considered that the proposed layout responds sympathetically to the character of the landscape and urban surroundings and has been designed to retain landscape features and strengthen key characteristics of the surrounding area, whilst minimising visual intrusion. Whilst there would be some localised effects on landscape features, the character of the site and immediate surroundings, and on visual amenity in the immediate vicinity of the site, mitigation measures to reduce these potential effects have been incorporated into the illustrative proposals.
2. Policy CS08 requires (inter alia) that new development should: enrich the attraction of the borough; respond to the context and character of the place; ensure that scale, density, layout and access will enhance the quality of the environment; and enhance community wellbeing through being accessible, inclusive, locally distinctive, safe and promote healthy lifestyles.
3. The Design and Access Statement for the proposed development of up to 250 units sets out how the indicative proposal contributes to the aims of Policy CS08, to optimize the density of a development, while taking into account the form and character of the development's setting. Pages 53-54 of the Design and Access Statement set out that, although the proposed development's density and urban form does not replicate the low density 1960s bungalow development of the immediately adjacent townscape, it is not atypical of the general and varied form of development that has emerged in Downham Market over the years.
4. With a nett density of 35.7 dph and a gross density of 18.3 dph, the proposal is within the density range found in Downham Market, and similar to other town edge development at Landseer Drive and Bennett Street. It is considered that it would not make the best use of land, in light of the NPPF's support for sustainable development, to expect new development to replicate the past very low density bungalow developments within the southern sectors of Downham Market.
5. The illustrative layout would have a sensitive relationship to the town edge and countryside setting, with existing properties separated from new dwellings by offsets, buffer planting, proposed rear gardens or planted open spaces. A large area of recreational open and play space containing attenuation basins, pathways, and existing and proposed trees and hedgerows will provide biodiversity and visual amenity benefit. This open space wraps around the southern and eastern edges of the development, meaning the development would present an attractive setting to the town on approaching Downham Market from the A1122.
6. The scheme respects the adjacent urban grain and street pattern. It provides a range of dwelling sizes, types and tenures offering a choice of lifestyles, with properties arranged around feature spaces throughout. Whilst the proposed density is higher than adjacent bungalows dating from the 1960s-1970s, this is to make best sustainable use of land. Dwelling styles (to be confirmed at reserved matters stage) would make use of local materials and would reflect the style of more recent developments in Downham Market such as at Ravensway. Larger properties would be located on key corners to create waymarkers and the dwellings would be arranged around open spaces, creating a series of distinctive places within the development.

7. In summary, the proposed development responds sympathetically to the existing settlement pattern and the wider landscape context, and has been designed to minimise visual intrusion. The proposed layout integrates with and augments the strong green infrastructure network with new open spaces. The proposal would be discreet in the landscape and forms a sustainable and appropriate extension to the south-eastern edge of Downham Market, rounding off the settlement rather than extending it into the wider countryside.
8. Policy DM15 requires (inter alia) that new development should protect and enhance the amenity of the wider environment, including overlooking and visual impact. Scale, height, massing, materials and layout should respond sensitively and sympathetically to the local setting and pattern of adjacent streets and spaces through high quality design. The policy also requires safe access and adequate parking provision.
9. It is considered that the proposals are in accordance with the Development Plan (paragraph 11 of the Framework) and the presumption in favour of sustainable development (paragraph 14 and Policy DM1).

PLANNING HISTORY

16/01322/OM – Application Refused: 07/04/17 - Outline application for up to 300 dwellings and associated infrastructure and access.

15/00135/OM: Application Permitted: 19/10/16 - Outline application for up to 170 dwellings, all matters reserved apart from access (S106 agreement)

RESPONSE TO CONSULTATION

Downham Market Town Council: OBJECT to original and amended scheme on the following grounds:

Amended scheme (250 dwellings)

- Despite a reduction in density to a proposed 35.7dph, this is still out of keeping with the surrounding area noting in application 15/00135/OM - Extant permission for 170 houses on the site - the same developer in their own supporting Design and Access Statement - Chapter 6.0.Conclusion (page 59) commented "Development is at a density of 26dph based on net development density, which is representative of housing in adjacent developments". All the same grounds as per the Town Council's response following its extraordinary meeting of 30th August 2017 remain unanswered and therefore continue to be valid and in the interests of clarity these are appended below. Lastly, should development proceed, the Town Council would wish to see a greater proportion of starter homes for young local townspeople.

Originally submitted scheme (300 dwellings)(summarised):

- Duplicate of application 16/01322/OM;
- References the SADMP which acknowledges that Downham Market has experienced large scale growth over recent years and that the Town has now been allocated a lower proportion of the Borough's new growth over the next decade to allow the town to settle and for services and facilities to adjust to the increased population;

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- Disappointed that despite the allocation F1.4 stating 140 dwellings, planning permission 15/00135/OM approving 170 dwellings means that the allocation is already over-subscribed;
- Density is a concern – density has increased from 26 to 45 dph – 45 dph is defined as a High Density Inner City Development. Therefore the proposal is totally at odds with adjacent and similar developments.
- Greenspace will be reduced to accommodate an extra 130 dwellings reducing from 7.08ha to 4.69ha;
- Ref 16/01322/OM was originally submitted for 500 dwellings and then reduced to 300 with the application site being reduced to that of the allocation. Additional land to the north within the applicants ownership means that should this come forward at a future date, combined with increased numbers on the existing allocation, would lead to overdevelopment;
- Concerned regarding the access into the site and wishes to see an improved gateway for London Road, Downham and Denver Village;
- Wishes to see a tangible community asset provided such as nursery, child centre, supermarket (as shown with 500 houses) and the amended design offers nothing;
- Without additional infrastructure in place in advance for water , sewage, electricity and increased traffic, the development cannot be sustainable;
- Downham Wastewater Treatment Works has a maximum population equivalent capacity of 10000. The Town Council is not aware of any additional capacity being added and would note that the current population at March 2017 is 11667. It is an oversubscribed service even without the proposed development.

Denver Parish Council: Denver PC is concerned about the access onto the A1122 and the extra population that will impact on Denver VC School and Downham Market facilities.

Highways Authority: NO OBJECTION subject to conditions regarding estate road maintenance, detailed plans of roads, construction traffic management plan, wheel cleaning, offsite highways improvement works

NCC Public Rights of Way Officer: NO OBJECTION. Access requirements negotiated under the previous application and remain unchanged. It is noted that the previous application triggered a claim for the addition of the east-west access route bisecting the site as a public right of way. The claim has now been processed and on the basis of the evidence, it is likely that the decision will be to record the routes as a Restricted Byway.

NCC Minerals and Waste: NO OBJECTION

NCC – LLFA: NO OBJECTION subject to condition

NCC – Planning Obligations: The following infrastructure would need to be funded through CIL: early education places, primary school places, library provision, public rights of way contribution. Five (5) Fire hydrants would need to be secured via condition.

Historic Environment Service: NO OBJECTION subject to condition regarding archaeological mitigation.

Natural England: NO OBJECTION subject to mitigation – contribution of £50 per dwelling to the Council's monitoring and mitigation strategy to contribute to monitoring and/or small scale mitigation on designated sites. Standing advice should be use for advice on protected species.

Anglian Water: No response to date.

Internal Drainage Board: Sustains earlier objection however recognises that the LLFA have raised no objection subject to conditions. The Board has concerns that the off-site area to the Board's District may be compromised if the LLFA's conditions cannot be met.

Chief Execs Dept- Housing Strategy Officer: NO OBJECTION subject to the provision of 20% affordable housing equating to 50 units split 35 for affordable rent and 15 for shared ownership to be secured by S106 agreement. Provides comments on the suggested mix.

Central Services – CSNN: NO OBJECTION subject to conditions regarding noise protection, foul and surface water drainage, lighting and dust suppression and construction method

Environment & Planning – Environmental Quality: NO OBJECTION subject to conditions regarding contamination investigation and remediation and dust management during construction.

Environment & Planning – Planning Policy Team: NO OBJECTION on the following grounds:

- Downham Market has clearly been identified as a sustainable settlement for growth by the Core Strategy adopted in 2011
- The Site Allocations and Development Management Policies Plan makes allocations accordingly.
- The current planning application is for one of the Strategic Site Allocations within the Borough Council's Local Plan.
- The Local Plan and the Site Specific Policy F1.4 offer flexibility in terms of the numbers which could come forward on the site, by expressing the number of dwellings as 'at least'. This is to ensure that the housing need is met and a five year housing and supply is maintained
- Careful consideration needs to be given to the impacts that delivering extra dwelling numbers on the site could potentially have upon the local and wider natural and built environment.
- Therefore it is vital that proposals are not only consistent with the Policy F1.4, but also others within the Local Plan, in particular:
 - CS08 Sustainable Development and
 - DM15 – Environment, Design and Amenity
 - As well as having regard to national policy (NPPF).

After careful consideration it is considered that the proposal is consistent with these policies, including making the best use of land on a Borough Council Strategic Local Plan Allocation.

- The amended scheme shows a reduction in dwellings from 300 to 250; this leaves large areas of open / green space and a buffer between Downham Market and the bypass. The gross density is much lower than other recent estate style developments in the Town.

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- The Borough Council is currently seeking further allocations through the Local Plan review. This proposal is for a site that has already been through the local plan process and has been found to be 'Sound'. Therefore it could be considered unreasonable to refuse, given that:
- The proposed development, including the uplift in dwelling numbers, is considered consistent with the policy aspirations and strategic direction of growth set by the Local Plan

Greenspace Officer: NO OBJECTION subject to the provision of 56m² of open space per dwelling split 70% for amenity/outdoor sport/allotments and 30% as suitably equipped children's play space. Amounts to 1.4ha of open space/splay space for the site.

Norfolk Constabulary: NO OBJECTION. Recommends Secure by Design principles.

Open Spaces Society: OBJECTS on the following grounds:

- Loss of greenfield land/countryside;
- Reduction in public's ability to enjoy the Denver Restricted Byway No 23;
- Appears to block a Right of way claimed by Downham Market Town Council

REPRESENTATIONS

Originally submitted scheme – 300 dwellings – **54** letters of **OBJECTION** regarding the following (summarised):

- Should avoid building on greenfield and good quality agricultural land
- Lack of infrastructure for development and the Town overall – school places, nurseries, play areas, surgery, dentist, pharmacies etc. Provision needs to be made within the development;
- Facilities such as a multi storey car park should be provide for the town as part of the development;
- Access should be limited to the A1122 and not Nightingale Lane/Ryston End;
- Nightingale Lane has historical significance as a public right of way with the trees planted in the early 1900s;
- Traffic and pollution underestimated particularly during the beet campaign;
- Public transport inadequate;
- London Road and Downham Road junction is an accident black spot – highways own the land and improvements could be made to resolve exiting problems as well as serve the site;
- Width of internal roads will lead to parking issues and impact on pedestrian safety;
- Ryston End cannot cope with highways improvements;
- 2/3 storey houses inappropriate adjacent to bungalow development;
- Density similar to a city centre scheme with the height of dwellings inappropriate in a rural locality;
- Downham Market will lose its heritage and will not be an attractive place to move to;
- Discrepancies in the D & A;
- Sewage treatment works lacks capacity;
- Natural springs in the locality giving rise to flood risk issues;
- Water infrastructure through Nightingale Lane which may be affected;

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- IDB maintain objection
- Clear that developer wishes for far more dwellings than permitted given land in their ownership to the north of the site;
- Under the impression that there were covenants restricting the development of the land;
- Loss of view, outlook and privacy;
- Number of dwellings would give rise to noise and light pollution;
- Bats, birds and other protected species are affected by the development and query ecologists findings;
- Limited employment opportunities in Downham Market;
- Impacts on parking within the town and already issues at the Railway Station and existing car parks;
- Many houses on new estates in Downham Market remain unsold, empty or rented privately;
- Planning permission already refused for the same development;
- None of the previous reasons for refusal have been resolved;
- Support Town Council's comments and the Borough should listen to local people;
- Borough Council should be obliged to defend previous reasons for refusal

Amended scheme – 250 dwellings – **17** letters **OBJECTING** on same grounds outlined above and in addition:

- Doesn't matter whether 300 dwellings or 250 dwellings, still object to the development;
- Site not closely linked to the town centre as developer suggests;
- New primary school required;
- Devaluation of property;
- Phasing clearly indicates the developers intention to swamp the area with the development;
- Submission of three applications indicates the developers intention to wear the Borough Council down – severe pressure on the Borough Council due to austerity measures.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS04 - Downham Market

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

CS14 - Infrastructure Provision

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM12 - Strategic Road Network

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

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

OTHER GUIDANCE

Downham Market Town Design Statement

PLANNING CONSIDERATIONS

The main issues are:

- Principle of Development
- Form and character
- Highways issues
- Residential Amenity
- Flood Risk and Sustainable drainage
- Archaeology
- Ecology
- S106 matters
- Any other matters requiring consideration prior to the determination of the application
- Crime and Disorder

Principle of Development

Downham Market is a main Town of the Borough as identified by Policy CS02 of the Core Strategy 2011. The site is allocated for housing under Policy F1.4 of the Site Allocations and Development Management Policies Plan 2016. The land is not previously developed land and is therefore a greenfield site.

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Policy F1.4 of the Site Allocations and Development Management Policies Plan 2016 requires “a high quality, well designed development of “at least” 140 dwellings and associated facilities” which would include local highway improvements, landscaping, protection of TPO trees, affordable housing, allotments and path improvements, improved infrastructure, education and strategic infrastructure contributions, outdoor amenity and play space, protection of public rights of way and SuDS.

Members resolved to approve planning permission for 170 dwellings on the site on 4th July 2016 with the decision notice being issued following the completion of the S106 Agreement in October 2016. The Applicant submitted an application for 500 dwellings including the allocated land and land to the north in their ownership. Following the adoption of the Site Allocations and Development Management Policies Plan 2016, the Applicant was advised that the proposed development would be contrary to Development Plan policy and would therefore be refused. The Applicant then reduced the red line to accord with Policy F1.4 and reduced the proposed number of units to “up to 300”. This application was subsequently refused at Planning Committee in April 2017 on the grounds of inappropriate density, localised highway issues and inappropriate siting of roundabout and unsustainable development.

The current proposal (17/01050/OM) was originally submitted for up to 300 dwellings. However the applicant was advised to reduce numbers to a more acceptable level given the reasons for refusal on the previous application and the comments of Planning Committee. The proposed numbers have now been reduced to up to 250 dwellings. Whilst the numbers are 80 more than that previously approved, the proposal is consistent with the allocation. Advice from the Inspector during the Local Plan Hearings was that any allocation should specify a minimum number of houses and “at least” was subsequently added to allocation wording within the Plan. This is extremely important to maintain a 5 year housing land supply and to prevent inappropriate development in less sustainable locations. In this case, assessment of acceptability is on a site by site basis as indicated below.

In order to maintain the countryside buffer and take account of the various constraints, net densities would be 35.7dph which is 10dph less than the application for 300 dwellings considered by Members in April 2017. This density is acceptable in your officer’s opinion to make the most efficient use of land without compromising form and character. Given that the site amounts to 13.66ha with greenspace (including play space) of 4.69ha, an additional 1.97 ha of incidental greenspace including buffer and amenity planting and the plan submitted is indicative only, it is considered that up to 250 dwellings could be achieved with varying dwelling types. However, this would ultimately be determined at Reserved Matters stage and could be less numbers (certainly not more).

In terms of other factors of the policy, the proposal generally conforms to Policy F1.4. The site is relatively constraint free, in other words sustainable and has ultimately been found “sound”. In line with 15/00135/OM and Members wishes to see allotments provided on site, it is considered that 3 allotments (1 plot per 200 people) would be required and conditioned accordingly.

Form and character

The west part of the site is bounded by residential development to London Road, Ravensway and Denver Hill and the north and east part of the site is bounded by Crow Hall Cottages and farmland. The southern boundary abuts the A1122. A strong TPO tree belt lines Nightingale Lane running north-south through the site and a further tree belt, also a TPO designation, runs parallel to the A1122 in the southern part of the site. There are two natural ponds adjacent to Nightingale Lane. In terms of the site in the surrounding

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landscaping, there are views from the A10 toward the site (looking from the east), and existing vegetation along the A1122 boundary with the western section of the site being higher than the road.

The illustrative masterplan indicates that as much of the natural screening including the TPO trees will be retained as possible. Dwellings would be set against the existing backdrop of Ravensway and Denver Hill. Large landscaped areas are indicated to be provided for much of the east boundary and south boundary surrounding the proposed roundabout onto the A1122. A significant buffer would also be provided to the south west corner of the site to take account of Great Crested Newts. Footpath linkages and enhancement are indicated to the south west corner of the site onto London Road, linking into the existing footpath network of Nightingale Lane and also to the north-east corner of the site.

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. However, the detailed design stage will demonstrate whether up to 250 dwellings is achievable given the constraints of the site and policy requirements.

Highways issues

The illustrative master plan indicates that site would be served by a proposed 4 arm roundabout within the south east quadrant of the site off the A1122. The main residential street would kink round to serve the west and also the north. Secondary streets would be located off the main street with green lanes/private drives serving the outer edges of the built development to maintain the rural edge. The main street would cross Nightingale Lane (an existing Rural Byway).

Members during the consideration of 16/01322/OM identified that there are localised highways issues at the junction of London Road and Downham Road junctions with the A1122 and therefore the four arm roundabout proposed was inappropriately located and should be moved nearer to the aforementioned junction to provide benefits to the locality.

With regard to safety matters, the Local Highway Authority has provided accident data for the staggered junction which indicates that the junction is not an accident cluster site. To qualify as a cluster site there must have been 5 collisions within 100m of the junction within the last 3 years. In this case, there have been two injury accidents recorded at the junction – one serious (recorded in December 2016) and one slight (recorded in March 2017). Looking at a longer 6 year period, there are been four serious (2012, 2013, 2014 and 2016) and two slight recorded accidents (2012 and 2017). Comments made that this junction is an accident hotspot cannot be supported on the basis of the evidence provided.

With this in mind, the Local Highway Authority makes no objection to the provision of a new four arm roundabout to the A1122 in its current location. The four arm roundabout is provided to facilitate a loop within the development. Proposed footpath links are indicated in the south west corner of the site leading to London Road with offsite footpath/cycleway improvements. Further improvements are proposed offsite to the north to Nightingale Lane in the form of a shared use footway/cycleway alongside the bridleway and also the creation of a new bridleway linking Nightingale Lane to Rouses Lane. A shared use strategy for Ryston End is also proposed with a 20mph speed limit, kerb realignment and radii decreased at the junction with London Road, shared surfacing and the provision of a 1.2m footpath. Linkages would also be proposed to the north east of the site to link into an

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existing footpath network. All highways works would be carried out either within the adopted highway or within land controlled by the Applicant.

The Local Highway Authority raises no objection to the access details subject to conditions. The Public Rights of Way Officer raises no objection to the scheme. Contrary to Third Party assertion, no vehicular access from the site is proposed to Nightingale Lane or Ryston End, neither would the recently claimed Byway running east-west to the north of the site be affected and is shown to be improved in accordance with the Public Rights of Way officers comments.

Whilst Members consider that the roundabout would be more appropriately located further to the west, the applicant does not own land adjacent to the London Road and Downham Road junctions and neither should they be forced to resolve an issue which is not supported with technical accident data. There is no technical or highway safety objection the current location of the roundabout on highways grounds and given this fact, it would be very difficult to defend a refusal on highways grounds on appeal.

Residential Amenity

Appearance, layout, scale and landscaping would be considered at the Reserved Matters stage. Notwithstanding this, careful consideration would need to be given to privacy and separation distances between existing and proposed dwellings given the range of different heights of dwellings surrounding the site. This may ultimately affect the type of dwelling proposed in particular circumstances. However, given that there are no flood risk restrictions on the type of dwelling, the applicant can develop a range of design solutions to protect the residential amenities of surrounding residents. 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.

Flood Risk and Sustainable Drainage

The applicant has provided a Flood Risk Assessment and Drainage and Utilities Statement as part of the application.

With regard to flood risk, the site is located in Flood Zone 1 of the KLWN Strategic Flood Risk Assessment 2009. The site is therefore in an area with the lowest probability of flooding. The NPPF and NPPG direct that development should be steered towards Flood Zone 1 and thus the site is compliant with national policy.

The applicant proposes a surface water drainage strategy that incorporates Sustainable Drainage Strategies which is in accordance with the national expectation that LPAs give priority to the use of SuDS in determining planning applications (para 103 of the NPPF).

The LLFA initially objected to the previous scheme however further to the submission of revised information from WSK (Applicant's flood risk engineers) to ensure that all attenuation features will be located outside surface water flood risk areas (as per the Environment Agency's Risk of Flooding from Surface Water (RoFSW) maps – a low risk area), the LLFA consider that a surface water drainage scheme can be conditioned. Based on current information this may require some flexibility with the green space highlighted in the indicative layout. Given that the master plan is illustrative only, this is considered acceptable.

Whilst the IDB continue to object, the LLFA as the statutory consultee on such matters considers that surface water drainage can be conditioned.

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However, at this stage, the site layout is not being agreed and the finalised drainage strategy would need to be agreed via the Reserved Matters application and associated management/maintenance plans would be secured via S106. The proposal would accord with the NPPF and the provisions of Policy CS08 of the Core Strategy 2011.

Archaeology

Archaeology was addressed via the previous application with trial trenching being undertaken prior to the decision on 15/00135/OM. The Historic Environment Services raises no objection subject to conditions regarding archaeological investigation and mitigation in accordance with the NPPF and Policy CS12 of the Core Strategy 2011.

Ecology

Members will recall that a Phase 1 Ecology Survey and Great Crested Newt Survey were submitted with the 15/00135/OM and is still valid with this application. It was established that further survey work was required for bats. Also it was established that Great Crested Newts were located in a pond directly adjacent to the site and were the subject of further survey work. Mitigation is proposed to increase the area of suitable habitat on the application site by creating a 50m buffer of ideal habitat between the edge of the development and Pond 7 as well as undertake precautionary working practices. The full details of such mitigation measures can be secured via condition. It is clear from the illustrative plan that the GCN constraints are being taken into account with the area of open space shown to the west of the site.

Natural England (NE) has no comment on the application other than it is considered that there would be no impact on the Ouse Washes SAC, SPA or Ramsar Sites. However, NE has advised that its standing advice should be used to assess the impact on protected species.

The European Habitats Directive (the Directive) prohibits activities such as the deliberate capturing, killing or disturbance of protected species, subject to derogation in specific and limited circumstances. These requirements are enforced in England and Wales by the Conservation of Habitats and Species Amendment Regulations 2012 (the Regulations) and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

In exercising its functions, including determining planning applications, a Local Planning Authority (LPA) is required to have regard to the requirements of the Habitats Directive in so far as they may be affected by the exercise of those functions. It is not the role or responsibility of the LPA to monitor or enforce NE's obligations under the Regulations. However, if a development proposal could potentially result in a breach of the Directive, the LPA is required to form a view on the likelihood of a licence being granted under the Regulations by NE in order to fulfil its own obligation to have regard to the Directive requirements.

NE will only grant a licence if satisfied that the three statutory tests prescribed under the Directive and the Regulations have all been met.

The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and

3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status.

The obligation on the LPA is to consider the likelihood of a licence being granted by NE, not to determine definitively whether or not the licence will, in fact, be granted. It therefore has to review the three tests, in the context of a planning application, to then form a view on the likelihood of NE granting a derogation licence under the Regulations.

In this case, a Phase 1 habitat survey concluded that the potential for impacts to bats whose presence/absence cannot be confirmed without further surveys but only with the removal of the trees. Further that the GCN survey confirmed the presence of GCN and thus mitigation measures were proposed.

The LPA can therefore conclude that there is the possibility of protected species present on the site and that if development were to proceed there is the possibility of a breach of the Directive.

LPA consideration of the tests:

1. IROPI - NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. In this case, the site is allocated for development by Policy F1.4 of the Site Allocations and Development Management Policies Plan 2016 and thus contributes to the Council's deliverable supply of housing.
2. No satisfactory alternatives – this is an allocated site of the Site Allocations and Development Management Policies Plan 2016.
3. Population maintenance - it appears to be unlikely that development of this land, subject to mitigation measures specified will affect the conservation status of the protected species.

The LPA can therefore reasonably form the view, from the information submitted to it for this planning application, that NE would not be unlikely to grant a derogation licence under the Regulations in relation to this development.

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 and open space/play equipment design and maintenance will need to be secured via S106 agreement.

The site amounts to 13.6ha and thus exceeds the affordable housing threshold set down in Policy CS09 of the Core Strategy 2011. The applicant seeks consent for up to 250 dwellings which means that 50 dwellings would need to be provided split 70/30 between affordable rent (35 units) and shared ownership (15) dwellings. The Applicant has agreed to provide affordable housing and will be covered within the S106 agreement.

With regard to open space, 1.4ha of open space would be required across the development split between 70% amenity space and 30% equipped play areas in accordance with Policy

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F1.4 (pro rata) and Policy DM16 of the Site Allocations and Development Management Policies Plan 2016. The developer has provided a master plan which indicates that of the 4.69ha of green infrastructure proposed with an additional 1.97ha devoted to incidental space/SuDS. The exact details of the open space provision (including allotments) would be secured by the S106 Agreement along with maintenance arrangements.

The detailed design of SuDS would be required to be submitted at Reserved Matters stage with the management and maintenance of SuDS features to be secured via the S106 Agreement in the form of a SuDS Management Plan.

Education, library and also the request for a contribution to the creation of a section of Rural Byway (with a new bridleway) between RB17 and RB23 would be addressed through CIL.

Norfolk fire Service require 1 hydrant (on a minimum 90mm main) per 50 dwellings and therefore 5 hydrants can be secured via condition.

All contributions are considered reasonable, necessary and directly related to the development and thus are in accordance with CIL Regulation 122 and Policy CS14 of the Core Strategy 2011.

Any other matters requiring consideration prior to the determination of the application

With regard to foul drainage, the comments of the Town Council and Third Parties are noted however during the previous application, determined in April 2017, Anglian Water raised no objection subject to a condition regarding the submission of a foul water drainage strategy.

Environmental Quality raises no objection on contaminated land or air quality grounds subject to a construction management plan.

CSNN raise no objection subject to conditions regarding foul and surface water drainage, lighting, dust suppression and construction management plan.

The main issues raised by the Town Council and Third Parties have been addressed within the main body of the report. With regard to other comments:

- Devaluation of property – not a material planning consideration;
- Should be required to provide a primary school – the site is an allocation of the development plan and the provision of a primary school is not required. NCC Planning Obligations state that additional primary school places are required for both Nelson Academy and Hillcrest Primary School but this will be addressed through CIL.
- Any future developments proposed and the capacity of the Town will be addressed via the Local Plan Review currently under way.

Crime and Disorder

The application raises no issues regarding crime and disorder. Norfolk Constabulary recommends Secure by Design principles which will be addressed as part of the Reserved Matters application.

Conclusion

This site is allocated for development under Policy F1.4 of the Site Allocations and Development Management Policies Plan 2016. Whilst the proposed development is for 80 more dwellings than previously approved (up to 170 dwellings under 15/00135/OM), it is

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clear that allocation numbers are minimum numbers and it is considered that the site can accommodate (subject to design and appropriate layout) up to 250 dwellings without material harm to the visual amenity of the locality or neighbour amenity. There is no accident data to support highway safety concerns raised by Members, Third Parties and the Town Council about the staggered junction to the west of the site and the Local Highway Authority considers that the location of the roundabout and access details are fully acceptable.

The site is sustainable and has been found “sound” and at these numbers helps the Council maintain its 5 year housing land supply without compromising the character and quality of the locality. All other matters can be adequately conditioned or secured via the S106 Agreement. For these reasons, the proposal is considered acceptable in accordance with the NPPF, NPPG, Policies CS01, CS02, CS04, CS06, CS08, CS09, CS11, CS12 and CS14 of the Core Strategy 2011 and Policies DM1, DM2, DM12, DM15 and DM16 of the Site Allocations and Development Management Policies Plan 2016.

RECOMMENDATION:

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

- 1 Condition: Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called ‘the reserved matters’) shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: The development shall comprise of no more than 250 residential units.
- 5 Reason: To define the terms of the consent.
- 6 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:

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Dwg. YOR.2742_003A– Red line Site boundary
Dwg. 70005080/SK/001 A

- 6 Reason: For the avoidance of doubt and in the interests of proper planning.
- 7 Condition: The details submitted in accordance with Condition 1 shall include full details (in the form of scaled plans and / or written specifications) to illustrate the following: -
- i) Roads, footways (including improvements to the east-west Byway to the north of the site), cycleways, foul and on-site water drainage; claimed
 - ii) Visibility splays;
 - iii) Access arrangements;
 - iv) Parking provision in accordance with adopted standard;
 - vi) Turning areas;
 - vii) Driveway length;
 - viii) Garage size
- 7 Reason: For the avoidance of doubt and to ensure a properly planned development in accordance with the NPPF.
- 8 Condition: No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
- 8 Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.
- 9 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.
- 9 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.
- 10 Condition: Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway shall be submitted to and approved in writing with the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.
- 10 Reason: In the interests of maintaining highway efficiency and safety. This also needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.

11 Condition: For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the Construction Traffic Access Route and no other local roads unless approved in writing with the Local Planning Authority.

11 Reason: In the interests of maintaining highway efficiency and safety.

12 Condition: No works shall commence on site until the details of Wheel Cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority.

12 Reason: To prevent extraneous material being deposited on the highway.

This needs to be a pre-commencement condition given the facilities are associated with the construction process.

13 Condition: For the duration of the construction period all traffic associated with the construction of the development permitted will use the approved wheel cleaning facilities provided referred to in Condition 14.

13 Reason: To prevent extraneous material being deposited on the highway.

14 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 off-site highway improvement works (access roundabout to A1122) as indicated on Drawing number 70005080/SK/001 Rev A has been submitted to and approved in writing by the Local Planning Authority.

14 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.

15 Condition: Prior to the commencement of any further on-site works, the access roundabout referred to in Condition 14 shall be completed to the written satisfaction of the Local Planning Authority.

15 Reason: To ensure that the highway network is adequate to cater for the development proposed in the interests of highway safety in accordance with the NPPF and Policy CS11 of the Core Strategy 2011.

16 Condition: Notwithstanding the details indicated on the submitted drawings no works above floor slab level shall commence on site unless otherwise agreed in writing until a detailed scheme for the off-site highway improvement works as listed below:

- 1) Improvements to footway in London Road (Dwg 5080-SK-004 Rev D);
- 2) Pedestrian Infrastructure Improvements (Dwg 5080-SK-005 Rev C);
- 3) Shared Use Strategy (Dwg 5080-SK-006 Rev E).

have been submitted to and approved in writing by the Local Planning Authority.

- 16 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.
- 17 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in Condition 16 shall be completed to the written satisfaction of the Local Planning Authority.
- 17 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 18 Condition: The development shall not be brought into use until a scheme for the provision of 5 fire hydrants (on a minimum 90mm main) has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 18 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 19 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 19 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 20 Condition: Prior to the commencement of development, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposed timescales and hours of construction and shall also specify the sound power levels of the equipment, their location and proposed mitigation methods to protect residents from noise and dust. The scheme shall be implemented in accordance with the details agreed.
- 20 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF. This needs to be a pre-commencement given the need to ensure that potential noise and disturbance to neighbours is fully dealt with at the outset of development
- 21 Condition: Prior to the commencement of any development, a scheme for the provision and implementation of pollution control for the water environment, during both the construction phase and the post-construction phase, which shall include foul/trade effluent and surface water drainage, shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be constructed in accordance with the approved plans.
- 21 Reason: To ensure a satisfactory method of foul and surface water drainage and to mitigate the increased risk of pollution to the water environment in accordance with the NPPF.

- 22 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.
- 22 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 23 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
1. An assessment of the significance of heritage assets present
 2. The programme and methodology of site investigation and recording
 3. The programme for post investigation assessment of recovered material
 4. Provision to be made for analysis of the site investigation and recording
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 6. Provision to be made for archive deposition of the analysis and records of the site investigation
 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 23 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 24 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 23.
- 24 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 25 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 23 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 25 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 26 Condition: Notwithstanding the details submitted with the application, the details submitted in accordance with Condition 1 shall include an updated tree survey and Arboricultural Implications Assessment and Method Statement showing the following:
- a) a plan indicating the location of and allocating a reference number to each existing tree on the adjacent site (to the west) which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm;
 - b) details of the species, diameter, approximate height and condition of each tree on the adjacent site in accordance with the current version of BS:5837, where the

crown spread of that tree falls over the application site and where any tree is located within 15m in distance from the application site.

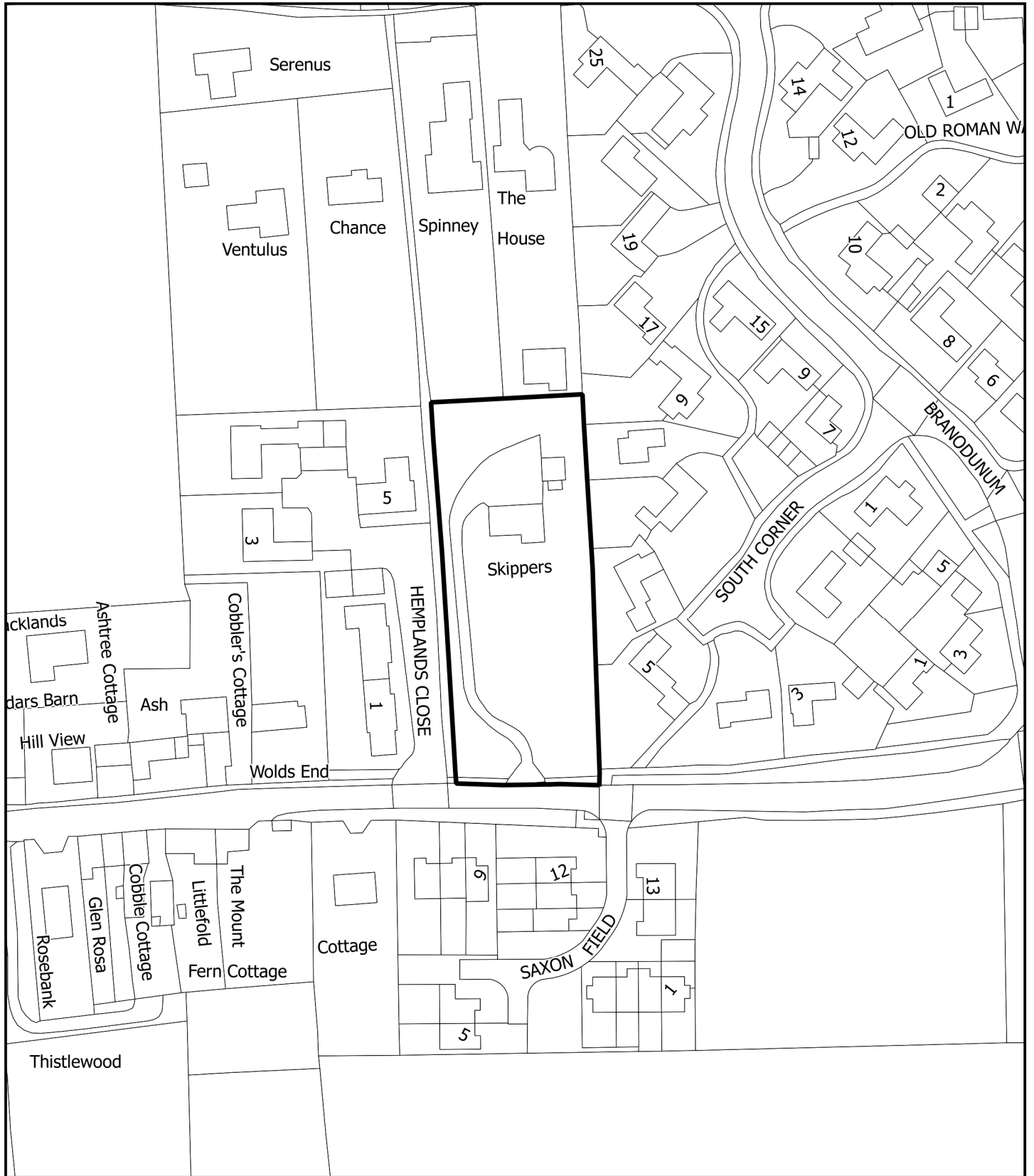
- 26 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for trees to be lost during development.
- 27 Condition: Other than in relation to Great Crested Newts and bat populations that are covered under Conditions 28 and 29, the development shall be implemented in strict accordance with the recommendations Cotswold Wildlife Surveys Extended Phase 1 Habitat Survey of Land off Nightingale Lane, Downham Market Ref 1306-CWS-05 dated 13th May 2013 and 7th May 2014.
- 27 Reason: In the interests of ecology on the site in accordance with the NPPF and Policy CS12 of the Core Strategy 2011.
- 28 Condition: Notwithstanding details submitted as part of the 2016 Great Crested Newt Report for land of Nightingale Lane, Downham Market (Ref 1306-CWS-08), prior to commencement of any development (including site clearance), full details of the proposed mitigation and enhancement measures (including a permanent 50m buffer between the development site and Pond 7) shall be submitted to and agreed in writing with the Local Planning Authority. The details shall include mitigation/enhancement measures to minimise the impact of the development upon the Great Crested Newt population both during construction and upon completion and a timetable for the implementation/completion/maintenance of the mitigation/enhancement works. The mitigation/enhancement works shall be completed and maintained in accordance with the agreed details and timetable, other than with the prior written approval of the Local Planning Authority.
- 28 Reason: To protect the extent of the Great Crested Newt population in accordance with central government policy as expressed in the NPPF and Core Strategy policy CS12 of the LDF.
- 29 Condition: Notwithstanding details contained within the Cotswold Wildlife Surveys Extended Phase 1 Habitat Survey of Land off Nightingale Lane, Downham Market Ref 1306-CWS-05 dated 13th May 2013 and 7th May 2014, prior to the commencement of the development hereby permitted a survey to identify the extent of any bat populations on or adjacent to the development site shall be undertaken in accordance with a written survey proposal which shall have been submitted to and approved in writing by the Local Planning Authority prior to the survey taking place.
- 29 Reason: To identify the extent of any bat populations in accordance with the NPPF and NPPG and Policy CS12 of the Core Strategy 2011.
- 30 Condition: The results of the survey required under Condition 29 above shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, including site clearance works. The results shall also provide for any mitigation / enhancement measures appropriate to the extent of any bat populations recorded in order to minimise the impact of the development upon the newts both during construction and upon completion. A timetable for the implementation/completion/maintenance of the mitigation / enhancement works shall also be submitted with the results. The mitigation/enhancement works shall be completed and maintained in accordance with

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the agreed details and timetable other than with the prior written approval of the Local Planning Authority or where a different mitigation scheme or timetable scheme is required under any bat license issued by Natural England.

- 30 Reason: To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF, NPPG and Policy CS12 of the Core Strategy 2011.
- 31 Condition: The details required in accordance with Condition 1 shall include the provision of three (3) allotments on site.
- 31 Reason: To secure the provision of allotments in accordance with Policies DM16 and F1.4 of the SADMP Plan 2016.

17/01932/F
Skippers Piece Main Road Brancaster



Parish:	Brancaster	
Proposal:	The proposed demolition of existing dwelling and construction of 5 residential dwellings	
Location:	Skippers Piece Main Road Brancaster King's Lynn	
Applicant:	GCC Developments Ltd	
Case No:	17/01932/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 14 December 2017

Reason for Referral to Planning Committee – The views of Brancaster Parish Council are contrary to Officer Recommendation

Neighbourhood Plan: Yes

Case Summary

The site is located on the northern side of the main A149 running through the village of Brancaster.

The site currently consists of a single, detached, two- storey dwellinghouse, detached garage and associated garden land. There are many garden trees across the site with established hedge boundaries along a high proportion of the east and west boundaries.

The site is surrounded by other residential properties; a mix of single and two storey properties on the Branodunum residential estate to the east, two storey properties to Hempland Close to the west, two storey properties on Cross Lane to the north and two storey properties on the southern side of the A149 at Saxon Close. Hempland Close and Saxon Close are small groups of dwellings set within cul-de-sacs whilst those on Cross Lane follow a linear layout. Dwellings on Branodunum have a more relaxed layout with cul-de-sacs leading off the main through road.

A Public Right of Way, known as Brancaster Footpath 8 runs along the western boundary of the site.

The site, and the whole village of Brancaster, is within the Area of Outstanding Natural Beauty.

The application is for full planning permission for the demolition of the dwelling known as Skippers Piece and the construction of five residential properties; two detached and three terraced dwellings.

During the course of the application amended plans have been received in response to third party comments received.

Key Issues

- Principle of Development
- Impact upon AONB and Visual Amenity
- Form and character
- Highway impacts

Impact upon Neighbour Amenity
Trees and Landscape
Affordable Housing
Other Material Considerations

Recommendation

APPROVE subject to conditions

THE APPLICATION

The proposal would see the demolition of the existing dwelling and the construction of 5 residential dwellings.

The proposed development comprises:

- 3 four-bedroom dwellings; and
- 2 three-bedroom dwellings.

The dwellings are a mix of detached and terraced properties where the heights are 1.5 or low 2 storey. The use of local materials, including brick, flint, clay pantiles, is proposed

The existing single access point is retained although the walling is remodelled to improve visibility.

A significant amount of the established trees upon the site will be retained and existing planting enhanced.

Amended plans have been submitted which remove all gable windows facing the east and west boundary of the site, re-site the position of Units 1 and 2, enhance the planting along the east and west site boundary and introduce bin stores and sheds for domestic storage for each property.

SUPPORTING CASE

The application has been supported by a Design and Access Statement (DAS), a Transport Statement, Arboricultural Survey and Topographical Survey. The DAS refers:

‘Skippers Pieces sits within a site of 3045m² (0.75acres or 0.3 hectares).
We are proposing the demolition of Skippers Piece, elevations attached.

The existing scheme has an allocation of a minimum of 3 parking spaces per dwelling. Three of the five dwellings have garages.

As part of the proposals include the demolition of the existing boundary wall to the South and the Construction and realignment of a new Brick & Flint Wall. The visibility splay is well in excess of the required 2.4m x 43m x 43m.

Highways & Transport report prepared by TPA attached.

The proposal would see the demolition of the existing dwelling and the construction of 5 residential dwellings.

The aim was to produce a modest development with a mixture of 3 & 4 bedroom dwellings. We have kept all dwellings below full 2 storey height, I was conscious that to the west

Hempland Close is a combination of 1 3/4 & 2 Storey dwellings and to the east Branodunum Estate is all bungalows.

With this scheme providing 5 smaller dwellings than Hempland Close, it transitioned well along the street scene to bungalows to the east.

There is no shadowing or overlooking created by this scheme, throughout the design I have attempted to be respectful to all surrounding properties.

The adjacent site Hempland Close was designed on the basis of a Farmyard environment with Units 1 & 2 being the Farm cottages, Unit 3 being the Farm House and units 4 & 5 taking the form of large barns.

Skippers Piece being the adjacent site and that we designed Hempland Close in our sister company Wood Stephen Ltd, we have attempted to carry on that theme minus the Farmhouse. Units 1 & 2 have a more 'farm cottage' appearance with their lower eaves level and windows cut into the roof. Units 3, 4 & 5 again with a lower eaves level are designed as a run of 'Barn Style' dwellings.

Local materials and vernacular details form an important part of our new proposal.

Proposed materials -Hand cut red clay pantiles, Multi-red facing bricks

Random Flint work, Purpose made painted timber joinery.

We will be looking to incorporate a number of green technologies within the construction to produce the most sustainable build possible. These include air source heat pumps & PV solar panels

Summary: We believe our proposals offer a sustainable scheme which will enhance the site. We hope that our principles of design, materials, construction methods and use local materials respect the Village and its surroundings.'

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: OBJECT – General context:

- The view is that Brancaster has received more than its share of additional housing development in recent years, c. 8 years with Powells Yard 10 dwellings; the Manor Farm barn development 6 dwellings; Manor Farm House 6 apartments; The Willows 3 dwellings; Common Lane development 10 dwellings; The Close 12 dwellings on agricultural land; The Police House 2 dwellings together with 2 dwellings to the East of it; Brecklands Close 5 dwellings; Salcombe house 2 dwellings; and Saw Mill Road 12 dwellings on agricultural land. This is a net increase of 66 dwellings when completed and this list is not complete. And now a further five dwellings are planned to replace one house, Skippers Piece. It is inevitable that the vast majority of these will be second homes given their scale. This is contrary to the views expressed in the Neighbourhood Plan. The villages already have a lively second home market which is acceptable but it does not need increasing until certain facilities are considered and improved.
- Specific points relating to Skippers Piece:

- No affordable housing
- Highways. While the new access will improve the entry and exit to the proposed dwellings, it appears that the location and impact of the Saxon Fields development has been ignored. With its parking allocation of only 1.5 parking spaces, cars and vans park on the southern roadside of A149 and on occasions there is double parking on the road. The bus stops are a further hazard for vehicles that will accompany this development. While the Transport Report recognises that there have been accidents in the last five years in Brancaster, the significant increase in housing is likely to add to this risk not just with this development but particularly with the Saw Mill Road development.
- Policy 1 of the Neighbourhood Plan supports the provision of smaller dwellings. Even the two 3-bedroom houses with ensuite facilities incorporate a study which is easily converted to a bedroom. The houses are too large. Policy 2 covers Design, Style and Materials. The elevations appear to show cladding on units 1 and 2 which is not a traditional material.
- East facing windows on the second floor of units 2 and 5 are felt to invade the privacy of the housing to the east on Branodunum.
- Policy 3. It appears that the housing and hard landscaping may be over 50% of the plot.

Highways Authority: NO OBJECTION – conditionally; suggested conditions relate to width and surfacing of access road, visibility splays, internal garage dimensions, layout of parking areas.

Historic England: The application area is just outside of the boundaries of the scheduled monument known as 'Roman fort (Branodunum), Brancaster, Norfolk (Asset UID 1003983)' and may have a high archaeological potential and we would therefore recommend that a condition be applied to the development under paragraph 141 of the National Planning Policy Framework, and that the County's Historic Environment Service is contacted for advice on conditions.

On the basis of the information available to date, Historic England do not wish to offer any comments of objection. However, we would suggest that you seek the views of your specialist conservation and archaeological advisers (see above), and other consultees, as relevant. It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals, however, if you would like detailed advice from us, please contact us to explain your request.

Historic Environment Service: NO OBJECTION – conditionally; the proposed development site lies in an area with strong evidence of occupation and other activities of Iron Age and more especially of Roman date. The application area lies within the probable extent of the vicus, the settlement associated with the Roman fort of Branodunum which lies approximately 400 to the east. Parts of the area immediately east of the proposed development site were excavated in 1977 produced extensive evidence of roman occupation.

Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction).

A brief for the archaeological work can be obtained from Norfolk County Council Historic Environment Service.

The suggested wording of the condition has been provided.

Environmental Health & Housing - Environmental Quality: NO OBJECTION – subject to an informative re: asbestos

Environmental Health & Housing - CSNN: NO OBJECTION – conditionally; drainage details required; the use of ASHP's raises concerns re: noise implications; site construction hours; informatives re: asbestos removal, noise during construction work and soakaways

Norfolk Coast Partnership: NO OBJECTION– in principle; proposal is surrounded by existing development and in the development boundary, screened to some extent by mature trees; comments re: size of dwellings when it is clear in the NP that smaller 2 to 3 bedroom dwellings are needed in the village; small gardens contrary to the aims of the NP.

Arboricultural Officer: NO OBJECTION – conditionally; condition in accordance with the arboricultural report and plans authored by A T Coombes Associates.

Housing Enabling Officer: NO OBJECTION - on a site of 5 dwellings and less than 1,000m² GIA, no affordable housing contribution is required.

Trails Officer: NO OBJECTION - highlight that a Public Right of Way, known as Brancaster Footpath 8 is aligned along the Western boundary of the site. The legal minimum width of this Public Footpath must remain open and accessible for the duration of the development and any subsequent occupation. We would wish to approve the details of any works to alter the boundary feature adjacent to the Public Footpath prior to any works being carried out, to ensure they meet the minimum standards we would require.

REPRESENTATIONS

8 objections (from 7 addresses) received referring to the following:

Principle:

- Brancaster is a small village with little infrastructure converting one nice family property well capable of modern family updates into 5 holiday homes puts severe strain on these inadequate facilities. More cars in an area already congested, more people travelling for provisions in more cars as no shops in village.
- Property to be demolished is not dilapidated as claimed
- This proposal does not follow paragraph 3.6 of the Brancaster Neighbourhood Plan 2015-2026 which states "if bungalows or houses are demolished they should be replaced like for like"
- Almost all of the proliferation of houses recently built are holiday homes. Surely it is time to call a halt, and insist that existing houses and their gardens are NOT pulled down for more holiday houses, but retained in much the same way as they already are, for proper full time occupation.

Design issues:

- Will cram in development
- Request the East and West ends of unit 3 and Unit 5 have "flint" built as Hempland Close.

- An infill mentality with two storey houses close to single storey properties is not good practice.
- Impact on neighbour amenity/noise:
- Proximity of unit 5 being approx. 6 ft from my property; visual impact and overshadowing is unacceptable
- Request that a 2 metre brick wall is built to replace the whole of existing chain link fence to the eastern side of the boundary before the commencement of the demolition of existing house, and that the bathroom window of unit 5 be replaced by glass bricks and an extractor fan used to give ventilation. If these two conditions were imposed it would go a very long way to overcome my misgivings about the project
- Unit 5 will be less than 28ft / 9 metres from my outlook and will overshadow my property. Again I refer you to the Brancaster Neighbourhood Plan 2015-2026 and to 3.5/4.2.3.
- Unit 2 is built very close to the boundary of our property (6 South Corner). This means that the new building will be very close to our house and be overbearing and will overshadow our property.
- A window is proposed on the east elevation of Unit 2 for the bathroom which will directly overlook our property and should be omitted from the plans for the development or made so that it cannot open and is glazed with translucent but not transparent glass.
- Our objections can be overcome if the site plans were reconfigured to allow the driveway to access the site from the entrance (as proposed by the developer) but via the east side rather than the west side where the current drive is located. If this were done then it would allow Units 1 and 2 to be placed more centrally between the existing properties in South Corner and Hempland Close. The garage block would also need to be moved to the west side. Any trees which would be affected by the change in the location of the driveway should be replaced by mature specimens (as the developers propose for other trees which will be affected by the plans) in the space used for the current drive.
- Concern regarding noise from additional residential units and associated traffic
- The demolition of the house will be noisy and intrusive.

Trees:

- The well-established trees should be protected

Highway safety:

- The road is a busy one; the entrance into the Saxon Fields estate opposite is busy; often cars park and are sometimes double parked, on the main road, and it is hazardous enough already getting out on to the road.
- There are two bus stops in the immediate vicinity, servicing both the Branodunum and the Saxon Fields estates. With the positioning of the bus-stops and summer traffic along this main road and with the over density / 16 car spaces of this build, are we going to just create an accident waiting to happen?

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

CS09 - Housing Distribution

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - Size of Houses

Policy 2 - Design, Style and Materials

Policy 3 - Footprint for New and Redeveloped Dwellings

Policy 4 - Parking Provision

Policy 5 - Replacement Dwellings

Policy 6 - Affordable / Shared Ownership Homes

Policy 9 - Protection and Enhancement of The Natural Environment and Landscape

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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
- Affordable Housing
- Other Material Considerations

Principle of development:

Brancaster, along with Brancaster Staithe 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 site lies within the village boundary of Brancaster, where the principle of development is acceptable. The whole village lies within the Area of Outstanding Natural Beauty.

The proposal seeks full planning permission for the proposed demolition of the existing dwelling on the site and the construction of 5 new residential dwellings.

The National Planning Policy Framework (NPPF) seeks a high standard of design which can contribute positively to making places better for people. Some of the key objectives are for development which accords to the local context and creates or reinforces local distinctiveness that is visually attractive as a result of good architecture and landscaping.

In terms of the Site Allocations and Development Management Policies Plan 2016:

Policy DM2 states that development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.

Policy DM15 (environment, design, amenity) states that development must protect and enhance the amenity of the wider environment including its heritage and cultural value and that proposals will be assessed against their impact on neighbouring uses and their occupants. Furthermore, proposals will be assessed against a number of factors including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

In terms of the Brancaster Neighbourhood Plan:

Policy 1 (Size of Houses) states that new dwellings should be a maximum of two storeys in height and that the provision of smaller dwellings of up to three bedrooms will be encouraged. It also states that dwellings with five bedrooms or more will be allowed in the case where evidence is provided that this is needed to provide the main residence of a household with long standing residency in the Parish.

Policy 2 (Design, Style and Dwellings) states that any new dwelling in the area should be carefully designed to blend in with adjacent properties in order to maintain the character of the village. The use of traditional materials is to be encouraged.

Policy 3(Footprint for new and redeveloped dwellings) states that new, redeveloped and extended residential buildings should occupy no more than 50% of the plot.

Policy 5 (Replacement Dwellings) states that replacement dwellings should occupy no more than 50% of their plots.

Given that the site is within the settlement boundary 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 whole of the village is within the AONB. AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site is within the village but due to the layout of the built form long views of the site are restricted by other neighbouring properties and existing landscaping within the site and on adjoining boundaries.

The heights of the proposed dwellings are shown to be below full 2 storey and the scale of the additional development will not be overly apparent from outside the site due to the retention of a significant amount of existing planting. Consequently whilst the amount of development across the site will increase it is not considered this will likely have a detrimental impact upon the landscape character of the surrounding countryside nor the character of the village.

Given that the dimensions of the proposed new dwellings are compatible with surrounding development it is considered that the proposed development will not have a detrimental impact upon the natural beauty of the landscape in this designated area and there will be no harm to the wider scenic beauty of the AONB.

Form and Character:

The site lies in the coastal settlement of Brancaster on the northern side of the main A149. It is inside the development boundary as detailed in the Site Allocations and Development Management Policies Plan 2016.

The surrounding area comprises a mix of dwelling types and features. In terms of form and character it could be argued that this existing property, being a single unit on such a large plot, is out of keeping with other development along the A149 in terms of density.

The proposed development would retain the access point into the site and the access track down to the back of the site. In this regard there would be the least disruption to existing trees on the site, so that when viewed from the main road much of the character would be retained. A new section of replacement flint wall to the front of the site would reinforce local characteristics through the use of traditional materials.

The proposal shows a mixture of two detached properties mid way into the site and a row of three terraced towards the rear (northern) part of the site. The detached properties are set back approximately 14m into the site whilst the terraced properties are shown to be in line with the rear properties on Hempland Close.

The development is a mixture of 3 and 4 bedroom dwellings. In response to Brancaster Parish Neighbourhood Plan (BPNP) Policy 1 with regard to the encouragement of smaller dwellings, the units are shown to be more modest in size than those in the adjoining Hempland Close. Whilst smaller units of up to 3 bedrooms are encouraged, four bedroom dwellings are not prohibited through this policy.

All dwellings are shown to be below full 2 storey height. In terms of design the detached units 1 & 2 have a more 'farm cottage' appearance with lower eaves level and windows cut into the roof. Units 3, 4 & 5, again with a lower eaves level, are designed as a run of 'Barn Style' dwellings. Local materials are shown to be used and vernacular details follow traditional proportions. In response to Parish Council concerns amended plans now show all of the timber boarding removed from the original plans. The use of brick and flint reflects the local context and accords with the BPNP Policy 2 which advises the use of local materials.

The mid terrace unit 4 has no external access to the rear of the property. However, the applicant has pointed out that the internal layout means the kitchen has access to the front of the property where there is a bin storage area. A shed is shown to be located in the rear garden for storage of garden equipment and there is no grass shown to the front of the property. Accordingly there is no need for wheelie bins or lawnmowers to travel through the house.

In design terms inserting an opening along this continuous frontage would disrupt the barn-style appearance of the terrace of dwellings. Whilst a rear access is always generally encouraged, it is not considered this arrangement would lead to significant amenity issues in this case.

BPNP Policy 5 refers to replacement dwellings and where an increase in number of dwellings is proposed this will only be acceptable where the resulting plot coverage does not exceed 50%. The plans show that the overall coverage of the five dwellings on the plot equates to approximately just 16% which is significantly beneath the policies acceptable 50% coverage. The proposal complies with this policy in this regard and the parish Council objection is not sustained.

The Norfolk Coast Partnership refer to the units having small gardens, but these are similar to some of those of surrounding sites. Units 1 & 2 in particular have rear gardens which exceed the depth of those which flank the development and also have additional land for parking and landscaping in front of the houses. There are no policies within either the Local or Neighbourhood Plan which set minimum garden sizes and these concerns are not shared.

The plans show that five dwellings can easily be accommodated on the site whilst maintaining a significant amount of garden land around each property. The proposal could be developed without harm to the form and character of the area, in compliance with national and local planning policy, including each of the relevant BPNP policies.

Highway impacts

The existing access from the northern side of Main Road (A149) would continue to provide access to the site. It is proposed to widen the existing access to a width of 5 metres, to ensure two vehicles may pass.

To accommodate the 5 metre wide access road, the existing boundary wall along the southern boundary of the site will be repositioned. The repositioned wall facilitates visibility splays of 2.4 metres by 43 metres in both directions on Main Road (A149), in accordance with its 30mph speed limit.

The parking provision is in accordance with the standards outlined in the Brancaster Parish Neighbourhood Plan. The Neighbourhood Plan states that "new dwellings should normally provide a minimum of 2 off-road parking spaces". The amount of parking also accords with the parking standards for Norfolk which are based on the number of bedrooms proposed for each dwelling and contained in Policy DM17.

Bus stops are located opposite the site access and approximately 20 metres east of the site access on the southern and northern sides of the A149 respectively. Third party concern was raised regarding the proximity to bus stops and potential danger to pedestrians and other road users from the increase in the amount of traffic the development would generate.

The Highways Authority has expressed no objection to the proposal, subject to the imposition of appropriate highways conditions. It is worth noting that the Highways Authority has requested a condition relating to the dimensions of the internal garage sizes. However,

the dimensions of the open carport to Unit 5 are already of appropriate size and the garages to Units 1 and 2 are over and above the required parking requirements. Accordingly it is not necessary to impose minimum internal dimensions in this case.

The Parish Council object to the increased use of the vehicular access into the site, given its proximity to Saxon Fields on the southern side where vehicles park along the road, and to the risk to pedestrians using the bus stops by the increased traffic. The Parish Council claims that additional traffic from development in the village, particularly the Saw Mill Road development, will result in more risk of accidents.

However, the Highways Authority confirms that the proposed improvements to the access onto the A149 meet the required visibility standards and they do not share the highway safety concerns of the Parish Council. The concerns about traffic generation from other sites cannot be considered through this application and have already been addressed during consideration of other planning applications.

Accordingly there are no outstanding highway issues.

Impact upon Neighbour Amenity

Policy DM15 states that proposals will be assessed against their impact on neighbouring uses and their occupants in terms of a number of factors including overbearing, overshadowing, noise and visual impact; and development that has a significant adverse impact on the amenity of others or which is of poor design will be refused.

A number of comments have been received with respect to the impact to neighbour amenity. These relate to overlooking, the proposal being overbearing and noise from the additional residential units and associated traffic.

One third party suggestion was that the development be handed so that the access road ran to the eastern side of the site and Units 1 and 2 moved further west, away from the properties on Branodunum. However, the access track already exists and the creation of a new one would result in the removal of a significant amount of trees across the site to the detriment of its character.

In response to these objections and the matters raised the applicant has submitted amended plans which have reduced the width of Unit 1 and moved Unit 2 further to the west which increases the spacing to the boundary. This allows for improved planting along the east and west site boundaries. Additionally all side gable windows facing the east and west site boundaries have been removed to prevent overlooking of neighbouring properties.

Bin stores have also been shown on the plans and a communal bin storage area for all five units on bin days. Additionally sheds have been shown to be provided within each of the gardens of the properties.

Following the submission of the amendments the relationship between the dwellings as proposed and neighbouring properties has been re-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 development being overbearing.

Clearly the new development will be visible from other surrounding properties, but given the angles at which the windows are set, the orientation of the dwellings, the spacing between units and the retention of or enhancement of planting to boundaries it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of the adjoining

properties in terms of overlooking, being overshadowed or the new dwellings being over bearing, as a result of this proposal.

It is considered these amendments to the scheme improve the relationship with the neighbouring properties and that the scheme complies with the provisions of Policy DM15.

Third party concern has been raised regarding noise from demolition works and also from the development once complete. There will be disturbance during any construction phase, but this would be a temporary arrangement. The proposed domestic use is compatible with surrounding residential uses and there is no concern regarding neighbour amenity between existing and proposed uses.

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 site is well treed with established hedging to parts of the boundary. The application has been supported by an arboricultural report and plans. A total of 28 trees and three tree groups were included in the report. One tree is category A to be retained, 19 trees and 2 tree groups classified as Category B, suitable for retention where possible and 7 trees and one group classified as Category C i.e. small or in poor condition and do not have a significant role in the landscape. One tree needs removal due to its poor condition.

The report includes a tree constraints plan, management and replanting proposal and a tree protection plan.

The development would result in the loss of 7 Category B trees and 3 Category C trees, but it is proposed to mitigate this by replacement planting. All other trees will be retained and protected.

The Arboricultural Officer raises no objection subject to the works being undertaken in accordance with the arboricultural report and associated plans. This can be covered by planning condition. It is also recommended that a condition is added to retain the trees shown on the approved plan so that the character is retained.

Affordable Housing

The application proposes the demolition of Skippers Piece and the construction of five new dwellings, resulting in a total of net 4 dwellings. Given the amount of development proposed, which is net 4 and with a total floor area of less than 1,000m² gross internal areas (745 square metres), the affordable housing threshold is not met. Accordingly no affordable housing contribution is required in this case.

The Housing Enabling Officer has confirmed this and raises no objection to the proposal. There is no conflict with Policy CS09 or Policy 6 of the BPNP.

Other Considerations:

Following the Natural England standing advice it has not been necessary to seek an ecology report for this application.

The proposed development site lies in an area with strong evidence of occupation and other activities of Iron Age and more especially of Roman date. The application area lies within the

probable extent of the vicus, the settlement associated with the Roman fort of Branodunum which lies approximately 400 to the east. Consequently the Historic Environment Service requests that if planning permission is granted, this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141. This can be secured through planning condition.

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

CSNN raise no objection subject to conditions regarding surface water drainage and the hours of construction. However, it is not considered necessary to restrict the working hours in this case, given the scale of the site and the modest number of units involved.

CSNN initially raised concerns regarding the use of air source heat pumps (ASHP's) due to the impact on neighbour amenity from the noise they generate. However, following ongoing discussions it is considered that the details can be submitted and controlled through planning condition, including measures to attenuate noise.

A Public Right of Way, known as Brancaster Footpath 8 runs along the western boundary of the site. The County Trails Officer wishes to approve the details of any works which alter the boundary feature adjacent to the Public Footpath prior to any works being carried out, to ensure they meet the minimum standards. However, there are no changes proposed to the footpath itself or moving of the site boundary.

The proposed layout incorporates a small area of open space to the south west corner of the site and a length of hedging along the western boundary which fall outside the private garden area of any of the individual dwellings. Accordingly it is recommended that a condition be imposed requiring details of the ongoing maintenance of these areas to ensure they are properly managed. Details of the bin stores and sheds can be controlled through planning condition.

Most third party comments have been addressed above, however, comment has been received that the existing house is not dilapidated and does not need to be demolished. However, the physical state of the property is not a critical factor when considering the demolition of a property to make way for new development in a village where there is a presumption in favour of development.

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.'

CONCLUSION:

The proposal seeks full planning permission for 5 dwellings following the demolition of the existing property. The site is within the settlement of Brancaster, which is a Key Rural Service Centre, where there is a presumption in favour of development.

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 (3 and 4 bedroom properties) and house types (terraced and detached) of 1.5/ 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.

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 trees and landscaping.

There are no outstanding highways issues

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

In light of the above, it is considered the proposal would accord with policies DM1, DM2 and DM15 of the Development Management Policies Plan 2016, The Brancaster Parish Neighbourhood Plan 2015-2026 and the provisions of the National Planning Policy Framework 2012 and is sustainable development. It is therefore recommended for approval.

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. D1.3-01107-SL, Site Plan, Location Plan
 - * Drawing No. D5.3-01107-UNIT 1, All Plans & Elevations & Sections for Unit 1
 - * Drawing No. D4.2-01107-UNIT 2, All Plans & Elevations & Sections for Unit 2
 - * Drawing No. D4.2-01107, Elevations – Units 3, 4 & 5
 - * Drawing No. D3.2-01107, Floor Plans – Units 3, 4 & 5
 - * Drawing No. D19.2-01107-GARAGE, Proposed Unit 5 Garage
- 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 09 October 2017. 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: Prior to the commencement of the use hereby permitted the vehicular access shall be upgraded to a minimum width of 5.0 metres in accordance with the Norfolk County Council residential access construction specification for the first 5 metres as measured back from the near channel edge of the adjacent carriageway.

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.

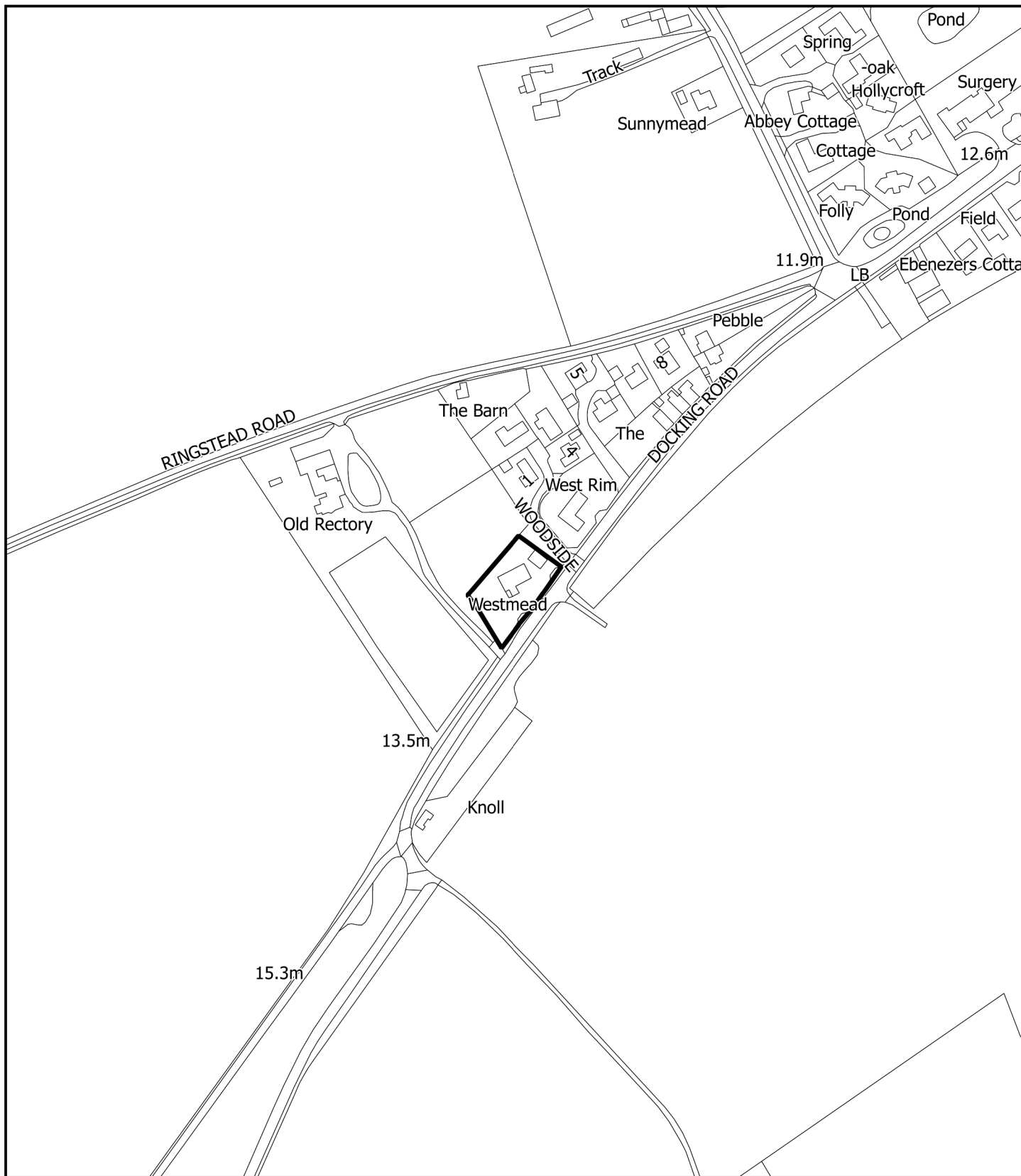
- 8 Reason: In the interest of highway safety and traffic movement
- 9 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 9 Reason: In the interests of highway safety.
- 10 Condition: Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4 x 43 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 10 Reason: In the interests of highway safety.
- 11 Condition: Prior to the first occupation of the development hereby permitted the proposed access, on-site car cycle parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 11 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 12 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 12 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 13 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 12.
- 13 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 14 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 12 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 15 Condition: No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 15 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 16 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.
- 16 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 17 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 17 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 18 Condition: Notwithstanding the details shown on the approved plans, details of the bin stores and garden sheds shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented as approved before any of the dwellings are occupied.
- 18 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 19 Condition: Notwithstanding the details shown on the approved plans, details of the flint wall to the front of the site shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be constructed as approved before any of the dwellings are occupied.
- 19 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

17/01700/O
West Mead Docking Road Burnham Market



Parish:	Burnham Market	
Proposal:	Outline Application: Development of three dwellings	
Location:	West Mead Docking Road Burnham Market King's Lynn	
Applicant:	Mr Shaun Salter	
Case No:	17/01700/O (Outline Application)	
Case Officer:	Mr C Fry	Date for Determination: 7 November 2017 Extension of Time Expiry Date: 15 January 2018

Reason for Referral to Planning Committee – Called in by Councillor Sam Sandell

Neighbourhood Plan: No

Case Summary

The site is located within an area designated within the development boundary of Burnham Market.

Burnham Market is a Key Rural Service Centre in accordance with Policy CS02 of the Local Development Framework Core Strategy 2011.

The site contains a detached chalet bungalow and detached garage which is to be demolished to provide 3 dwellings.

The application is in outline format with all matters reserved.

Key Issues

1. Principle of Development
2. Impact upon the AONB
3. Form and Character Issues
4. Highway Safety
5. Impact upon Neighbour Amenity
6. Arboricultural Information
7. Other Material Considerations

Recommendation

REFUSE

THE APPLICATION

The application site lies on the northern side of Docking Road, Burnham Market and contains a red brick chalet dwelling and separate garage set back behind a low level wall. The property is in a central position on the site with the garage adjacent to the eastern boundary. Existing dropped kerbs to the west of the access would suggest that the existing property once benefited from 2 vehicular access points.

The site backs onto a wooded area and to the east of the site are red brick, knapped flint low height dwellings set in a cul-de-sac arrangement. The land immediately to the east is under the ownership of 1 Woodside, Burnham Market, who are applying for a cartlodge with accommodation above and a change of use from open space to garden space on that particular site (17/02068/F) which has yet to be determined.

To the west and south of the site are agricultural fields.

The proposal is to demolish the existing chalet dwelling and seek consent for 3 dwellings on land measuring 0.13ha. All matters are reserved however an indicative layout has been provided that splits the sit approximately in half to provide 1 detached dwelling and 2 further detached dwellings. The existing access will serve two dwellings and the existing dropped kerb arrangement will serve one dwelling.

SUPPORTING CASE

The agent's supporting case will be forwarded on in late correspondence.

PLANNING HISTORY

17/01275/O: Application Withdrawn: 24/07/17 - Outline application for residential development

10/00681/F: Application Permitted: 10/06/10 - Extension to dwelling

2/00/1550/CU: Application Permitted: 21/11/00 - Change of use from residential to dental surgery

RESPONSE TO CONSULTATION

Parish Council: OBJECTION The Parish Council share the highways concerns over cars reversing onto a busy dangerous corner and insufficient space for vehicles to turn. Access only suitable for one dwelling.

Highways Authority: NO OBJECTION to amended set of plans. Provided the access arrangements are as per the amended drawing then I would have no objection subject to conditions. Note: There was an objection to the original set of plans which has been withdrawn.

Environment Agency: NO OBJECTION however if a connection to the mains foul drainage is not proposed then they would wish to object.

Environmental Health – Community Safety Neighbourhood Nuisance: NO OBJECTION Foul sewer connection is within 60m of the site, located in Docking Road, and this should be the chosen method of foul water disposal. The Environment Agency have identified that a principle aquifer is located below the site and therefore no deep soakaways will be

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permissible. I strongly recommend that, prior to any future application, percolation tests on site are carried out to determine the ground conditions, and therefore I would request that the following condition is attached to any outline approval issued:-

- Foul and surface water drainage details
- Site Hours

Informative in regards to the Environmental Protection Act:- noise, dust and smoke from clearing and construction work, a soakaways.

Environmental Health & Housing – Environmental Quality: NO OBJECTION an informative is to be attached in relation to asbestos surveys.

Natural England: NO OBJECTION based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites.

Natural England has published Standing Advice on protected species

Coastal Partnership Manager: we would like to see good design through considering adjacent properties, scale and materials. The site sits in the development boundary and as I can see this would pose no detrimental impact to the AONB

Arboricultural Officer: NO OBJECTION but would require updated arboricultural information to be provided at reserved matters stage that takes into account the final layout of the site.

REPRESENTATIONS

1 letter of **OBJECTION** in regards to the original plans.

- The document does not show the position of our house - the closest building to West Mead. All our living area, sitting room, dinning area and kitchen have windows facing West Mead. We can see only roof and side wall of the garage and some of the roof beyond.
- The proposed two buildings using the garage space and garden with windows facing West Rim would outlook our garden and living area. Docking Road is 30mph but being a straight exit to the village drivers accelerate and over-take by West Mead. All the driveways along Docking Road have become turning places for drivers missing the junction to Burnham Deepdale.

None in regards to the amended set of plans.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

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

1. Principle of Development
2. Form and Character
3. Impact upon the AONB
4. Impact upon Neighbour Amenity
5. Highway Safety
6. Arboricultural Implications
7. Drainage
8. Protected Species
9. Other Material Considerations

Principle of Development

The proposal seeks consent for the demolition of the existing dwelling and the erection of 3 dwellings with all matters reserved.

The site is contained within the development boundary of Burnham Market and as Burnham Market is classified as a Key Rural Service Centre, development that is of limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the development limits of the Key Rural Service Centre. However, the merits of the application are subject to other material considerations, including, form and character and layout.

Form and Character

The existing dwelling is a 1950s bungalow that has undergone substantial alterations and extensions including the provision of accommodation at first floor. This property is located centrally on the plot. The bungalow is angled on the plot but still retains an active frontage to the street. A dwarf wall and hedge forms the front boundary treatment. The application site has agricultural fields to the west and a small triangular piece of land to the east. Development fronting Docking Road in this area comprises pre-dominantly of detached dwellings on wider plots with noticeable visual gaps between them. "West Rim", the neighbour to the east of the site is a detached 1 ½ storey dwelling set on a similar sized, but deeper plot than the application site. By virtue of the development in the cul-de-sac being set back behind West Rim, there is a visual gap in the street scene either side of that property.

The comprehensive cul-de-sac development of 2 storey dwellings, to the north of the application site, would appear to be a denser form of development, but this development plays little part in the street scene of Docking Road, with only the side gables of the properties being apparent.

The site forms the start of what is the built form of development on the northern side of Docking Road when heading into Burnham Market, the character of this part of Docking Road is quite verdant. The wooded copse area to the north, the hedging and fields to the south and soft landscaping features to the properties that front Docking Road are quite noticeable. The existing scale and form of development is unimposing. Development on this part of Docking Road has a spacious feel and is less dense than the development contained within the centre of Burnham Market.

Conversely when heading out of Burnham Market, denser forms of development dissipate and a sense of remoteness starts to occur heading out of the village beyond this site. The proposal involves the demolition of the existing dwelling to provide 3 dwellings and an indicative layout is submitted with this application. As shown on plan PL 02 Rev E, one half of the site will contain 1 detached dwelling and the other half of the site will provide two dwellings that appear to be side onto the road. Two vehicular accesses will serve the development, although note that access is to be determined at reserved matters stage.

In commentary to the indicative layout, the development would appear to be dominated by parking from Docking Road with parking and access to 2 of the 3 properties being particularly noticeable. An uncomfortable relationship would exist between the property that is in the south west corner and the larger detached property in terms of overlooking. The development would also appear to be intensive and would fail to retain the spacious setting between the dwellings advocated on this part of Docking Road, to the detriment of its character.

Members will need to consider whether a revised layout and form of dwelling i.e 3 frontage dwellings in either semi-detached/terraced or detached combination would be suitable. However, it is your officer's opinion that the form of dwellings would need to be 1 1/2 storey or 2 storey detached dwellings, as there is little variety in the form and scale of dwellings on Docking Road and given the size of the site (specifically its width) there would as a result be the inability to provide the spacious setting between the 3 dwellings that is an inherent character of the built form on this part of Docking Road.

Impact upon the AONB

The site is contained within an Area of Outstanding Natural Beauty. Paragraph 115 of the NPPF "Great Weight should be given to conserving landscape and scenic beauty in Areas of

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Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty." In this regard, the site is contained within I1 of the Landscape Character Assessment – "Burnham Market": The I1 classification states that there is the need to conserve the landscape setting of Burnham Market, that being belts, copses, wooded, mature trees and patches of intact hedgerow and to conserve the generally undeveloped, rural character of the area and related strong sense of tranquillity. The wooded copse to the north is safeguarded by protection measures referenced in the Arboricultural Impact Assessment.

The Coastal Partnership Manager does not object to the principle of developing the site as it is contained within the development boundary, but draws the applicant's attention to the character of adjacent properties, scale and materials.

Impact upon Neighbour Amenity

Third party representation is concerned that the proposal would cause detrimental neighbour amenity issues. The nearest residential neighbour lives at West Rim, approximately 19m to the east of the site and accordingly would not be principally detrimentally affected by the proposal, an extent that would warrant a refusal of the application.

The land immediately to the east of the site, between the eastern boundary and West Rim is the subject of a planning application for a change of use of open space to garden land in association with no. 1 Woodside, the neighbour to the north east (17/02068/F). That application is yet to be determined; however the presence of dwellings on this site adjacent the proposed extended garden area to no.1 Woodside is not considered to have a detrimental impact upon their amenity, as no.1 Woodside's private amenity space immediately to the rear of their dwelling, with that dwelling being sited to the north east of the site.

Highways Officer

The highways officer had a principle objection to the original scheme. The highways officer, notwithstanding the dropped kerbs on Docking Road, considered that the western most access cannot be considered to be existing as the wall that runs along the site's frontage prohibits cars from entering the site and the frontage wall and vegetation restricted visibility access below national guidance.

Amended plans have been submitted and have addressed these issues and the highways officer has no objection to the application subject to conditions. It must be noted however that this application is all matters reserved and essentially highways conditions cannot be imposed at this time. The proposed drawings however have identified that the development can be served by appropriate access arrangements.

Arboricultural

The Arboricultural Officer requested an Arboricultural Impact Assessment which has now been submitted. The Arboricultural Officer's has no principle objection to the application, however the officer would require an updated arboricultural report, arboricultural method statement and plans that reflected the finalised proposals/layout.

Drainage

The site can be served by mains foul drainage in Docking Road, albeit drainage details have yet to be finalised. Surface Water is to mains or soakaway.

Given that the drainage details are yet to be finalised a condition in regards to foul and surface water drainage could be attached to the decisions notice, if members were to approve the application.

Protected Species

As the site is adjacent to a wooded copse area that could contain protected species such as bats and barn owls, a phase 1 protected species report was requested. From the submitted phase 1 protected species report, it is concluded that there are no trees on site or in the woodland that present bat or barn owl roost potential. The buildings on the site were investigated and no evidence of bats or barn owls were found. The report concludes in regards to bats that the site and woodland would not be a significant or important foraging area.

In line with Natural England Guidance, watercourses within 500m of a development need to be considered in regards to the impact of the development upon protected species that could be contained within such water courses. In this regard two ponds are located approximately 240m and 340m to the east of the site (in the area of Burnham Market Surgery), however busy roads separates the site from these pond areas and accordingly the site is unlikely to contain or be used as a transited site by Great Crested Newts.

In respect to nesting birds, there will be some shrub removal which could cause an impact on nesting birds. Accordingly the report recommends that any removal shrubs or ornamental trees on the site should be undertaken after a visual inspection or prior to the bird nesting season. Should members wish to approve the application, a restrictive time condition can be imposed on the decision notice that prohibits working during the bird nesting season, with the flexibility to submit a bird nesting survey should the applicant wish to carry out works during such season.

In regards to reptiles, a precautionous approach is recommended in regards to the removal of grass.

There were no signs of badgers and there are no suitable habitats for otter or water vole.

Hedgehogs are a species of principal importance rather than a protected species under European law. From the report it was said that the access for hedgehogs is not good as they would be disturbed from transiting across the site by a chain and link fence.

Fundamentally, there is no requirement for an EPS License for the works on site and conditions in respect to the protection of nesting birds and reptiles could be imposed.

Other Material Consideration

The existing building is likely to contain asbestos materials and an informative is attached in this regard.

The Environmental Health Officer has requested a condition that restricts the construction hours of the development, however given the scale of this development it is not considered reasonable to impose such a condition.

CONCLUSION

Members need to consider whether this site is capable of accommodating 3 dwellings in such a way that the form and character of development on this part of Docking Road, Burnham Market can be sustained.

Development fronting Docking Road, in this locality, comprises of detached dwellings on ample sized plots with visual gaps between the dwellings being particularly noticeable. Notwithstanding that all matters are reserved for later considerations; it is your officer's opinion that in order to meet the established the form and character on Docking Road, that 3 detached dwellings fronting Docking Road with substantial gaps between the properties cannot be achieved on this site, and subsequently harm the character of Docking Road to a degree that would warrant a refusal of the application. However members may wish to consider that a different form of dwelling could be achieved on this site and thus the proposal could be supported in principle.

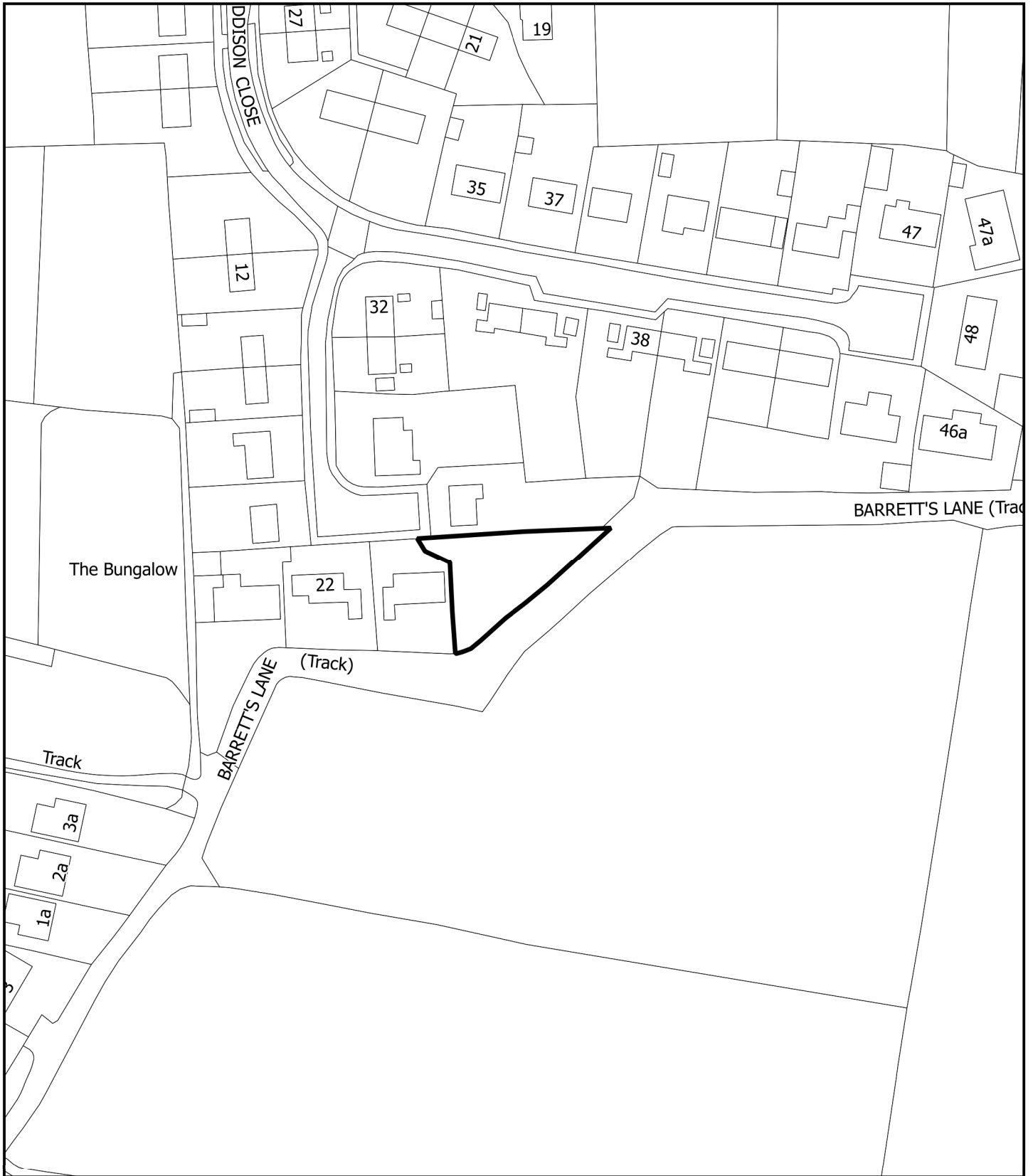
The proposal, in line with officer recommendation, is therefore recommended to be refused for being contrary to the provisions of paragraphs 17,56,58 and 64 of the National Planning Policy Framework; the National Planning Policy Guidance and Policies CS06 and 08 of the Local Development Framework; Policy DM15 of the Site Allocation and Development Management Policy Plan.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The character of the development comprises detached dwellings set within a spacious setting and albeit layout is a matter reserved for later consideration the principle of 3 dwellings on the application site is considered to advocate a cramped form of development that is contrary to the spacious character of development in the locality. The proposal is therefore contrary to paragraphs 17,56,58 and 64 of the NPPF; Policies CS06 and 08 of the Local Development Framework Core Strategy 2011, Policy DM15 of the Site Allocation and Development Policies Plan 2016.

17/01691/F
24 Addison Close Feltwell



Parish:	Feltwell	
Proposal:	New build 2 bedroom bungalow in part of existing garden	
Location:	24 Addison Close Feltwell Thetford Norfolk	
Applicant:	Mr T George	
Case No:	17/01691/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 10 November 2017 Extension of Time Expiry Date: 12 January 2018

Reason for Referral to Planning Committee – Officer recommendation is contrary to Parish Council recommendation

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for the erection of 1 No single storey dwelling in the curtilage of 24 Addison Close, Feltwell.

The site falls within the development boundary for Feltwell which is classified as a Joint Key Rural Service Centre (with Hockwold) in the Settlement Hierarchy of the Core Strategy (Policy CS02).

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is for a modest, two-bed, single storey dwelling, the submission of which follows pre-application advice.

The site falls within the development boundary for Feltwell which is classified as a Joint Key Rural Service Centre (with Hockwold) in the Settlement Hierarchy of the Core Strategy (Policy CS02).

The site lies within the bufferzone for Breckland Farm SSSI and in Flood Zone 1.

SUPPORTING CASE

None received at time of writing report.

PLANNING HISTORY

No recent relevant history although the formal pre-application process was followed and, subject to design, the LPA indicated that such a proposal would receive officer support.

RESPONSE TO CONSULTATION

Parish Council: **OBJECT** on the grounds of the development being back yard development

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

Environmental Health & Housing – Environmental Quality: No comments to make in relation to air quality or contaminated land

REPRESENTATIONS

None received at time of writing report.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Other Material Considerations

Principle of Development

The site lies within the development boundary of a Joint Key Rural Service Centre. As such the principle of development is acceptable subject to compliance with other relevant planning policy and guidance.

Form and Character

The applicant has significantly reduced the scale, mass and appearance of the proposed dwelling from a 1.5 storey, 3-bed dwelling to a 2-bed, single storey property.

The proposed dwelling is now considered to be appropriate in terms of scale, mass and design to the plot and the wider locality.

The Parish Council objects to the proposed development on the grounds of it being backland development. However, the proposed dwelling would not sit behind the existing property in tandem formation, and your officers do not consider it represent backland development.

Neighbour Amenity

The ridge height of the dwelling is shown to be 5m and the eaves height 2.5m. The roof slopes away from the neighbour to the north. As such whilst there would be some overshadowing for part of the day, it would not be sufficient to warrant refusal. The single storey nature of the dwelling and the existing boundary treatment to the north (close boarded timber fence and planting) suggests there would be no material overlooking or overbearing issues.

Highway Safety

The Local Highway Authority has no objection to the proposed development on the grounds of highway safety subject to suitable conditions being appended to any permission granted.

Other Material Considerations

Impact on SSSI – The site is separated from the SSSI by existing built form. As such, and in line with Natural England's Standing Advice, the LPA can conclude that the application is unlikely to have a significant impact on the features on which the area was designated.

Crime and Disorder – The application raises no specific concerns in relation to crime and disorder.

Drainage – The application form suggests that foul drainage will be to the main sewer and surface water via soakaway. This is in accordance with the drainage hierarchy.

CONCLUSION

The site falls within the development boundary for Feltwell and no objections have been received on technical grounds.

Contrary to the Parish Council, your officers do not consider that the development is backland development, and that the proposed dwelling is appropriate for the site and represents an appropriate infill plot in accordance with relevant planning policy and guidance.

It is therefore recommended that this application be approved subject to the following conditions.

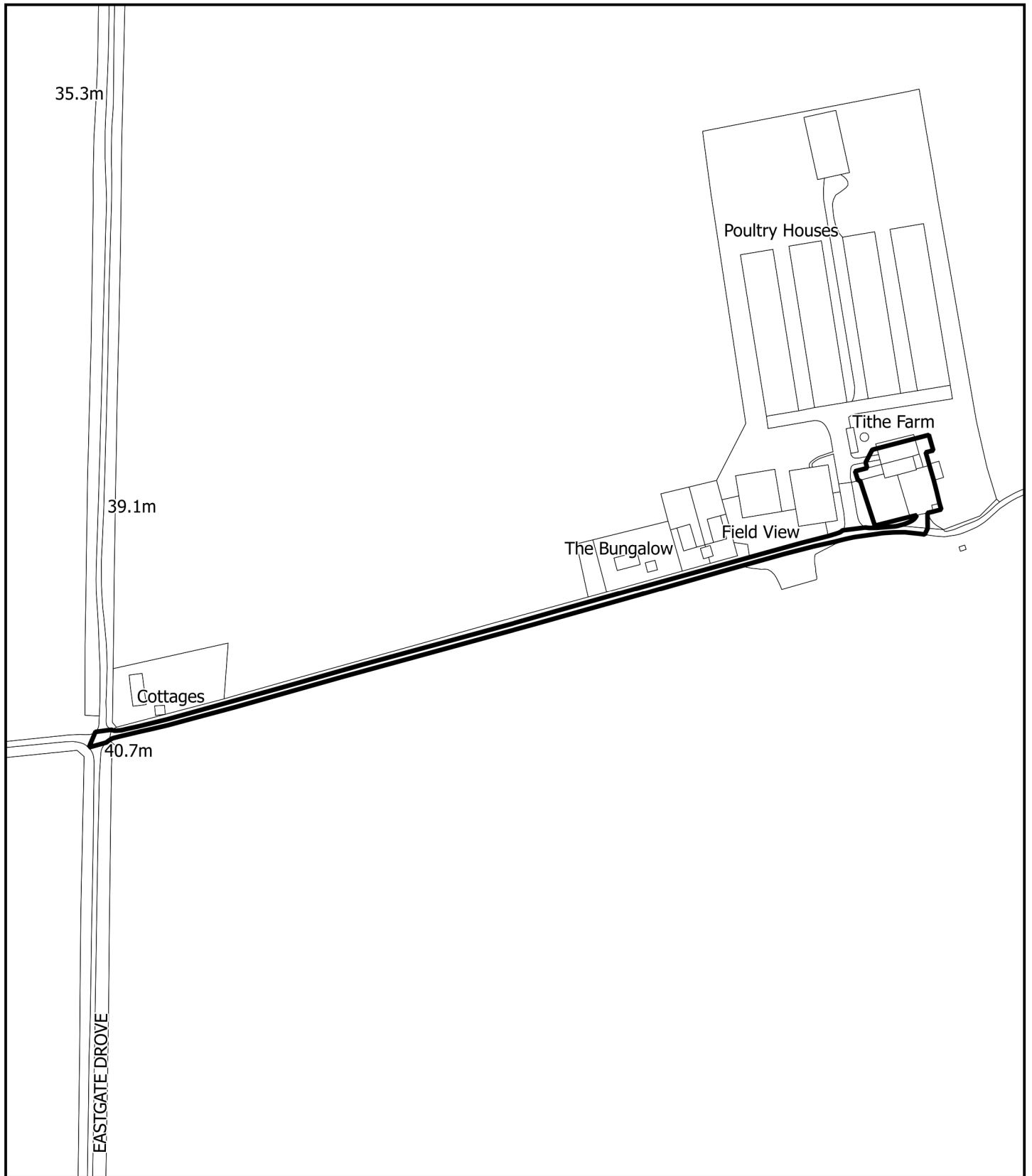
RECOMMENDATION:

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 plan drawing no: 15/1117.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 15/1117) in accordance with the highway specification (Dwg. 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.
- 3 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with the NPPF and Development Plan.

- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with the NPPF and Development Plan.
- 5 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.

17/02002/F
Tithe Farm Broad Drove Grimston



Parish:	Grimston	
Proposal:	Conversion and change of use of an agricultural barn to a dwelling	
Location:	Tithe Farm Broad Drove Grimston King's Lynn	
Applicant:	Geoffrey Mason Ltd	
Case No:	17/02002/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 19 December 2017

Reason for Referral to Planning Committee – Contrary to Grimston Parish Council comments and called in by Councillor Alistair Beales

Neighbourhood Plan: No

Case Summary

The application site lies within an area of countryside according to local plan proposals maps for Grimston.

The site contains a fletton brick and flint barn and concrete apron to the front that is accessed from Broad Drove.

The application seeks consent for a change of use of the barn to a residential property, following a refusal of a prior notification for a change of barn to dwelling 16/00524/PACU3.

Key Issues

- Principle of Development and Planning History
- Impact upon Visual Amenity
- Residential Amenity
- Protected Species
- Highway Safety
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within an area of countryside approximately 1.66km south east of Grimston and 2.67km north east of Gayton.

The site is accessed via Broad Drove and contains an brick and flint agricultural building to the southern side of Tithe Farm egg production unit.

The barn has a concrete apron to the southern side and is open to the egg production unit to the north.

Broad Drove contains dwellinghouses that belong to Tithe Farm and are occupied by farm operatives.

A recently constructed 2 storey farmhouse is the nearest neighbour. The farmhouse is adjacent to the eastern boundary of the site.

The application seeks consent to convert the barn to residential use, through the demolition of the northern extension of the barn and other internal alterations. This application follows a refusal of a prior notification to convert the barn to residential use under Class, Q, Schedule 2 Part 3 of the Town and Country Planning General Permitted Development Order 2015 as amended (16/00524/PACU3). The prior notification was refused as it was considered based on the information provided that the future occupiers would not have a good standard of amenity given the adjacent use being an egg producing unit.

SUPPORTING CASE

The applicant's supporting statement will be forwarded on in due course.

PLANNING HISTORY

16/00524/PACU3: Prior Approval - Refused: 04/05/16 - Prior Notification: Agricultural building to dwellinghouse

RESPONSE TO CONSULTATION

Parish Council: OBJECTION Permitted development rights notwithstanding, the Parish Council does not as a rule support residential development outside the development boundary. The Parish Council also has concerns about the location of the dwelling close to the working farm in particular the chicken sheds and whilst someone would purchase the property clear in the knowledge of the location, it is still considered to be an inappropriate site for residential development.

Highways Authority: NO OBJECTION mindful of the permitted class development rights of the building and the matter that the site is accessed from a private section of road, I do not have an objection to the proposal on highway grounds

Environmental Health & Housing – Community Safety Neighbourhood and Nuisance: NO OBJECTION Since my involvement with the previous application, 16/00524/PACU3, I have been working with the agent/s and applicant to address my previous concerns over noise and odour. On 25 November 2016 I carried out a site visit, meeting with the applicant and an agent. I spent just under two hours there viewing the entire site and learning about

the operations of the turkey farm. I entered all the buildings and saw at first hand the birds and how they are kept and fed. I even went further up the track to the east of the site, to the brow of the hill, and across the fields to the south, with the applicant, to assess the large pile of waste matter removed from the site and stored pending distribution on the fields. Additionally I viewed the internal area/s of the existing buildings to assess them in relation to the adjacent business. I even considered, viewed and discussed the potato store to the front of the business site, which includes mechanical fans, as well as looking at existing external lighting.

I discussed the existing dwellings in the area and how they drain foul water, and was shown where the water supply comes from. We discussed how foul drainage could be achieved, as I raised the issue of this draining off site to other land outside of the curtilage. It was agreed this would not be an issue if the dwelling were let, but if sold, there would be a legal agreement drawn up to allow access/prevent damage to the system etc.

As mentioned in the Planning, Design and Access Statement, I recommended measures were incorporated into any future designs that would provide mitigation from noise and odour. All those measures I recommended have been included in this application. I am therefore confident that everything has been considered in relation to noise and odour. I also raised concerns about the sloping nature of the concrete to the front of the site (downhill towards the barn) and possible surface water drainage issues, which had not been considered at that time, and advised this could be addressed by a suitable drainage scheme.

I also met again with the agents on 28 June 2017 in the Council Offices, for around an hour and a half, to further discuss my recommendations and mitigation methods.

The only thing I cannot see provided at this time is anything directly showing the surface water and foul water drainage for the site, and I recommend this is conditioned, unless the information can be submitted in advance of a decision being issued.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

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

- Principle of Development and Planning History
- Loss of employment use
- Impact upon Visual Amenity
- Residential Amenity
- Protected Species
- Highway Safety
- Other Material Considerations

Principle of Development and Planning History

It is noted that the Parish Council objects to the application as the site lies within an area of countryside according to local plan proposals maps for Grimston.

Development in the countryside for residential development is very restrictive in line with paragraph 55 of the NPPF; however Policy DM2 of the Site Allocation Development Management Policies Plan and Policy CS06 of the Local Development Framework Core Strategy allows for the consideration of the conversion of former farm buildings into residential use provided:-

- The existing building makes a positive contribution to landscape;
- A non-residential use is proven to be unviable;
- The accommodation to be provided is commensurate to the site's relationship to the settlement pattern and
- The building is easily accessible to existing housing, employment and services

The building's contribution to the landscape is discussed later in the report, however it is considered that the provision of a 4 bedroom property approximately 1.66km south east of Grimston and 2.67km north east of Gayton –with both villages linked with Pott Row that act as a Key Rural Service Centre, would be acceptable. The property would be accessible to

existing housing, employment and services, albeit likely to be by motor car (with some limited cycle and bus services), but the natural location of barn conversions would mean that there will always be some reliance on the motor car.

Furthermore, Policy CS10 states that the Council will seek to retain land or premises currently or last used for employment purposes (including agricultural uses) unless it can be demonstrated that:-

- Continued use of the site for employment purposes is no longer viable, taking into account the sites characteristics, quality of buildings, and existing or potential market demand; or
- The use of the site for employment purposes gives rise to unacceptable environmental or accessibility problems particularly for suitable modes of transport
- Or an alternative mix use offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda

The merits of the scheme in relation to both CS06 and 10 and other material considerations are discussed further in the report.

The site has had a previous application for a change of use of the barn (ref 16/00524/PACU3) refused under the prior notification process. The prior notification was refused on the grounds that the proposed conversion of the agricultural building would have resulted in a dwellinghouse that was in an undesirable location, as the associated movements involved in egg production were considered to result in a poor standard of amenity for the dwelling.

The proposal will therefore need to adequately address this issue.

Loss of employment use

As referenced in the preceding section of this report, farm buildings can be considered to be suitable for conversion to residential use provided that policy CS10 can be satisfied.

In regard to the policy requirements, the application has not been supported by a financial viability assessment that comprehensively concludes that the building cannot be used for economic employment purposes and the building and to the councils knowledge the building has not been marketed for disposal, however, the building and the characteristics of the site would not be conducive to an employment/commercial use.

Whilst the building appears to be structurally sound according to the structural report that accompanies the application, there is no electric, no services and no floors to the building. It has not been used in association with the keeping of chickens or intensive agricultural operations for sometime. With no windows and doors in some elevations, the building is currently open to the elements. There is a limited yard area to the front (south) which services the building and access to the site is from a single width Drove. Furthermore, the operations of the adjacent chicken farm business requires wheel washing to take place before the site's entrance in order for the farm to operate to the required EU standards. An unrestricted employment use could either result in noise and disturbance or the emissions of odours and waste that could affect the operations of the chicken shed. Furthermore, the enjoyment of the residential properties on the Drove could be detrimentally disturbed by the operations of an employment use through associated vehicular movements and the operations of the building. All these issues with the barn being used commercially have been raised in the applicant's supporting statement.

It is therefore considered that on balance, without the financial viability assessment and marketing of the site, the principle of losing the building for economic purposes can be accommodated in this instance.

Impact upon Visual Amenity

In line with Policy CS06 – the building itself needs to make a positive contribution to the landscape for it to be considered suitable for residential conversion.

Given the topography of the land surrounding site, the building is not seen in the wider landscape.

The building has been the subject of extensions and alterations, the front elevation (south) has been the subject of a fletton brick extension that has resulted in the original roof being extended and a rear extension that has been constructed from fletton red brick with an asbestos sheeted roof.

According to the applicant's statement, the building has existed on the site for at least 200 years and could not therefore be considered as an unacceptable intrusion into the countryside. Upon a site visit, it was evidenced that once removing the rear extension, the flint material with attractive brick quoin detailing used in the construction of the building, would be exposed along with the original barn door opening.

The courtyard has a flintwork wall enclosing the western boundary of the site that is quite attractive to the setting of the barn.

The proposed conversion would result in the removal of the rear extension and by virtue of exposing the original barn door opening as a feature to provide windows to serve the dining room and landing areas the overall proposal can be said to be of good design. Other elements of the scheme include replacing asbestos sheeting with pantiles on a single storey western wing and the use of timber stained joinery.

The area to the rear (north) would provide some amenity space, albeit not detailed for that specific use on the accompanying plans and the yard area to the front would be split to provide a car parking area and garden areas. Parking will be provided in carports that would be supported by the wall along the western boundary of the site.

In respect to providing acoustic attenuation, discussed more in the subsequent section of the report, a raised earth bank with 1.2m fencing encloses the rear amenity space.

The barn does form part of the collection of farm buildings and although not widely seen in the local landscape, makes a positive contribution to it.

In order to retain some control over future developments involving alterations and extensions to the building to retain the architectural merit of the barn it is considered necessary to restrict permitted development rights for classes A, B, C, and D of Part 1 Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (as amended).

Residential Amenity

The Parish Council also has concerns about the proposal providing satisfactory amenity for the future occupiers of the dwelling, as the prior approval to convert the barn into a residential dwelling was refused for the following reason:-

“The proposed conversion of the agricultural building would result in a dwelling that would be in an undesirable location. The associated movements that are associated with the nearby farmyard access and the processes involved in egg production would result in a poor standard of amenity for the future occupiers of the dwelling. The proposal is therefore contrary to the provisions of Class Q2(1)(b) and Q2.1(e) of Part 3 of the Town and Country Planning General Permitted Development Order 2015.”

Since that application has been determined, the agent has worked with the environmental health team to address this reason for refusing the prior notification, as primarily the reason relates to the operations of the adjacent egg production unit causing a dis-amenity to the future occupiers of the dwelling.

The agent has stated that with the barn subject of this proposal being located to the southern side of the hen sheds and with prevailing wind blowing from the south west, the neighbour would not be detrimentally affected by any dust dispersal. The concrete roadways that exist on the egg production plant also limit the impact of noise and disturbance on the residents of the dwelling.

The agent states that the main source of noise would be generally limited. Noise associated with the operations of the egg productions would primarily be from the feed vehicles attending the site rather than the turkeys themselves. The turkeys are said to be generally quiet. Eggs are collected 3 times a week from a welfare building and feed is delivered once a week by a single lorry. Cleaning of the turkey sheds is once every 6 months.

In regards to waste disposal, the agent states “deceased turkeys are immediately incinerated in a DEFRA approved incinerator situated to the rear north of the main turkey sheds. In this location further from the proposal site, upwind of the barn and incorporating filters, no odour would affect the amenity of the barn’s occupiers. Waste bedding is stored in a significant distance from the occupied buildings (150m – 200m away) and is subsequently distributed across the arable land as fertiliser”

In order to provide an appropriate standard of amenity for the future occupiers of the building, the proposal has been amended from that which accompanied the prior approval application to include;-

- Fenestration to the northern elevation of the barn facing the hen turkey sheds will be triple-glazed and non-opening (any openings to be sited to the south elevation to for means of escape in the event of an emergency evacuation)
- An earth bund measuring 3m in height will be created to the northern side of the barn, with a 1.2m high solid fence above to minimise noise and disturbance from the egg-production unit. This earth bund is a continuation of the earth bund used to provide attenuation for the new replacement farmhouse that has been constructed to the east of the application site.
- Private amenity space will be provided within the walled yard to the southern side of the barn
- The internal layout of the proposed conversion has resulted in the majority of the habitable rooms and bedrooms being located on the southern side of the building

The Environmental Health Officer has commented that they inspected the turkey farm and the egg production unit on the 25th November 2016. Their visit included viewing the entire site and learning about the operation of the turkey farm. Having entered into all the buildings and saw how the birds were kept, and viewed where waste water was distributed in relation to the prevailing wind, they conclude that with the measures incorporated in the proposal as referenced above, they have no objection to the proposed change of use.

It's your officer's opinion that with the associated measures outlined above in place that the proposal would provide an acceptable standard of amenity as outlined in the NPPF, Core Strategy and Policy DM15 of the Site Allocation and Development Management Plan Policy, and overcomes the previous concerns raised.

There are no residential neighbours to the north, south or immediately to the west. The closest residential neighbour is the farmhouse to the east of the site. This is an existing farmhouse.

In respect to the siting and scale of the barn in relation to this farmhouse and the internal layouts proposed, it is considered that the proposal will not cause any detrimental neighbour amenity issues.

Protected Species

The barn has features that could contain bats and barn owls in accordance with Natural England's standing advice.

Original surveys were conducted in respect to the barn in 2015 and updated surveys submitted as part of this application.

The 2015 surveys found no evidence of bats roosting in the barn (3 daytime inspections and 2 nocturnal surveys) and in terms of barn owls, a small number of pellets in distinct locations beneath roosting sites within the barn were found. No evidence of barn owl nesting or potential nest sites were identified within the barn and a known nesting site within an artificial box was present in a modern barn approximately 150m to the north of the site.

An updated survey has been submitted that incorporates both bat and barn information. In regards to bats it has found that a total of 12 bat droppings and associated moth remains were recorded in the main barn section, beneath the ridge, and it is suggested that this is the roosting location of a single brown long-eared bat. There is potential for crevice roosting bats, such as pipistrelles to roost between the roof tiles and the roof timbers, and the walls of the main barn contained several holes and large cracks.

Two nocturnal bat activity surveys were then carried out which concluded that a single brown eared bat and a common pipistrelle bat were using the barn. Two common pipistrelles were recorded flying to the south of the barn during those surveys.

In respect to barn owls, there was no evidence from the latest surveys that suggests that the barn has been used for barn owls.

Conclusions from the report suggest that an EPS License is likely to be required in respect to bat works. The LPA is required to have regard to the tests of derogation as to whether Natural England would grant an EPS License for the development.

The tests are as follows

Test 1 – Overriding Public Interest – this is considered to have been met by preserving a barn building that is of some architectural importance that has the use of flint work.

Test 2 – No satisfactory alternative

There is no satisfactory alternative as the development proposal is a change of use of an existing building

Test 3 – Maintaining favourable conservation status

The brown long-eared bat and common pipistrelle is a common species, the number of bats to be hibernating is low and so long as there is mitigation with respect to the undertaking of the works and compensation for the lost roosts, the conservation status of bats can be maintained. The report has referenced that suitable mitigation can include works in areas of confirmed or potential roosts to be completed by hand under the supervision of the licenced ecologist and compensatory bat boxes built in/erected upon the re-developed building or buildings nearby.

In regard to protecting other species, a restrictive condition can be imposed in respect to works being carried out during the bird nesting season and if such works are required during the season, then it will be necessary for a bird ecologist to inspect the buildings.

Enhancement can be achieved through the incorporation of bat/bird boxes being built into the structure.

Highway Safety

The site is on Broad Drove and some 450m to the east of the junction of Broad Drove with Eastgate Drove. Broad Drove is single track and there are grassed verges either side of the road.

Vehicular movements on the track includes the private cars associated with the occupants of the dwellings on Broad Drove and the vans that collect the eggs 3 times a week and the weekly feed delivery by a single lorry.

The highways officer has no objection to the proposal and does not wish to impose any highways conditions.

Other Material Considerations

The site is within flood zone 1 of the EA maps and accordingly there is no flood risk associated with the site.

Soakaways would be provided within the courtyard; however there is a high risk of groundwater contamination. It is therefore considered that a condition be imposed, notwithstanding the proposed use of soakaways in regards to surface water drainage.

Foul water drainage is said to be piped to surrounding agricultural land. Again given the risk of potential ground water contamination being high, a condition in respect to foul water drainage is imposed.

Conclusion

Members will need to consider whether the barn satisfies policy CS06 and 10 of the Local Development Framework Core Strategy and whether the amenity of the future occupiers of the dwelling would be satisfactory as the issue of amenity was the reason for refusing the prior approval application.

It's your officer's opinion that the barn building will require substantial investment for it to be attractive for commercial users, and given the sensitivities of the adjacent egg production operations a commercial occupier may not be suitable. The barn building has some architectural merit through the use of flintwork and brick quoin detailing. Furthermore the building has been evident on site for over 200 years. It is therefore considered that the

proposal would be compliant with the aims of Policy CS06 and CS10 of the Local Development Framework Core Strategy 2011.

The applicant has worked with the Borough's Environmental Health Officer in respect to ensuring that a good standard of amenity is achieved for the future occupiers of the building. The measures incorporated into the design of the building and the layout of the site has ensured result in a no objection from your environment health officer.

Otherwise issues, including ecology can be dealt with a planning condition.

It is therefore considered that the proposal 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:-
 - Site Plan as proposed - 1548-214A received 23rd October 2017
 - Site Sections as proposed - 1548-215A received 23rd October 2017
 - Elevations as proposed in relation to the raised/extended earth-bank - 1548-216A received 23rd October 2017
 - Floor plans and building sections as proposed - 1548-21 received 23rd October 2017
 - Elevations as proposed, Block Plan as proposed - 1548-222 received 23rd October 2017
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 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: 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.

5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

6 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- * human health,
- * property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- * adjoining land,
- * groundwaters and surface waters,
- * ecological systems,
- * archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

7 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must 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 the land after remediation.

7 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 8 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 9 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 6, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7 which is subject to the approval in writing of the Local Planning Authority.

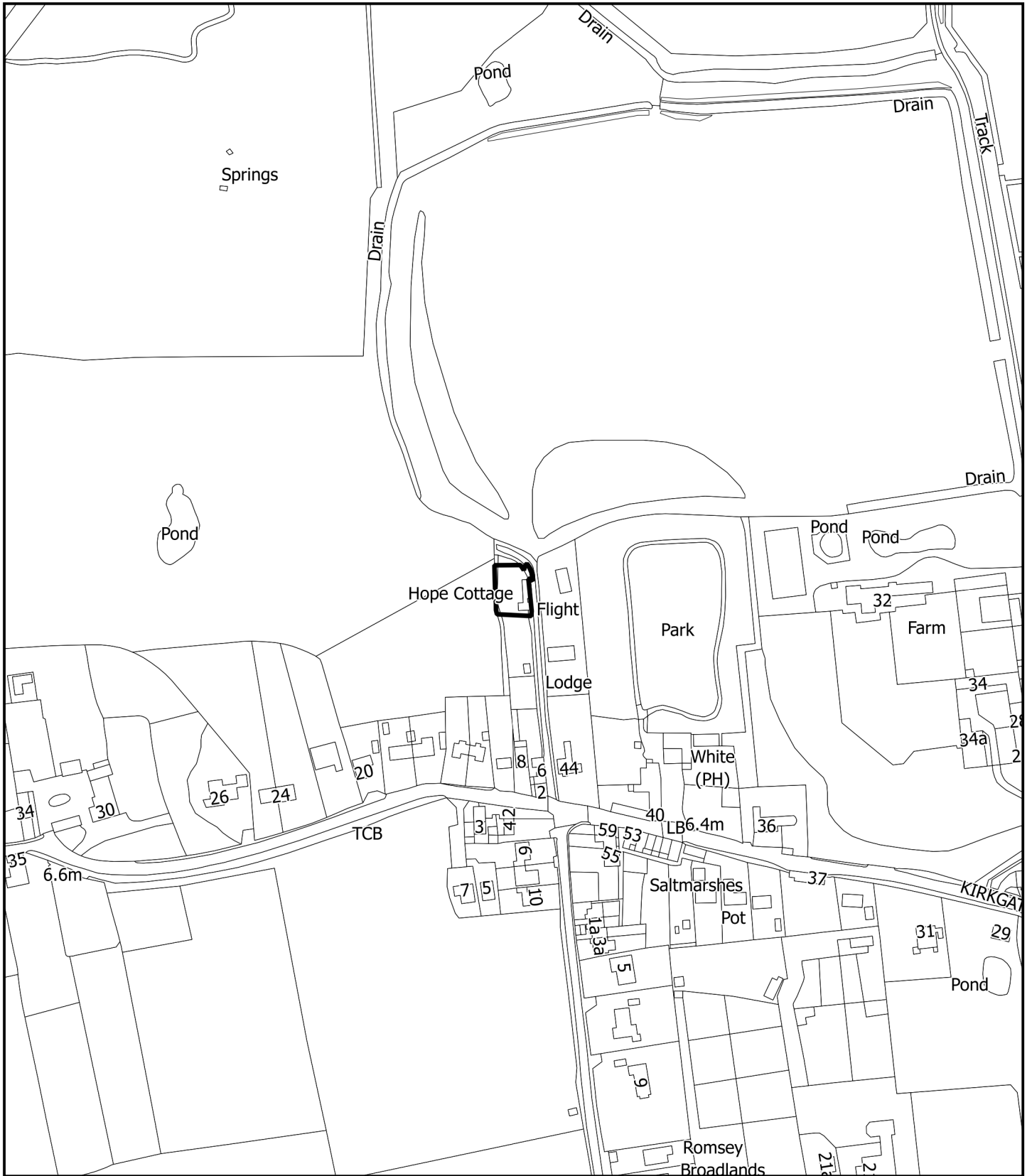
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 8.

- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 10 Condition: Notwithstanding the provisions of Class A,B,C, and D of Part 1, Schedule 2 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), no enlargement, improvement or other alteration to the dwellinghouse, the enlargement of the dwellinghouse consisting of an addition or alteration to its roof; other alterations to the roof; the erection or construction of a porch outside any external door of a dwellinghouse shall be allowed without the granting of specific planning permission.
- 10 Reason: In order ensure that future alterations and extensions are of a design and appearance that is appropriate in accordance with the principles of the NPPF
- 11 Condition: Prior to the commencement of development, a bat mitigation plan shall be submitted that includes details of compensatory roosts and their locations and a timetable for their installation shall be submitted to and approved in writing by the Local

Planning Authority. The mitigation measures shall be implemented in accordance with the details agreed and shall be retained and maintained thereafter.

- 11 Reason: In the interests of protected species and in accordance with the provisions of the NPPF and the Habitats Regulations 2010.
- 12 Condition: Any hedgerow, tree or vegetation clearance will shall take place outside of the bird nesting/breeding season between the 1st March and 31st August in any given year. Should hedgerow, tree removal or vegetation clearance be required during this period, prior to its removal a bird nesting/breeding survey shall be submitted to and approved in writing by the Local Planning Authority. The result of the survey shall also include any mitigation/enhancement measures appropriate to the extent of any breeding/nesting bird recorded in order to minimise the impact of such landscape feature removal upon the bird species. The mitigation/enhancement works shall be completed and maintained in accordance with the agree details and timetable other than with the proir written approval of the Local Planning Authority.
- 12 Reason: In order to safeguard protect species in accordance with the Wildlife Countryside Act 1981 and the National Planning Policy Framework
- 13 Condition: Prior to the first occupation of the dwelling herby approved the bunding and fencing details as shown on the approved plans shall be provided and retained thereafter as such.
- 13 Reason: In order to safegaurd the amenity of the future occupants of the building in accordance with the principles of the NPPF and Policy DM15 of the Site Allocation and Development Management Policies Plan 2016
- 14 Condition: The windows on the north elevation of the dwelling hereby approved shall be retained as being triple glazed and non-opening unless otherwise agreed in writing by the Local Planning Authority.
- 14 Reason: In order to safegaurd the amenity of the future occupants of the dwelling in accordance with the principles of the NPPF and policy DM15 of the Site Allocation and Development Management Policies Plan

17/01981/F
Hope Cottage Busseys Lane Holme-Next-the-Sea



Parish:	Holme next the Sea	
Proposal:	Erection of a single-storey side extension	
Location:	Hope Cottage Busseys Lane Holme next The Sea Norfolk	
Applicant:	Ocean Breaks	
Case No:	17/01981/F (Full Application)	
Case Officer:	Mr James Sheldrake	Date for Determination: 19 December 2017 Extension of Time Expiry Date: 15 January 2018

Reason for Referral to Planning Committee – Site of previously dismissed appeal for another extension

Neighbourhood Plan: No

Case Summary

The application site lies within the Conservation Area of Holme-next-the-Sea. Holme-next-the-Sea is classified a Smaller village or hamlet according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The application site contains one dwelling. The existing property comprises a two storey building with a single storey linked building to the site. The property is constructed of traditional clunch (chalk) together with timber boarding and is roofed with traditional Norfolk clay pantiles.

The property has been the subject of a recently refused application to extend the building to the west (16/00196/F) and subsequently dismissed appeal (APP/V2635/D/3148824).

The proposal seeks consent for a single storey side extension.

Key Issues

1. Principle of Development
2. Impact upon the character and appearance of the Conservation Area and other design considerations
3. Impact on the AONB
4. Nature conservation
5. Highway Safety
6. Impact upon Neighbour Amenity
7. Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the village of Holme-next-the-Sea and within the Conservation Area.

Busseys Lane is a narrow gravelled road that runs north from the junction of Kirkgate, Westgate and Peddars Way and finishes beside Hope Cottage, at which point a footpath starts. The site is bounded to the west by the North Norfolk Coast Ramsar Site, Special Protection Area and SSSI. The dwelling is surrounded on its northern, western and southern boundary by high hedgerows and on the east side of Busseys Lane is a hedgerow and trees which means there is little inter-visibility between the site and neighbouring properties and the AONB.

The existing dwelling is single storey and incorporates the original cottage to the south and the converted outbuilding that runs parallel to Busseys Lane. The existing dwelling is constructed externally from brick, stone and painted cladding and is roofed with traditional Norfolk clay pantiles. The converted outbuilding has a large set of modern doors and the original cottage incorporates modern window detailing. The garden and parking is to the west of the dwelling and the access is on the north east of the site.

The site has been the subject of a recently dismissed appeal for a two storey side extension (APP/v2635/3163185) which is discussed later in this report.

The current proposal has sought to overcome the reasons for dismissing the appeal, namely by reducing the two storey side extension to a more architecturally in-keeping single storey extension with a slightly lower pitched roof that is less visible from the conservation area and less impactful on the existing dwelling.

SUPPORTING CASE

The agent submitted the following supporting statement (submitted 11/12/2017):

"The proposed development has been reduced markedly from the previous appeal scheme (for a 2-storey extension) following pre-application advice provided by the Council's Planning and Conservation Officers. The previous appeal was dismissed only in relation to the impacts arising from the scale and use of modern materials which the Inspector asserted amounted to 'less than substantial harm' upon the character and appearance of the Conservation Area.

The proposed single-storey extension has also been further amended following the submission of the planning application in order to improve the subservient relationship with the host building whilst also amending the fenestration and the external materials.

The extension is proposed in order to improve the living environment within the cottage whilst also ensuring that the overall character of the existing building is not compromised. The scale of the development would also result in a much reduced and acceptable impact upon the character and appearance of the Conservation Area.

The applicant therefore considers that the proposal would constitute an acceptable extension to the dwelling." (Submitted 11/12/2017)

PLANNING HISTORY

17/00121/PREAPP PRE APPLICATION ENQUIRY: two storey extension to dwelling

16/00138/PREAPP PRE APPLICATION ENQUIRY: two storey extension to dwelling

16/00196/F: Application Refused: 31/03/16 - Erection of a Two Storey Side Extension
Appeal Dismissed 29/06/16;

04/02423/F: Application Permitted: 05/01/05 - Extension to dwelling to create double
covered parking/storage area

2/03/1657/F: Application Permitted: 28/01/04 - Restoration of derelict dwelling

2/02/0248/F: Application Withdrawn: 11/04/02 - Reconstruction of dwelling

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION (detailed concerns made)

Highways Authority: NO OBJECTION.

Conservation Officer: NO OBJECTION

Environmental Agency: No comment to make.

Natural England: NO OBJECTION (with advice on assessing impact on AONB)

Open Spaces Society: NO OBJECTION.

Public Rights of Way Officer: NO OBJECTION

Norfolk Coast Partnership: NO OBJECTION (with recommended condition).

REPRESENTATIONS

Four public OBJECTIONS were received to the proposal on the following grounds:-

- Impact on the SSSI
- "When the original building was restored further development was restricted to the original footprint" and "no further development was to be permitted".
- The design is "poor quality" and will have a "major adverse effect" on Holme.
- Overlooking from the balcony on Morning Flight (the single storey property to the east)

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of Development
- Impact upon the character and appearance of the Conservation Area and other design considerations
- Impact on the AONB
- Nature conservation
- Highway Safety
- Impact upon Neighbour Amenity
- Other Material Considerations

Principle of Development

Holme next the Sea is designated as a Smaller Village or Hamlet within the Site Allocations and Development Management Policies Plan (2011), is set within the AONB and contains a conservation area. The existing dwelling is in the Conservation Area Character Statement as an important unlisted building. Because Holme next the Sea is designated as a Smaller Village or Hamlet it doesn't have a development boundary, however the principle of development (extension to an existing dwelling within the residential curtilage) is acceptable.

Impact upon the character and appearance of the Conservation Area and other design considerations

The property has been the subject of a relatively recent application to extend the building to the west (Application: 16/00196/F). The proposed extension was refused on the basis of its scale, design and use of materials and it not being subservient or sympathetic to the traditional appearance of Hope Cottage. The impact of the extension was considered to adversely affect public views and the visual amenities of the locality both detrimentally affecting the character of the AONB and failing to sustain the character of the Conservation Area.

The application was appealed (APP/V2635/D/3148824) and dismissed by the inspector. The Planning Inspector considered that the character of the Conservation Area did not demonstrate a wide variety of materials and a tolerance in terms of deviating from traditional design features. The inspector concluded that the scale and modern design of the extension would not be in keeping with the existing cottage or the traditional properties in the village.

The extension would be an incongruous feature in terms of the design of the existing property and the Conservation Area. The harm caused to the Conservation Area and the non-designated heritage asset (the cottage itself) was not outweighed by any public benefit. The inspector dismissed the impact of the proposal upon the AONB as a reason for refusal due to the modest scale of the extension and the screening provided by the existing vegetation. A copy of the appeal decision is attached to this report.

The proposed extension is much smaller in scale than the previously refused application and doesn't look out of balance or significantly out of character with the existing dwelling. The proposal incorporates a traditional pitched roof, set lower than the existing dwelling, and materials are traditional and will match the existing dwelling. The proposed balcony is set back from Busseys Lane and won't be widely visible due to its position and the vegetation surrounding the site. The Conservation Officer has accepted that the proposed extension is "better proportioned in relation to the existing cottage and so will not be overly dominant" and doesn't object to the application. The impact of the proposed extension on the existing dwelling is therefore considered to be acceptable.

Impact on the AONB

In the dismissed appeal (APP/V2635/D/3148824) the Planning Inspector commented that "the proposal would not cause harm to the character and appearance of the open landscape of the AONB. The development would therefore not conflict with Policy CS12 of the Core Strategy and Policy DM15 of the emerging SADM and the Framework in the regard that these policies seek, amongst other things, to protect and enhance the landscape character and the amenity of the wider environment including the heritage and cultural value of the area".

The screening provided by the existing vegetation on the boundaries, which restricts the wider visibility of the site, is unchanged since the appeal was considered. Given the reduced scale of the amended scheme being assessed and the vegetation surrounding the site, it is considered that the proposal would not cause harm to the character and appearance of the open landscape of the AONB.

Nature Conservation

The Parish Council and third parties have raised concerns about the potential impact of the proposed development on the designated conservation sites adjacent to the site and European Protected Species in the vicinity.

In the dismissed appeal (APP/V2635/D/3148824) the Planning Inspector commented that "Third parties have raised concerns about the development disturbing the wildlife in the Redwell Marsh SSSI. The SSSI falls within the North Norfolk Coast Special Protection Area and Special Area of Conservation. It also lies within the North Norfolk Coast Ramsar area. In view of the modest scale of the development, I consider that the proposal would not adversely affect the SSSI and as such would accord with Policy CS12 of the Core Strategy and the advice contained within the Framework."

Due to the presence of European Protected Species in the designated conservation sites adjacent to the proposal site the applicant has submitted a preliminary ecological appraisal which concluded that the pond on site is "not considered to be suitable to support Great Crested Newts, Natterjack Toads or Common Toads", the loss of amenity grassland habitat won't have a significant impact on populations beyond the site boundary and "no trees or buildings on site are considered to have bat roost potential".

Given the reduced scale of the amended scheme being assessed and the lack of European Protected Species habitat, it is considered that the proposal would not adversely affect the SSSI or significantly impact upon European Protected Species.

Highway Safety

Norfolk County Highways have raised no objection to the proposal.

Impact upon Neighbour Amenity

A neighbour has commented that the proposed development will result in overlooking of the timber-chalet style property to the east (Morning Flight) from the proposed balcony. The proposed balcony is unchanged from the scheme assessed at appeal by the Planning Inspector in 2016 ((APP/V2635/D/3148824) and overlooking was not raised as a concern. The proposed balcony is set back 2-3 metres from Busseys Lane and therefore the distance between this neighbouring property and the balcony is over 20 metres. There will be no overlooking of habitable rooms of Morning Flight (northern end of the west elevation) due to the distance and trees blocking the line of sight. There will be some level of overlooking of two windows on the southern end of the west elevation of Morning Flight however because they serve bathrooms and due to the distance between the properties this level of overlooking is not significant.

The window proposed on the south elevation will not result in significant overlooking due to the thick vegetation on the southern boundary of the site and the distance from the neighbour to the south.

Due to the scale of the proposed development and its relative position and distance from neighbouring properties (20+ metres) it won't result in overbearance, loss of light or significant overlooking and therefore the impact of the proposed extension upon neighbourhood amenity is acceptable.

Other Material Considerations

Holme next the Sea Parish Council haven't formally objected but provided a detailed response detailing concerns. These concerns cover the cumulative impact of extensions, the internal layout, access difficulties along Busseys Lane, the amount of windows and glass, the balcony, the impact on European Protected Species, flood risk and parking of construction vehicles. Additionally, the Norfolk Coast Partnership have requested a lighting condition.

The design is acceptable, however, conditions are recommended that require more detail of external materials, external windows and doors, the balcony and external lighting. Flood risk is not a reason to refuse this extension in this case.

CONCLUSION

The principle of the development is acceptable because the proposal is for an extension within the curtilage of an existing dwelling. This application is submitted in response to a previous refusal, which was also dismissed at appeal.

The design of the proposed extension in the conservation area is acceptable by virtue of its width, height and design. The proposal reflects the proportions of the existing dwelling and incorporates matching materials. Additionally, the impact of the proposal on neighbouring

properties is acceptable due to the separation between neighbouring properties and the lack of overlooking of habitable rooms.

The proposal would accord with policies DM1, DM2 and DM15 of the Development Management Policies Plan 2016 and the provisions of the National Planning Policy Framework 2012 and is sustainable development. It is therefore recommended for approval.

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:

DWG SE-422-20-REV D (20th November 2017)
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 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 and external door design 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.
- 4 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 5 Condition: No development over or above foundations shall take place on site until full details of the balcony design have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 6 Condition: Prior to the installation of any external lighting to the site, details shall be submitted to and agreed in writing by the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the

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purposes of security and site safety, and shall prevent upward and outward light radiation. The lighting shall be fully shielded (enclosed in full cut-off flat glass fitments), directed downwards (mounted horizontally to the ground and not tilted upwards), switched on only when needed (no dusk to dawn lamps) and use white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources

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

Appeal Decision

Site visit made on 21 June 2016

by **David Troy BSc (Hons) MA MRTPI**

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

Decision date : 29 June 2016

Appeal Ref: APP/V2635/D/16/3148824

Hope Cottage, Busseys Lane, Holme next the Sea, Norfolk PE36 6NU

- 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 Ocean Breaks against the decision of King's Lynn and West Norfolk Borough Council.
- The application Ref 16/00196/F, dated 2 February 2016, was refused by notice dated 31 March 2016.
- The development proposed is erection of two storey side extension.

Decision

1. The appeal is dismissed.

Preliminary matter

2. The Council's decision notice refers to Policy DM15 in the emerging King's Lynn and West Norfolk Site Allocations and Development Management Policies (SADM) Pre-Submission Document (January 2015). The SADM is at an advanced stage having been through examination and the Council are currently consulting on the main modifications to the plan. I therefore give this policy in the emerging Development Plan significant weight as a material consideration.

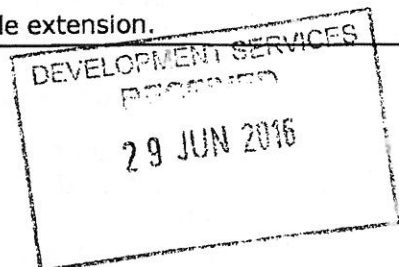
Main Issues

3. The effect of the development on (i) the character and appearance of the existing dwelling and area including the Holme next the Sea Conservation Area (the Conservation Area) and (ii) the Area of Outstanding Natural Beauty (the AONB).

Reasons

Character and appearance including the existing dwelling and Conservation Area

4. The appeal property comprises a two storey building with a single storey linked building to the side. The property is constructed of traditional clunch (chalk) together with timber boarding and windows under a red pantile roof. It is reported to have been restored and converted for holiday use, with that use starting in 2011, and is located close to the back edge of Busseys Lane, a short unmade lane on the northern edge of the Conservation Area and within the AONB.
5. The immediate context includes the rear garden of the adjacent property to the south, mobile caravans/timber chalet on land to the east and open fields to the



north and west, which forms part of the Redwell Marsh Reserve Site of Special Scientific Interest (SSSI). A restricted byway running along Busseys Lane and into the SSSI provides public access by foot.

6. The Draft Conservation Area Character Statement (revised in February 1992), which pre-dates the restoration of the current building, identifies Hope Cottage as an Important Unlisted building. The properties in the village follow mostly the same traditional form, materials and design as the appeal property. Thus, with the exception of some more modern buildings, this provides a strong unifying character and appearance to the Conservation Area.
7. I note the appellant's arguments about the screening provided by the existing hedgerows around the site. Similarly I note his comments about the character of this part of the Conservation Area and absence of any building materials to dominate the built form along Busseys Lane being influenced by the mobile caravans and timber chalet on land to the east, together with the stationing of a mobile home on land immediately to the south. However, notwithstanding this, I consider that the scale and modern design of the proposed extension would not be in keeping with the traditional form of the existing cottage and the properties in the village. Whilst, the existing vegetation along the lane and around the site would provide some screening, due to close proximity of the cottage to the back edge of the lane, the proposed extension would be visible from the road and those passing along it to the byway.
8. As such I consider that the proposed two storey extension, by virtue of its scale and modern design would represent an incongruous feature on the rear of the existing property that would dominate the existing form, such that the vernacular qualities of its scale and design would be lost, despite the clear demarcation between old and new. The proposal would therefore be harmful to the character and appearance of the existing property and the Conservation Area.
9. Nevertheless, given the modest scale of the development, that harm would be less than substantial and in accordance with paragraph 134 of the National Planning Policy Framework (the Framework), that harm should be weighed against any public benefits from the proposal. Similarly, a balanced approach is required to assess the effect on the existing cottage as a non-designated heritage asset, in accordance with paragraph 135 of the Framework.
10. I note the appellant's desire to provide additional accommodation for the existing building through an innovative design and to make the use of the property as a holiday let more viable. However, this benefit would not outweigh the harm that the proposed extension would cause to the character and appearance of the conservation area. Similarly, by virtue of its scale and modern design, the proposed extension would affect directly the existing cottage and harm its significance as a non-designated heritage asset.
11. Consequently, I conclude that the proposed extension would cause harm to the character and appearance of the existing property and the Conservation Area. The development would therefore conflict with Policy CS12 of the King's Lynn and West Norfolk Core Strategy (2011) (the Core Strategy) and Policy DM15 of the emerging SADM. These policies seek, amongst other things, to protect and enhance the historic environment and the amenity of the wider environment including the heritage and cultural value of the area.

12. The proposed extension would also fail to comply with the Framework as outlined above and paragraphs 17, 56 and 64, which contain amongst other matters the requirement for high quality design that responds to the character and appearance of the existing building and the area.

Character and appearance of the AONB

13. On my site visit I viewed the site from the various locations highlighted in the appellant's supporting statement. Other than from the restricted byway running into the SSSI off Busseys Lane immediately to the north, the site was not prominent from any public footpath. There were only distant views from the footpath running into the SSSI off Beach Road to the north-west of the site, but these were largely obscured by existing vegetation.
14. From the restricted byway immediately to the north of the site, the existing cottage and outbuildings could not be viewed directly due to the existing dense hedgerow and vegetation measuring approximately 3m in height along the northern and western boundary of the site.
15. I conclude, that given the modest scale of the proposed extension and the screening provided by the existing vegetation on the boundaries, that the development would not be directly visible and as such would not adversely impact on the public views across the open landscape from the AONB.
16. Consequently, I conclude, the proposal would not cause harm to the character and appearance of the open landscape of the AONB. The development would therefore not conflict with Policy CS12 of the Core Strategy and Policy DM15 of the emerging SADM and the Framework in this regard. These policies seek, amongst other things, to protect and enhance the landscape character and the amenity of the wider environment including the heritage and cultural value of the area.

Other matter

17. Third parties have raised concerns about the development disturbing the wildlife in the Redwell Marsh SSSI. The SSSI falls within the North Norfolk Coast Special Protection Area and Special Area of Conservation. It also lies within the North Norfolk Coast Ramsar area. In view of the modest scale of the development, I consider that the proposal would not adversely affect the SSSI and as such would accord with Policy CS12 of the Core Strategy and the advice contained within the Framework.

Conclusion

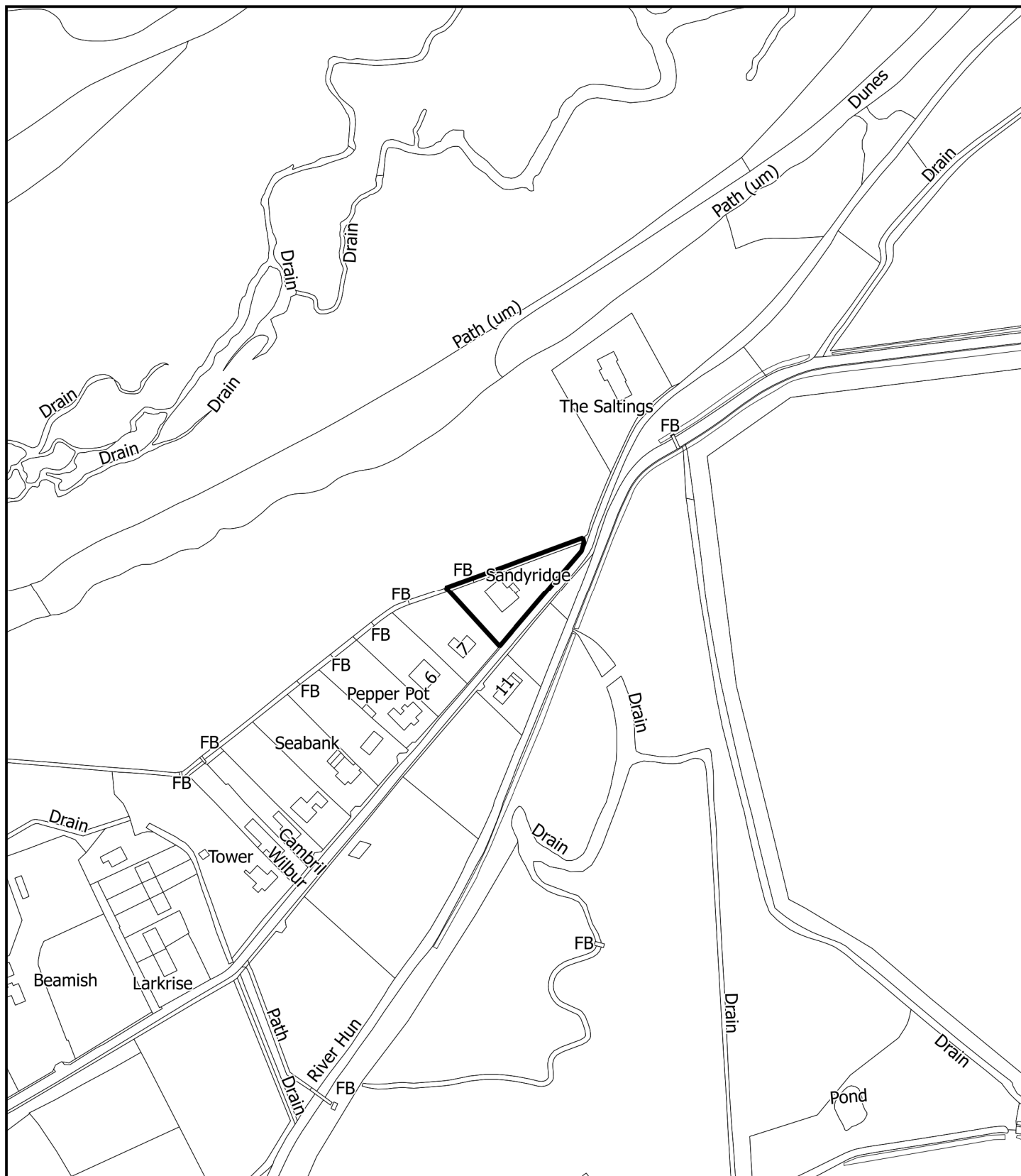
18. Notwithstanding my findings on the AONB, this does not outweigh the harm I have identified to the existing dwelling and the Conservation Area. For the reasons given above, and having regard to all other matters raised, I conclude the appeal should be dismissed

David Troy

INSPECTOR

17/02027/F

Sandy Ridge Broadwater Road Holme-Next-the-Sea



Parish:	Holme next the Sea	
Proposal:	VARIATION OF CONDITION 10 OF PLANNING PERMISSION 16/00323/F: Replacement dwelling	
Location:	Sandy Ridge Broadwater Road Holme next The Sea Norfolk	
Applicant:	Mr David Gray	
Case No:	17/02027/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 26 December 2017 Extension of Time Expiry Date: 12 January 2018

Reason for Referral to Planning Committee

Previous application for amendments refused by Planning Committee and now subject to an appeal.

Neighbourhood Plan: No

Case Summary

The site comprises a triangular plot of land on the north western side of Broadwater Road, Holme-next-the-Sea. Until recently the site contained a detached dwelling of single storey height, a series of domestic outbuildings and associated garden land, but this has now been demolished in connection with the valid 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).

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).

Earlier in the year the applicant submitted an application for the variation of condition 10 of planning permission 16/00323/F to amend the previously approved drawings (ref: 17/00735/F). This was considered by the Planning Committee in July but was refused. This is now the subject of a planning appeal.

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

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

Until recently the site contained a detached dwelling of single storey height, a series of domestic outbuildings and associated garden land. This site has recently been cleared, however, in connection with the development approved under ref: 16/00323/F.

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.

The proposed amended plans differ from the previous (refused) application in the following manner:-

- 1) Retain the full extent of traditional materials as shown in the original approved scheme
- 2) Reduction in the number of windows along the west facade in order to reduce the impact of the changes
- 3) Reduction in the number of rooflights and concentrating them to one area.

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 full list of changes proposed is:-

1. Relocation and re-orientation of the Garage to increase usable garden space

2. The approved galvanized steel plinth beams & legs replaced with brick plinth which has been extended to apply to entire main house
3. Relocation of entrance door to & the addition of back door to increase functionality & privacy
4. General internal alterations that although not a planning matter, explain changes to the fenestration
5. Reduction in size of main building by 20m² to reduce construction costs (0.5m taken from the North and East sides)
6. Increasing & relocating an approved window opening on the south facade and create a small recessed 2 person terrace
7. Replacement of overly reflective sheet glass guarding to the North terrace with delicate lightly fretted steel guarding almost imperceptible from distant views
8. Replacement of external sliding shutters with internal sliding shutters to improve functionality
9. Minor fenestration changes: addition of two small windows to the west elevation and slight adjustment of other windows
10. Change of cladding material from loose coursed cobbles with randomly course knapped flint in order to allow flint corners to be created without the need for exposed galvanised steel frames.
11. Rearrangement of Ground Floor Terrace and Log Store to rationalise design and to match first floor
12. Addition of small discrete flush roof lights with internal blinds to main roof slope to allow light and ventilation into the deep plan

PLANNING HISTORY

17/00735/F – Refused - 06/07/17 - Variation of condition 10 of planning permission 16/00323/F (replacement dwelling): To amend previously approved drawings - Sandy Ridge

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: Comments:-

- i. The resubmission of this application for a variation presents drawings based on the same base as the original application confirming the ridge height as 29 feet and not 40ft as implied by the drawings on which the PC previously commented.
- ii. The Applicant has confirmed in a presentation to the PC that they have no intention to carry out landscaping on the adjoining land either alone or in conjunction with a third party.
- iii. The concessions offered in the Design Statement indicate that in order to address the concerns of the Planning Committee:
 - a. At Point (2) there will be a reduction in the number of windows on the West façade and
 - b. At Point (3) there will be a reduction in the number of roof lights and

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- iv. The concessions offered in the points above appear to conflict with the covering explanation provided in the letter dated 27/10/17 from Cowper Griffiths which indicate the addition of two further windows on the west elevation (Pt 09) and the further addition of roof lights (Pt12)
- v. The Parish Council remains concerned about the impact of this building and particularly the lighting impacts on the Dark Skies of the AONB and the nearby Little Tern colony and requests that should the BCKL&WN be minded to grant consent, the advice of the Norfolk Coast Partnership is followed in order to minimise any impacts in this respect.

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

Norfolk Coast Partnership: NO OBJECTION but requested consideration of external lighting National Planning Policy Framework Clause 125 and Norfolk County Council's Environmental Lighting Zones Policy which both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be:

- 1) fully shielded (enclosed in full cut-off flat glass fitments)
- 2) directed downwards (mounted horizontally to the ground and not tilted upwards)
- 3) switched on only when needed (no dusk to dawn lamps)
- 4) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources

Countryside Access Officer: NO OBJECTION on Public Rights of Way issues as although Holme-next-the-Sea Footpath 3 is in the vicinity, it does not appear to be affected by the proposals.

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

REPRESENTATIONS

No third party comments received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal 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

NATIONAL GUIDANCE

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

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

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

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.

However, the principle of the replacement dwelling has already been agreed and works to construct the dwelling are already underway. This application seeks only to vary the design of the proposed replacement through a series of modest changes.

Impact upon the AONB

AONB's have the highest status of protection in relation to landscape and scenic beauty.

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 approved replacement dwelling is of contemporary design with an angular plan form that 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.

These proposed amendments are a series of modest changes to the approved scheme. These include fenestration changes, change in type of flint to be used (from cobbles to knapped flint), changes to the plinth of the building from metal to brick, a small reduction of the size of the main building and re-siting of the garage.

There are no changes to the scale of the approved dwelling or to the areas of walling to be flint faced.

The previous application submitted in April 2017 sought to amend the plans through a series of changes to the design. However, this application was refused due to the Planning Committee's concerns that the changes were a retrograde step through the revised fenestration, loss of traditional materials and additional rooflights which would adversely impact the darkness of the sky in this area.

The key changes proposed by this current application are:

Fenestration:

The proposed amendments to the windows are a series of window design and size changes in response to changes to the internal layout. There is no proposal to insert large areas of glazing; all of the window dimensions are relatively similar to those originally approved, just generally reconfigured.

With regard to window openings the differences between this current proposal and the previous refused application (ref: 17/00735/F) are:

North elevation – no change
South elevation – no change
East elevation – no change

West elevation – one less window

With regard to window openings the differences between this current proposal and the original approved application (ref: 16/00323/F) are:

North elevation – number of openings remains the same, albeit that a doorway has been changed to a window; the size of the openings is similar

South elevation – one less window; changes to the size and dimension of the other two windows

East elevation – number of windows changed from seven and one door opening to six and two door openings

West elevation – one additional window; changes to the size of the remaining seven windows.

Overall the number of windows and doors stay the same (a total of 20 No. windows and 2 No. doors) but their position and size has altered in some cases.

The previously refused application is currently under appeal. The change to the fenestration was only one area of concern and was specifically cited in the reason for the refusal of the application.

As can be seen above, the changes to the fenestration since the consideration of the previous application are modest and members will need to decide whether the changes are sufficient to overcome their previous concerns.

Materials:

These latest amendments no longer result in the loss of traditional materials as the amount of flint walling would remain the same. The type of flint is shown to change from cobbled flint to knapped flint but the elevations showing flintwork are the same.

This overcomes the previous reason for refusal in this regard.

Rooflights:

The original approved scheme showed a single rooflight.

The previous (refused) amendments showed a total of 7 rooflights.

This current application shows 4 rooflights.

Therefore whilst there would be an increase in the number of rooflights from the originally approved scheme this has subsequently been reduced in number and area of glazing. These rooflights are positioned to provide natural light and ventilation to internal corridors and stairways and therefore avoid the need for the use of electric lights during hours of daylight.

In terms of design the position of the rooflights raises no concerns.

The Norfolk Coast Partnership (NCP) has not objected to these revised plans but refers to paragraph 125 of the NPPF which states that ‘by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’ They do not apply this reference, however, to the design of the rooflights, but to the use of external lighting.

On balance it is not considered that this proposed increase of 3 rooflights would have such a significant impact on local amenity and the dark landscape to warrant refusal of the application.

The other changes to the scheme, including re-siting of the garage, changes to terraces and their appearance, use of delicate metal railings instead of reflective glass, the use of internal shutters instead of external and incorporation of a brick plinth instead of metal are considered acceptable in design terms and were not specifically raised as matters of concern during Member's consideration of the previous application.

Although not formally objecting, the Parish Council notes the claims of the applicant with regard to the reduction in number of windows and rooflights as conflicting with the other submitted information which lists the changes since the original approved scheme. However, as can be seen above, the amendments sought still result in changes to the windows and three additional rooflights, but not as many as previously proposed.

As referred to above, the replacement dwelling has been approved and is currently under construction. The reinstatement of the flint walling to the key elevations is seen as a significant improvement and the reduction in the number and area of glazing through rooflights is also seen as compromise solution.

In this case the scale of the proposed dwelling remains unchanged and the proposed amendments to the fenestration and external materials are considered appropriate; the areas of flint walling will remain the same as the approved scheme. 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 Ipa 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 some additional rooflights to the main roof slope.

Although no longer objecting, the Parish Council refers to the impact of this building and particularly the lighting impacts on the Dark Skies of the AONB and the nearby Little Tern colony. They request that the advice of the Norfolk Coast Partnership (NCP) is followed in order to minimise any impacts in this respect. As referred to above, whilst NCP raise no concern regarding light spillage from the windows of the property, they do make recommendations about the use of outdoor lighting.

The proposed dwelling will result in a similar number of window openings to that previously approved; no significantly larger areas of glazing are proposed as part of this application.

It is recognised that light spillage can have a harmful effect upon wildlife. However, given that the dwellinghouse already has planning permission with a similar amount of glazing, it is not considered the impact of light spillage from this resulting design would have any greater impact than the consent already in place. Accordingly there is no reason to prevent the approval of consent in this regard.

The NCP's request to control the use of outdoor lighting is noted and although a condition was not previously imposed on the earlier consent, it is considered that the introduction of a condition which limits the type of outdoor lighting to be used would go some way to alleviating unnecessary light spillage.

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.

The proposed changes to the fenestration raise no new significant neighbour amenity issues in terms of overlooking. Similarly 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

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 principle of a replacement dwelling has been established. The former bungalow has now been demolished and the site is currently under construction.

The approved replacement dwelling has a modern, contemporary, bespoke design to fit the shape and features of the site. A previous application to amend the plans was refused due to concerns that the proposed amendments were a retrograde step, particularly regarding changes to fenestration, a reduction in the loss of flint walling and the increase in amount of rooflights.

In response to these concerns these latest amendments have now retained the amount of flint walling, reduced the number of additional rooflights and modified the fenestration. The remaining proposed changes, including re-siting of the garage, changes to terraces and their appearance, use of delicate metal railings instead of reflective glass, the use of internal shutters instead of external and incorporation of a brick plinth instead of metal are considered acceptable in design terms.

These proposed amendments 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 have a significantly detrimental impact upon the amenity of the occupants of adjoining properties.

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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 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

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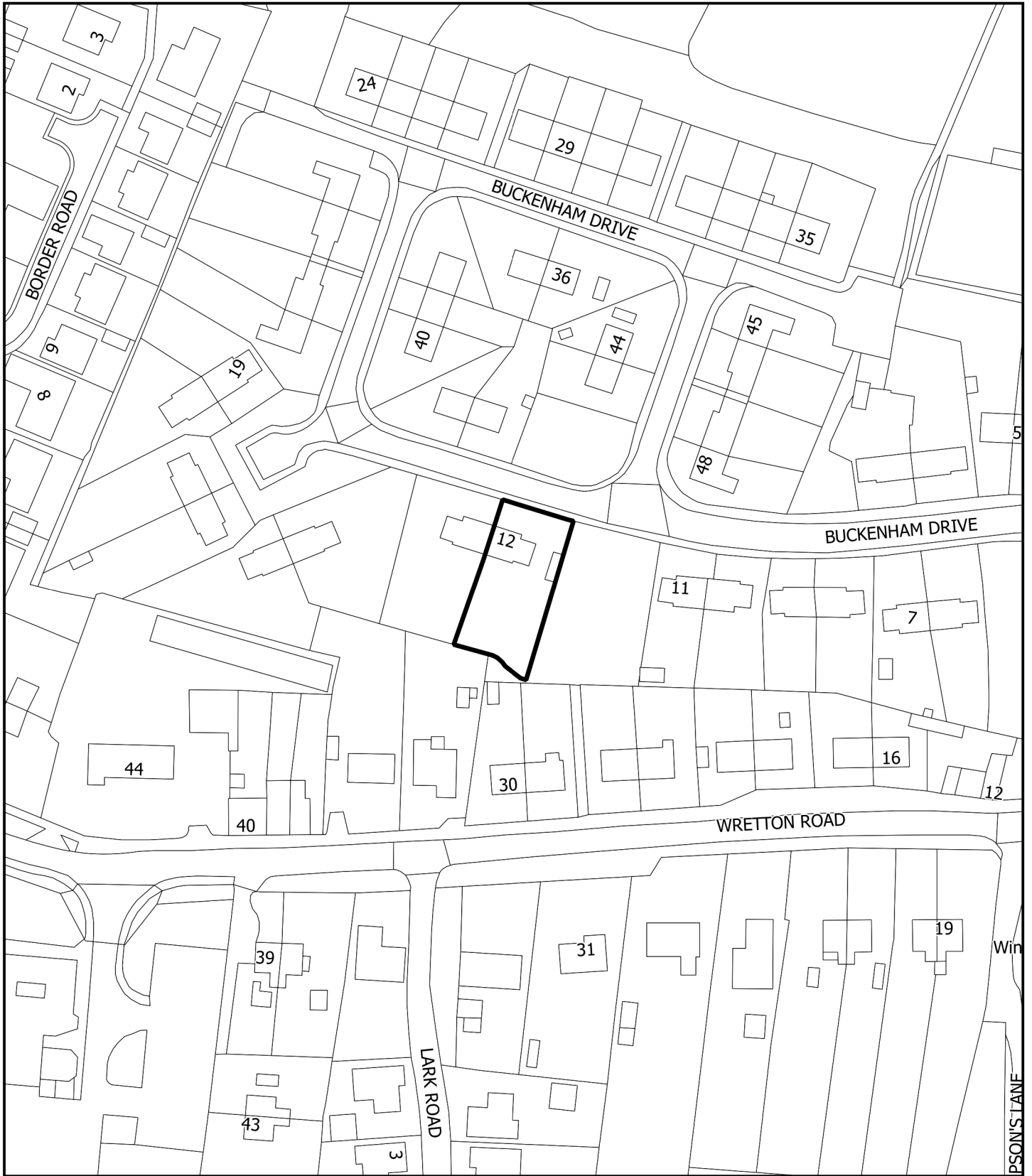
contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

- 6 Condition: The development shall be carried out in accordance with the mitigation measures set out in the Environmental Statement unless provided for in any other conditions attached to this planning permission.
- 6 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters contained with the Environmental Statement.
- 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. 201 PT-01 Proposed Site Plan
 - Drawing No. 301 PT-01 Ground Floor Plan
 - Drawing No. 302 PT-02 First Floor Plan
 - Drawing No. 303 PT-01 Roof Plan
 - Drawing No. 305 PT-01 East Elevation
 - Drawing No. 306 PT-01 North Elevation
 - Drawing No. 307 PT-02 West Elevation
 - Drawing No. 308 PT-01 South Elevation
 - Drawing No. 353 PT-01 Garage Elevations
- 9 Reason: For the avoidance of doubt and in the interests of proper planning.
- 10 Condition: Prior to the installation of any external lighting to the site, details shall be submitted to and agreed in writing by the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation. The lighting shall be fully shielded (enclosed in full cut-off flat glass fittings), directed downwards (mounted horizontally to the ground and not tilted upwards), switched on only when needed (no dusk to dawn lamps) and use white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources

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

17/01951/RM

Land between 11 and 12 Buckenham Drive



Parish:	Stoke Ferry	
Proposal:	Reserved Matters Application: construction of two dwellings	
Location:	Land Between 11 And 12 Buckenham Drive Stoke Ferry King's Lynn Norfolk	
Applicant:	BCKLWN	
Case No:	17/01951/RM (Reserved Matters Application)	
Case Officer:	Mrs N Osler	Date for Determination: 18 December 2017 Extension of Time Expiry Date: 12 January 2018

Reason for Referral to Planning Committee

BCKLWN application with objections

Neighbourhood Plan: No

Case Summary

The application is for the consideration of the Reserved Matters (access, layout, scale, appearance and landscaping) associated with outline permission granted under application 14/01454/O.

The submitted Reserved Matters reflect the indicative plan that was submitted under the outline application and shows a pair of semi-detached properties with shared access and parking to the rear. An existing footpath is relocated around the southern and eastern edges of the site and access for the garage of No.11 (the existing neighbouring property to the east) is retained via the shared access.

Key Issues

- Form and Character
- Neighbour Amenity
- Highway Safety
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is for the consideration of the Reserved Matters (access, layout, scale, appearance and landscaping) associated with outline permission granted under application 14/01454/O.

The submitted Reserved Matters reflect the indicative plan that was submitted under the outline application and shows a pair of semi-detached properties with shared access and parking to the rear. An existing footpath is relocated around the southern and eastern edges of the site and access for the garage of No.11 (the existing neighbouring property to the east) is retained via the shared access.

SUPPORTING CASE

Applicant / agent chose not to submit a supporting statement.

RELEVANT PLANNING HISTORY

14/01454/O – Proposed residential development – Permitted

RESPONSE TO CONSULTATION

Parish Council: Concern that even though the entrance has been revised cars will still cross the footpath which is close to the school where children walk. Concern that where the garage is proposed is currently a walkway and proposed to be a road, children may still use this and it will be a danger.

Highways Authority: NO OBJECTION subject to condition

REPRESENTATIONS

Four letters of **OBJECTION** have been received. The majority of comments relate to the principle of development which has already been established. Issues relating to the current Reserved Matters application can be summarised as:

- Loss of footpath linking Buckingham Drive to Wretton Road and the school,
- Loss of light,
- Right of way to garage (No.11 Buckingham Drive),
- Noise due to relocation of footpath adjacent to boundary with No.11,
- Concern that when car is parked in front of garage or when garage doors are opened it will obstruct footpath (No.11).

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The Principle of Development is already established by extant outline application 14/01454/O. As such the main issues for consideration in the determination of this application are:

Form and Character
Neighbour Amenity
Highway Safety
Other Material Considerations

Form and Character

The scale, mass and design of the proposed development are considered to be appropriate for the site and its wider setting and form an infill between existing pairs of two-storey semi-detached housing.

Neighbour Amenity

The Committee Report that was considered by Planning Committee on 8 December 2014 stated: *Although the application seeks outline planning permission only, with all matters reserved, the indicative site plan shows that a pair of semi-detached houses can be satisfactorily accommodated on the site without having any material detrimental impact on either neighbouring properties (Nos. 11 and 12 Buckingham Drive) in terms of overshadowing, overlooking or overbearing impacts.*

The plans submitted under this reserved matters application are consistent with those considered at outline stage and show, contrary to one third party comment that there would be no material overshadowing, overlooking or overbearing impacts of a degree to warrant refusal.

The occupier of No.11 suggests that the relocation of the footpath adjacent to his western boundary would cause disamenity. However, at the present time the land is open to anyone and there is nothing stopping people congregating along this boundary or cars parking up against it. It is therefore considered that the location of the footpath is appropriate and would not give rise to unacceptable neighbour amenity issues.

Highway Safety

The Local Highway Authority has no objection to the proposed development on the grounds of highway safety. The LHA, in their consideration, must also consider pedestrian safety. The LHA raises no objection to the potential conflict in relation to the access to the garage serving No.11 and the relocated footpath. In this regard, whilst there is likely to be

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occasional conflict your officers do not consider that it would be any greater than the usual conflict of accesses crossing footpaths. The occupier of No.11 suggests that if his car is parked in front of the garage this would cause greater conflict. However, the area in front of the garage is not in the ownership of No.11 and therefore he would have no right to park his car in this location.

In consideration of the relationship between the proposed footpath linking Buckingham Drive and Wretton Road and the proposed shared access, it was considered reasonable to ensure, other than simply by virtue of the proposed different surfaces, that the two areas were clearly demarcated. As such amended plan were sought and the proposal now includes bollards between these two elements.

In relation to this footpath it is considered necessary for this to be in place prior to the commencement of development on the site to ensure pedestrian safety. This can be suitably conditioned if permission is granted.

Other Material Considerations

Crime and Disorder

The application raises no specific issues relating to crime and disorder.

CONCLUSION

Permission is sought for access, layout, scale, appearance and landscaping to support permitted outline application 14/01454/O. In this regard the submitted plans show a scheme that would sit comfortably in the streetscene and would not raise any material highway safety or neighbour amenity issues.

The majority of concerns expressed relate to the principle of development which is not for consideration at this reserved matters stage. The remaining concerns relate to the loss of a footpath linking Buckingham Drive with Wretton Road. As stated above, this footpath is to be retained and improved (properly surfaced). Other concerns relate to the access to the garage of No.11 which again is covered in the main body of the report.

The principle of development, foul and surface water drainage, contamination and boundary treatments were all been fully considered at the outline stage of which this reserved matters application is in full accordance.

No objections have been raised on technical grounds.

It is therefore recommended that the application 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 carried out in accordance with the following approved plans drawing nos: 17-L46-PL020D and 17-L46-PL021A.
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 17-L46-PL020D) in accordance with the highway specification (Dwg. 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.
- 2 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with the NPPF and Development Plan.
- 3 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access, car parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with the NPPF and Development Plan.
- 4 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 4 Reason: In the interests of highway safety in accordance with the NPPF and Development Plan.
- 5 Condition: Prior to the commencement of development the footpath (including the provision of bollards) connecting Buckingham Drive to Wretton Road shall be provided in accordance with the approved plan and shall thereafter be retained in that condition.
- 5 Reason: In the interests of the safety of users of the footpath in accordance with the NPPF and Development Plan.

Planning Committee

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the December Planning Committee Agenda and the January agenda. 134 decisions issued 123 decisions issued under delegated powers with 11 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 30% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of Decisions issued between 16/11/17 - 15/12/17

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	Previous National Target	DCB decision	
								Approved	Refused
Major	0	0	0		-	-%	60%	1	0
Minor	55	50	5	44		80%	65%	4	3
Other	69	65	4	64		93%	80%	1	2
Total	134	115	9						

Planning Committee made 11 of the 134 decisions, 8%

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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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26.09.2017	22.11.2017 Application Permitted	17/01803/F	Mr Tim Holmes Seaward House Wells Road Burnham Overy Staithe King's Lynn Proposed boat store in rear garden	Burnham Overy
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06.11.2017	20.11.2017 Application Permitted	11/01857/NMA_3	Mr H Nichols Fishers East Harbour Way Burnham Overy Staithe Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 11/01857F: To amalgamate 11/01857/NMA1 and 11/01857/NMA2 - Extension to create new entrance lobby with balcony over	Burnham Overy
23.10.2017	12.12.2017 Application Permitted	17/02001/F	Mr Richard Holland 11 The Cricket Pasture Burnham Deepdale Norfolk PE31 8DQ Replacement of Garden/Sun Room Extension (retrospective)	Brancaster
06.11.2017	13.12.2017 Tree Application - No objection	17/00217/TREECA	Burnham Thorpe Committee Playing Field Walsingham Road Burnham Thorpe Norfolk Trees in a conservation area: Row of Cypress to be removed to ground level	Burnham Thorpe
05.04.2016	30.11.2017 Application Permitted	16/00672/F	Fleur Hill BM LLP Land At Foundry Place Burnham Market Norfolk Variation of condition 13 of planning permission 13/01810/FM	Burnham Market

28.09.2017	30.11.2017 Application Permitted	17/01821/LB	Mr & Mrs D Chapman Redwins 5 Market Place Burnham Market Norfolk Listed Building Application: Change existing door into window as part of a wider scheme	Burnham Market
28.09.2017	21.11.2017 Application Permitted	17/01831/F	Mr & Mrs Smith Pump Cottage 50 North Street Burnham Market Norfolk Infill rear yard with Conservatory	Burnham Market
04.10.2017	29.11.2017 Application Permitted	17/01865/F	Gunn Hill Clothing VACANT 56 Market Place Burnham Market Norfolk Change of use from Sui Generis (former Post Office sorting office) to A2 (ancillary Estate Agent's office) and installation of oriel bay window	Burnham Market
06.11.2017	13.12.2017 Tree Application - No objection	17/00220/TREECA	Mr Christopher Penn Church Close House Church Walk Burnham Market Norfolk T1 Pine - 30% crown reduction, T2 Pine - Remove large limb that overhangs no.1 Church Walk, T3, T4 & T5 Pine - Remove various overhanging branches back to trunk on no.1 Church Walk side within a conservation area	Burnham Market

16.10.2017	07.12.2017 Application Permitted	17/01929/F	Arts Architecture International Ltd The Coach House Massingham Road Castle Acre King's Lynn Erection of a detached single storey timber studio workshop for use by the property owner	Castle Acre
26.10.2017	12.12.2017 Application Permitted	17/02018/F	Mr Rupert Guinness 3 Stocks Green Castle Acre King's Lynn Norfolk Construction of an aluminium orangery to side of dwelling	Castle Acre
02.11.2017	13.12.2017 TPO Work Approved	17/00103/TPO	Mr & Mrs Hampshire Meadow House Back Lane Castle Acre King's Lynn 2/TPO/00508: T1 & T2 Silver Birch - Fell to ground. T3 & T4 Silver Birch - Reduce by 3-4 metres in height	Castle Acre
30.08.2017	30.11.2017 Application Permitted	17/01644/F	Mr Phil Congreve 16 Rookery Road Clenchwarton King's Lynn Norfolk Proposed residential development (single detached dwelling)	Clenchwarton
06.10.2017	30.11.2017 Application Permitted	17/01879/F	Clenchwarton Parish Council Pavillion Hall Road Clenchwarton Norfolk Proposed new community pavilion and associated parking following demolition of the existing clubhouse	Clenchwarton

17.10.2017	14.12.2017 Application Permitted	17/01937/F	Mrs Karen Stephenson Ivy Cottage Main Road Crimplesham King's Lynn Proposed Conversion & Extension of the Outbuildings associated with Ivy Cottage	Crimplesham
01.08.2017	07.12.2017 Application Permitted	17/01485/LB	Environment Agency Denver Sluice Channel Lock Sluice Road Denver Norfolk LISTED BUILDING APPLICATION: To remove the counterweight in the Big Eye structure	Denver
03.07.2017	30.11.2017 Application Permitted	17/01269/F	Mr Joseph & Angela Callaghan 12 Valley Rise Dersingham Norfolk PE31 6PS Demolition of the existing attached single garage of the residence and construction of an attached extension to the house which will be used as a residential annex for close family accommodation, bed and breakfast and temporary holiday-let (retrospective)	Dersingham
14.09.2017	07.12.2017 Application Permitted	17/01742/F	Mrs Susan Mansfield 14 Reynolds Way Dersingham King's Lynn Norfolk Relocation of existing garden wall	Dersingham

19.09.2017	24.11.2017 Application Permitted	17/01760/F	Dersingham Parish Council Church Hall 83 Manor Road Dersingham Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 15/01685/F: Renovation and extensions, including external works to car park and landscaping, to existing church hall to provide new village hall	Dersingham
29.09.2017	24.11.2017 Application Permitted	17/01841/F	Mr Richard Cude 57 Hunstanton Road Dersingham Norfolk PE31 6ND Variation of condition 2 of planning permission 17/00768/F - (Conversion of garage to living accommodation): To amend previously approved drawings	Dersingham
25.10.2017	04.12.2017 Application Permitted	17/02021/F	Mr & Mrs P Dimitrijevic 4 Saxon Way Dersingham King's Lynn Norfolk Single storey extension to front of the house	Dersingham
16.10.2017	24.11.2017 Application Permitted	17/01933/F	Mr S Lloyd-Beavis 5 Fakenham Road Docking Norfolk PE31 8NW Demolition of rear WC and construction of new kitchen, utility and porch with replacement roof, dormers and existing windows and 0.doors	Docking

13.09.2017	07.12.2017 Application Permitted	17/01735/F	Martin Reynolds Construction Clear View 65 Ryston End Downham Market Norfolk Demolition of pair of non standard construction houses and replacement with detached modern built dwelling	Downham Market
10.10.2017	17.11.2017 Tree Application - No objection	17/00196/TREECA	Mr Stephen Pivett 28 Railway Road Downham Market Norfolk PE38 9EB To fell 1 mature Silver Birch tree which is too large for the 6.8 meter wide garden and branches often spread over boundary.	Downham Market
12.10.2017	17.11.2017 Tree Application - No objection	17/00198/TREECA	Mr Sam Payne 68A Bexwell Road Downham Market Norfolk PE38 9LH T1 Scots Pine - Remove boughs overhanging neighbouring property within a conservation area	Downham Market
13.10.2017	11.12.2017 Application Permitted	17/01921/LB	Upstream Ltd 47 - 49 Bridge Street Downham Market Norfolk PE38 9DW Listed building application for development at rear of existing shop premises to create 6No Dwelling houses - Application for approval of revised scheme including amendments to parking configuration and bike/bins storage	Downham Market

13.10.2017	17.11.2017 Application Permitted	17/01925/F	Mr James Bilton Bilton 1 High Street Downham Market Norfolk Variation of condition 4 of planning permission 17/00783/CU to change the hours of opening	Downham Market
18.10.2017	27.11.2017 Application Permitted	17/01950/F	Mr Hugh O'Leary Egerton 53 Ryston End Downham Market Norfolk Erection of rear single storey extension	Downham Market
20.10.2017	13.12.2017 Application Permitted	17/01964/LB	Mr Uygur Karakus Rumbles Fish Bar 55 Bridge Street Downham Market Norfolk LISTED BUILDING APPLICATION: Externally illuminated fascia sign (individual letters and logo) and externally illuminated hanging sign	Downham Market
02.11.2017	04.12.2017 Application Permitted	17/02048/A	Card Factory 9 Wales Court Downham Market Norfolk PE38 9JZ Advertisement application for 1 x internally illuminated fascia sign	Downham Market

23.11.2017	14.12.2017 Application Permitted	14/01461/NMAM_2	GCB Developments Ltd Land North of Stowfields Downham Market Norfolk NON-MATERIAL AMENDMENT OF PLANNING PERMISSION 14/01461/FM: Construction of 14 dwellings and a sewage pumping station	Downham Market
03.02.2017	14.12.2017 Application Permitted	17/00177/F	Mr John Cousins Adjacent To the Forge Hungate Road Emneth Norfolk 2 dwellings and associated access and parking site	Emneth
05.10.2017	13.12.2017 Application Permitted	17/01875/RM	Mr John Cousins Land Between 68 And Entrance To Gaultree Farm & 72 Gaultree Square Emneth Norfolk Reserved Matters Application: Proposed two new dwellings	Emneth
18.10.2017	07.12.2017 Application Permitted	17/01944/F	RSPCA Property & Estates Department RSPCA Norfolk Wildlife Hospital Gayton Road East Winch Norfolk The purpose of this proposal is to replace the existing timber bird aviaries with a steel framed structure clad with insulated panels and blockwork partitions to create the enclosures. The proposal is to construct two robust aviary structures	East Winch

10.10.2017	01.12.2017 Application Permitted	17/01897/F	Mr & Mrs R Mayes 17 St Johns Way Feltwell Thetford Norfolk Extensions to bungalow	Feltwell
03.10.2017	27.11.2017 Application Permitted	17/01854/F	Mr A White Ryston Station House Ely Road Fordham Downham Market Proposed rear extension to existing dwelling, involving demolition of single storey rear element	Fordham
31.10.2017	13.12.2017 Application Permitted	17/02035/F	Client of Holt Architectural Sunrise 52 Weasenham Road Great Massingham King's Lynn Proposed extensions, alterations, refurbishment & new garage block	Great Massingham
01.08.2017	15.11.2017 Application Withdrawn	17/01484/F	Mr Rix Land At A149 Heacham Norfolk Change of use from agricultural to personal use as paddock, siting of shipping containers and portacabin (retrospective)	Heacham
12.09.2017	06.12.2017 Application Permitted	17/01720/RM	Advanced Building Projects Ltd Land E of Hunstanton Road And S of Robin Hill Hunstanton Road Heacham Norfolk Approval of all matters reserved (erection of 9 dwellings and associated works)	Heacham

21.09.2017	21.11.2017 Application Permitted	17/01777/F	Mr J Argent Adjacent High View Hunstanton Road Heacham King's Lynn Proposed new bungalow	Heacham
22.09.2017	05.12.2017 Application Permitted	17/01784/O	Mr M Beeken 9 Station Road Heacham King's Lynn Norfolk Outline Application: Proposed residential development of 8no. new dwellings following removal of existing garage/workshop	Heacham
29.09.2017	16.11.2017 Application Permitted	17/01840/F	Mr Steven Kendrick 37 Folgate Road Heacham King's Lynn Norfolk Side, front and rear dormer extension	Heacham
27.10.2017	13.12.2017 Application Permitted	17/02019/F	S Young Birchwood 7B Ringstead Road Heacham Norfolk Proposed Cart Shed	Heacham
08.11.2017	13.12.2017 Application Permitted	17/02080/F	Mr S Bolt Station Road Garage 33 Station Road Heacham Norfolk Extension to existing garage to form a new lift bay	Heacham

30.08.2017	01.12.2017 Application Permitted	17/01646/RM	Mr Coleridge Land And Buildings S of Narrow Brook Church Road Ten Mile Bank Norfolk Reserved Matters Application: Construction of three detached two storey houses	Hilgay
13.07.2017	22.11.2017 Application Permitted	17/01355/F	Rev'd Robert Nichols The Old Rectory Station Road Hillington Norfolk Change entrance to property and construct a double garage and entrance gate with brick piers.	Hillington
10.10.2017	29.11.2017 Application Permitted	17/01902/F	Mr & Mrs T Norris Cindra 31 South Street Hockwold cum Wilton Norfolk Extensions to bungalow and construction of detached garage	Hockwold cum Wilton
27.09.2017	28.11.2017 Application Permitted	17/01817/F	Cholmondeley Estates Village Farm The Street Houghton Norfolk Extension to existing livestock building and new dirty water/slurry lagoon	Houghton

21.09.2017	16.11.2017 Application Permitted	17/01782/LB	West Norfolk Academies Trust Smithdon High School Downs Road Hunstanton Norfolk Listed Building Application: Proposed external security fencing and internal glazed partitions and doors	Hunstanton
03.10.2017	21.11.2017 Application Permitted	17/01852/F	Mrs Dan Sanders 8 Queens Drive Hunstanton Norfolk PE36 6EZ Proposed part brick skin / part timber cladding to existing external walls	Hunstanton
09.10.2017	28.11.2017 Application Permitted	17/01885/F	Miss Louise Hutchison Lalapanzi 66 Cliff Parade Hunstanton Norfolk Proposed First Floor Terrace to Front Elevation.	Hunstanton
13.10.2017	04.12.2017 Application Permitted	17/01923/A	Card Factory 17 High Street Hunstanton Norfolk PE36 5AB Advertisement application for 1 x illuminated fascia sign	Hunstanton
18.10.2017	24.11.2017 Application Permitted	17/01945/F	Mr P Beale White Lodge 22 Kings Lynn Road Hunstanton Norfolk Single storey side extension to dwelling	Hunstanton

25.10.2017	13.12.2017 Application Permitted	17/02009/F	Mr David Mee 85 South Beach Road Hunstanton Norfolk PE36 5BA Erection of gate and supporting brick piers to driveway access	Hunstanton
27.10.2017	12.12.2017 Application Permitted	17/02020/F	Mrs Kelly Beattie 32 Clarence Road Hunstanton Norfolk PE36 6HQ Single storey rear extension	Hunstanton
31.10.2017	13.12.2017 Application Permitted	17/02036/F	Mr & Mrs Evans 62 Princess Drive Hunstanton Norfolk PE36 5JG Proposed rear single storey extension to form larger bedroom and kitchen.	Hunstanton
25.10.2017	05.12.2017 Application Permitted	17/02005/F	Mr Mark Gordon 11 Ingoldale Ingoldisthorpe King's Lynn Norfolk Rear extension to form dining room and orangery, internal alterations and new roof to facilitate loft conversion	Ingoldisthorpe

06.06.2017	24.11.2017 Application Permitted	17/01100/A	Mrs Clare Biggs 68 High Street King's Lynn Norfolk PE30 1AY Retention and completion - Advert Application: 3 x first floor windows boarded with signage and 1 x fascia sign (non-illuminated) and 1 x illuminated hanging sign	King's Lynn
10.07.2017	23.11.2017 Application Permitted	17/01320/CU	Age UK Norfolk 9 & 11 Paxman Road Hardwick Industrial Estate King's Lynn Norfolk .Change of use from sui generis to traditional charity shop and for the sale of furniture and household items	King's Lynn
15.09.2017	01.12.2017 Application Permitted	17/01747/F	Vida Healthcare Gayton Road Health Centre Gayton Road Gaywood King's Lynn Single storey extensions to rear of property and to existing courtyard to provide four additional consulting rooms and waiting area	King's Lynn
25.09.2017	13.12.2017 Application Permitted	17/01798/A	Bank of Ireland W H Smith And Post Office 7 Norfolk Street King's Lynn Norfolk ADVERT APPLICATION: 1 x non illuminated advertising logo (Post Office) for ATM machine	King's Lynn

29.09.2017	24.11.2017 Application Permitted	17/01838/F	Mr & Mrs S DOUGLAS 13 Baldwin Road King's Lynn Norfolk PE30 4AL Retrospective application for covered area to outbuilding	King's Lynn
06.10.2017	01.12.2017 Application Permitted	17/01877/F	Roman Renovations 15 North Everard Street King's Lynn Norfolk PE30 5HQ To change the front door from a UPVC double glazed to a timber Victorian 6 panel. To change the UPVC double glazed ground floor window to a double glazed timber sliding sash. To change the first floor UPVC double glazed window to a double glazed timber top swing opening sliding sash look.	King's Lynn
09.10.2017	06.12.2017 Application Refused	17/01889/F	Mr & Mrs T Cockle 6 Bevis Way King's Lynn Norfolk PE30 3AG Extension	King's Lynn
12.10.2017	12.12.2017 Application Permitted	17/01907/F	VikInk Tattoo Art Tattoo Studio And Tailoring And Altera U.S.A. FRIED CHICKEN & PIZZA 121 London Road King's Lynn Norfolk Change of use from food shop to tattoo studio and sewing room. 1 area for sewing room and 1 area for tattoo shop and store room	King's Lynn

12.10.2017	07.12.2017 Application Permitted	17/01912/LDP	Eurochange Ltd Vacant 14 New Conduit Street King's Lynn Norfolk Lawful Development Certificate for Proposed Use/Change of Use to Class A2-Financial & Professional Services from A1 Retail	King's Lynn
16.10.2017	29.11.2017 Application Permitted	17/01935/F	WM Morrison Wm Morrisons Supermarkets Plc Coburg Street King's Lynn Norfolk Home Shopping Canopy with associated Delivery Vehicle Parking Zone	King's Lynn
23.10.2017	27.11.2017 Application Permitted	16/02082/NMA_1	Mr S Woods 9 Riverside King's Lynn Norfolk PE30 3AA NON-MATERIAL AMENDMENT TO PLANNING CONSENT 16/00643/F: Detached dwelling, double garage and associated landscape works following demolition of the existing property	King's Lynn
31.10.2017	12.12.2017 Application Permitted	17/02031/F	Mr & Mrs C Dorman 26 Jermyn Road King's Lynn Norfolk PE30 4AE Proposed Single Storey Extension	King's Lynn

08.11.2017	13.12.2017 Application Permitted	17/02087/F	Mr & Mrs I Macduff 78 Gayton Road King's Lynn Norfolk PE30 4EH Extension to dwelling	King's Lynn
10.11.2017	15.12.2017 Application Permitted	17/02110/F	DIO ACCN SD MOD Burnthouse Crescent And Windmill Road Upper Marham Norfolk External wall insulation	Marham
13.09.2017	27.11.2017 Application Permitted	17/01728/RM	Mr S Harris 171 Smeeth Road Marshland St James Wisbech Norfolk Reserved Matters Application: Proposed 3 no. 4-bed new dwellings	Marshland St James
10.10.2017	05.12.2017 Application Permitted	17/01898/F	Mr C Gosling Land Adjacent Marshfield Trinity Road Marshland St James Norfolk Proposed New Dwelling and Associated Works	Marshland St James
11.10.2017	04.12.2017 Application Permitted	17/01905/F	Mr & Mrs Reeder The Granary Middle Drove Marshland St James Norfolk Proposed conversion of existing outbuilding (within domestic curtilage) to create residential extension to existing dwelling with annex. Including proposed covered link to existing dwelling.	Marshland St James

17.10.2017	15.12.2017 Application Permitted	17/01939/F	Windyridge 308 Smeeth Road Marshland St James Wisbech Addition of access to create in/out driveway	Marshland St James
08.09.2017	28.11.2017 Application Permitted	17/01699/F	Hall Contracts Ltd Petch House 27 Hythe Road Methwold Thetford Construction of four dwellings and garages, renovation of existing dwelling (Petch House) and provision of garage, repositioning access and demolition of existing boundary wall.	Methwold
12.10.2017	07.12.2017 Application Permitted	17/01913/F	Mr S Weatherley Eastwood View Brandon Road Methwold Thetford Front single storey extension	Methwold
24.10.2017	30.11.2017 Application Permitted	17/01998/F	Mr & Mrs A Wortley 12- 14 Thornham Road Methwold Thetford Norfolk Variation of condition 4 of planning permission 04/01853/F - Construction of one dwelling: To vary previously approved drawings	Methwold

09.10.2017	15.12.2017 Application Refused	17/01892/F	Mr Gerald Golding Priory Farm Barn Priory Farm Wormegay Road Blackborough End To site a log cabin mobile home to provide accommodation	Middleton
06.12.2017	13.12.2017 Consent Not Required	17/02307/AG	J M TM Perry Westhall Lodge Lynn Road Middleton King's Lynn Agricultural Prior Notification: Steel agricultural workshop	Middleton
10.10.2017	24.11.2017 Application Permitted	17/01901/F	Mrs G Tadesse 16 Cranmer Avenue North Wootton King's Lynn Norfolk Proposed extension and alterations to provide additional accommodation.	North Wootton
17.10.2017	30.11.2017 Application Permitted	17/01942/F	Mr and Miss P. & S. Hodgeson & Page 17 Hayfields Road North Wootton King's Lynn Norfolk Demolition of existing conservatory and construction of single storey rear and side flat roof extensions including conversion of existing garage and front porch extension.	North Wootton

01.08.2017	21.11.2017 Application Permitted	17/01497/F	Mr C Bailey 5 Kelsey Close Old Hunstanton Hunstanton Norfolk First floor extension and replacement porch	Old Hunstanton
01.11.2017	04.12.2017 Application Permitted	17/02045/F	Mr Hubbard Brenda 114 Church Drove Outwell Wisbech New access over existing roadside ditch/watercourse with culvert.	Outwell
20.09.2017	17.11.2017 Application Permitted	17/01769/F	Mr Boon New Dwelling To East of Villa Park Narborough Road Pentney King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 14/01313/F: Erection of a 4 bed bungalow	Pentney
29.09.2017	16.11.2017 Application Permitted	17/01835/F	Mr John Crofts Morley 10 High Street Ringstead Hunstanton Demolition of lean to rear porch & erection two storey rear extension	Ringstead
20.10.2017	07.12.2017 Application Permitted	17/01974/F	Mr Arjan Buschman Roydon Lodge 45 Low Road Roydon King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/00683/F: Demolition of porch and two storey side extension	Roydon

25.09.2017	17.11.2017 Application Permitted	17/01795/F	Mrs J Carvell Windermere 41 Common Road Runcton Holme King's Lynn Proposed car port, new brickweave surfacing and widening of access across highway verge	Runcton Holme
28.06.2017	16.11.2017 Application Permitted	17/01238/RM	Staithe Developments Land Adjoining The Chimneys Docking Road Sedgeford Hunstanton Reserved Matters Application: Erection of three dwelling houses	Sedgeford
23.10.2017	15.12.2017 Tree Application - No objection	17/00205/TREECA	Mr Nicholas Skerritt Rosella House Docking Road Sedgeford Hunstanton T1, T2 & T3 Sycamore trees - reduce in height by 50% for safety reasons within a conservation area	Sedgeford
03.10.2017	21.11.2017 Application Permitted	17/01855/F	Ms Estelle Hawkins Craven House 5 Lynn Road Snettisham King's Lynn Side extension and rear raised terrace	Snettisham

19.09.2017	06.12.2017 Application Permitted	17/01763/RM	Mr J Barr 8 Church Lane Southery Downham Market Norfolk Reserved Matters Application for construction of three dwellings following demolition of one existing building and agricultural shed	Southery
04.10.2017	07.12.2017 Application Permitted	17/01862/F	Mr N Staples Pleasant Holme 3 The Green South Wootton King's Lynn Proposed extensions and alterations including extension to outbuilding	South Wootton
06.10.2017	24.11.2017 Application Permitted	17/01882/F	Mr Goodge Bryanville 6 Ryalla Drift South Wootton King's Lynn Minor alterations to existing building and rear extension	South Wootton
09.10.2017	24.11.2017 Application Permitted	17/01890/F	Mr & Mrs T Laybourn 1 Bryony Court South Wootton King's Lynn Norfolk Extension	South Wootton
13.10.2017	07.12.2017 Application Permitted	17/01924/O	Mr & Mrs Chen Orchard Rise 30 Low Road South Wootton Norfolk OUTLINE APPLICATION SOME MATTERS RESERVED: Detached dwelling and integral garage with highway and landscape works incidental to the development	South Wootton

20.10.2017	12.12.2017 Application Refused	17/01973/F	Mr C King Plot At 1A Birkbeck Close South Wootton Norfolk New dwelling	South Wootton
26.10.2017	13.12.2017 TPO Work Approved	17/00100/TPO	Mr Martin Cork Two Willows Hall Lane South Wootton King's Lynn 2/TPO/00088 - T1 Willow - Fell	South Wootton
28.09.2017	30.11.2017 Application Permitted	17/01826/RM	Mr & Mrs D Williams Plot Adj Home Farm Cottage Cuckoo Road Stow Bridge Norfolk Reserved Matters Application: Construction of one dwelling	Stow Bardolph
05.10.2017	06.12.2017 Application Permitted	17/01872/F	Stow estate Trust Willow Farm Stow Bridge Road Stow Bardolph Norfolk Variation of conditions 4, 5 and 7 of planning permission 09/00147/F to allow the barns to be occupied before completion of works	Stow Bardolph
17.10.2017	08.12.2017 Application Permitted	17/01940/RM	Mr Peter Morton Land At 16 The Drove Barroway Drove Norfolk PE38 0AJ Reserved Matters Application: construction of a dwelling and detached double garage	Stow Bardolph

19.10.2017	06.12.2017 Application Permitted	17/01977/O	Mr J Brazier Land South West of 122 The Drove Barroway Drove Norfolk PE38 0AL Outline Application: construction of a dwelling	Stow Bardolph
06.10.2017	12.12.2017 Application Permitted	17/01880/RM	Mr & Mrs Webb Plot 2, Land Adjacent Hazel Dene Greatmans Way Stoke Ferry Reserved Matters Application for proposed dwelling	Stoke Ferry
20.10.2017	05.12.2017 Application Permitted	17/01967/F	Dr R Irwin Building Plot South-East of Hawthorn Lodge Bridge Road Stoke Ferry King's Lynn Variation of condition 2 of planning permission 15/01606/F to amend drawings	Stoke Ferry

17.05.2017	06.12.2017 Application Permitted	17/00960/F	Jason Partridge, Kevin Partridge & Emma Openshaw Land Adjacent 41 Hay Green Road North Terrington St Clement King's Lynn Proposed use of redundant agricultural land to site a static caravan, a mobile cabin and two shipping containers. All to provide accommodation and secure storage for the duration of a self build project (pair of dwellings) on an adjacent area of the same field under the same ownership (planning Reference 15/01865/O). Plus retention of roadside boundary fence and gates	Terrington St Clement
17.07.2017	24.11.2017 Application Permitted	17/01375/RM	M & A Development Ltd Land North Chestnut House Market Lane Terrington St Clement Reserved Matters Application: Approval of proposals for plots 2, 3 & 4	Terrington St Clement
23.10.2017	08.12.2017 Application Permitted	17/01999/F	Mr □ Mrs Ashley Else 13 Sibleys Terrace School Road Terrington St John Wisbech Two Storey Extension to side of dwelling	Terrington St John

31.10.2017	13.12.2017 Application Permitted	17/02028/F	Mrs P Bett 1 And 2 Hall Lane Thornham Hunstanton Norfolk Two storey side extensions to both 1 & 2 Hall Lane. Single storey rear extension. Reconfiguration of roof to existing boot room.	Thornham
18.09.2017	17.11.2017 Application Permitted	17/01755/F	Mr B Aston Cherrytree Cottage Station Road Clenchwarton King's Lynn Removal of existing timber structure and construction of a two storey extension to form new kitchen and upper floor bedroom and en-suite.	Tilney All Saints
03.11.2017	04.12.2017 Application Permitted	17/02059/F	Mr J Brown Fairfield Farm Pullover Road Tilney All Saints King's Lynn Single storey kitchen extension to Eastern elevation of dwelling	Tilney All Saints
13.09.2017	13.12.2017 Application Permitted	17/01727/F	Mr & Mrs C Dear The Limes Lynn Road Tilney All Saints King's Lynn Proposed extension to dwelling and annex	Tilney St Lawrence
23.10.2017	11.12.2017 Application Permitted	17/01980/F	Mr & Mrs D Haynes 127 High Road Tilney cum Islington Norfolk PE34 3BH Extension to side	Tilney St Lawrence

06.11.2017	13.12.2017 Application Permitted	17/02071/F	Mr & Miss Smith Walnut House Mudds Drove Three Holes Norfolk Retention of manege	Upwell
29.03.2017	05.12.2017 Application Permitted	17/00615/F	Mr Peter Bunning Barn West of Faulkner House West Drove North Walton Highway Norfolk Conversion of barn to residential dwelling and detached car port	Walpole Highway
14.09.2017	07.12.2017 Prior Approval - Approved	17/01741/PACU3	Ms L Cooper Land At Sunsett Farm Lynn Road Walpole Highway Wisbech Change of use of agricultural building to a dwelling (C3)	Walpole Highway
30.08.2017	17.11.2017 Application Permitted	17/01648/F	Mr Ian Dent Berkeley House Walnut Road Walpole St Peter Norfolk Extension to house to form enclosed swimming pool.	Walpole
19.09.2017	05.12.2017 Application Permitted	17/01767/F	Mr C Hennelly Marsh Farm Gooses Lane Walpole St Andrew Wisbech Proposed annexe	Walpole
16.10.2017	11.12.2017 Application Permitted	17/01931/F	Ms M Allflat North West of 1 Thieves Bridge Road Watlington Norfolk Removal of condition 3 of planning permission 16/01502/F	Watlington

15.09.2017	11.12.2017 Application Permitted	17/01744/F	SAMUEL'S FARM SHOP AND BUTCHER'S Samuels Family Farm Shop And Butchers Market Lane Walpole St Andrew Norfolk Proposed extensions and conversion of existing barn into a fitness studio/health and beauty spa with associated parking, outside fitness area, landscaping area and retention of pond	Walpole Cross Keys
12.10.2017	14.12.2017 Application Permitted	17/01910/F	Mr M Crass 30 Sutton Road Walpole Cross Keys Norfolk Variation of condition C2 to planning permission 15/00179/F to vary previously approved drawings (amendment to plot 1)	Walpole Cross Keys
12.10.2017	07.12.2017 Application Permitted	17/01909/F	Miss Katy Flett 5 Ryston Road West Dereham King's Lynn Norfolk Proposed small 6 pen cattery block made of timber on a section of garden currently not in use and change of use from private to business use. An existing Wooden Workshop will be converted in to office and wash/prep room measuring 4.87 x 3.35 metres. With the new cattery block measuring 6.40 x 3.35 metres	West Dereham

16.11.2017	15.12.2017 Application Permitted	17/02148/F	Mr & Mrs Hubbard Teal Cottage Suspension Bridge Welney Norfolk Re-building of attached garaging, erection of single storey extension to rear of dwelling, external alterations and erection of detached card shed garage	Welney
22.06.2017	23.11.2017 Application Permitted	17/01200/F	Mr & Mrs J Cook Cashelbawn Mill Road West Walton Wisbech Retention and use of outbuilding as temporary residential annex during extension and refurbishment of existing house. To be converted back to garage and office on completion of works to existing house	West Walton
20.10.2017	14.12.2017 Application Permitted	17/01962/O	Mr Clarke Land West of 154 School Road West Walton Wisbech OUTLINE ALL MATTERS RESERVED: Erection of one, two- storey house in an existing area of garden with new access	West Walton
06.09.2017	30.11.2017 Application Refused	17/01693/F	Mr Wright Endlich 2 Lynn Road Wiggshall St Germans King's Lynn Change of use of annexe to the rear of the property to holiday let	Wiggshall St Germans

17.10.2017	11.12.2017 Application Permitted	17/01943/F	Mr Peter Earl Manor Farm 165 Fitton Road Wiggenhall St Germans King's Lynn Demolition and re-building of sections of existing house which are in poor condition including additional areas	Wiggenhall St Germans
18.10.2017	04.12.2017 Application Permitted	17/01949/F	Mr & Mrs Wolstenholme 12 Lewis Drive Wiggenhall St Germans King's Lynn Norfolk Proposed single storey extension and internal alterations	Wiggenhall St Germans
25.09.2017	12.12.2017 Application Permitted	17/01792/F	Mr & Mrs N Fleckney 50 Mill Road Wiggenhall St Mary Magdalen King's Lynn Norfolk Extension to dwelling	Wiggenhall St Mary Magdalen
31.10.2017	15.12.2017 Application Permitted	17/02030/F	Mr & Mrs R Edwards 190 Fitton Road Wiggenhall St Germans King's Lynn Norfolk Side and rear extension and alterations to dwelling	Wiggenhall St Mary Magdalen
24.10.2017	04.12.2017 Application Permitted	17/01991/F	Mr Mark Causton 3 Hill Estate Wormegay King's Lynn Norfolk Side/rear garage and kitchen extension	Wormegay

27.10.2017	04.12.2017 Application Permitted	17/02022/F	Mr D Redman Castle Dene Castle Road Wormegay King's Lynn Construction of garage to serve dwelling	Wormegay
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