



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, 29th June, 2105

VENUE: Committee Suite, King's Court, Chapel Street, King's Lynn

TIME: 10.00 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 1 June 2015 and the Reconvened Meeting held on 4 June 2015.

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. DECISIONS ON APPLICATIONS (Pages 1 - 86)

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

9. DELEGATED DECISIONS (Pages 87 - 121)

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

10. DATE OF NEXT MEETING

Site visits, if required, will be held on **Thursday, 2 July 2015**.

The next meeting of the Planning Committee will be held on **Monday, 27 July 2015 at 10.00 am**.

To: Members of the Planning Committee

Councillors Mrs C Bower, A Bubb, Mrs S Buck, P Colvin, C Crofts, I Gourlay, J Moriarty, A Morrison, M Peake, Mrs V Spikings, M Storey, D Tyler, G Wareham, Mrs E Watson, A White, T Wing-Pentelow, 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 2 July 2015** (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 any application is 12 noon the working day before the meeting, **Friday 26 June 2015**. Please contact planningadmin@west-norfolk.gov.uk or call (01553) 616443 to register.

For Major Applications

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

For Minor Applications

One speaker may register under 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 **three minutes**.

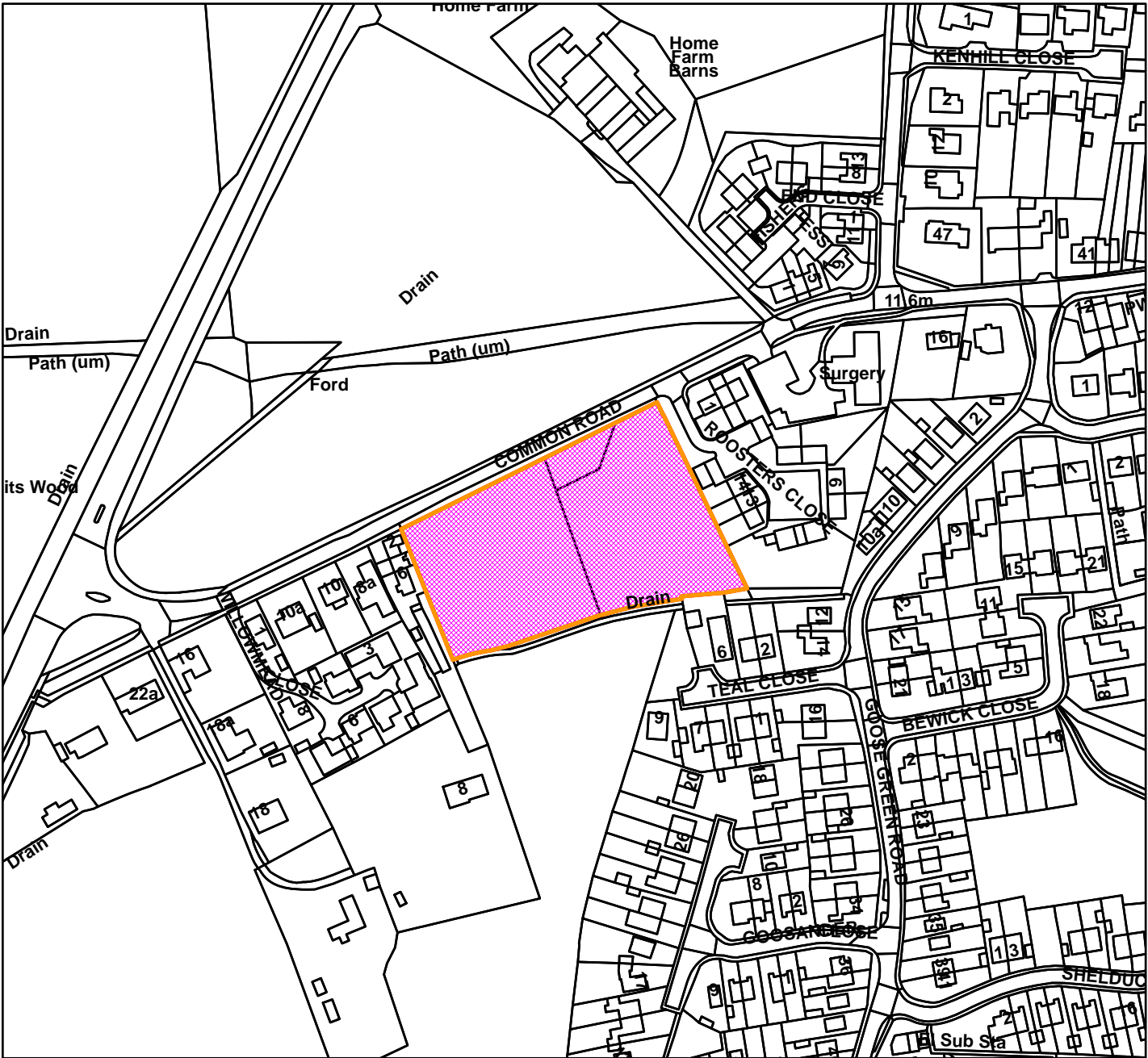
For Further information, please contact:

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 29 JUNE 2015**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPMENTS			
8/1(a)	14/00944/FM Land At Common Road Residential development of land to provide 23 residential dwellings together with associated access road, parking, garaging and public open space (revised scheme to 13/01736/FM)	SNETTISHAM	APPROVE	3
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE BOARD			
8/2(a)	15/00507/F 85 South Beach Road Construction of replacement dwelling following demolition of existing dilapidated bungalow (redesign)	HUNSTANTON	APPROVE	13
8/2(b)	15/00613/F Royal British Legion 33 - 39 Tower Street Conversion of first floor and extension to create second floor to create six flats, including alterations and demolition	KING'S LYNN	APPROVE	27
8/2(c)	15/00077/F Wings, Rands Drove Retrospective Application for log cabin style mobile home/caravan to be used as ancillary accommodation for applicant's daughter.	MARSHLAND ST JAMES	REFUSE	41
8/2(d)	15/00189/F 22 Mill Road Proposed new two storey residential dwelling.	WIGGENHALL ST GERMANS	APPROVE	51

Land at Common Road Snettisham



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: 1:2,500

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	17/06/2015
MSA Number	0100024314

AGENDA ITEM NO: 8/1(a)

Parish:	Snettisham	
Proposal:	Residential development of land to provide 23 residential dwellings together with associated access road, parking, garaging and public open space (revised scheme to 13/01736/FM)	
Location:	Land At Common Road Snettisham Norfolk	
Applicant:	Hopkins And Moore (Developments) Ltd	
Case No:	14/00944/FM (Full Application - Major Development)	
Case Officer:	Mrs K Lawty Tel: 01553 616403	Date for Determination: 1 October 2014

Reason for Referral to Planning Committee – To seek an extension to the time period allowed for finalisation of the Section 106 obligation.

Case Summary

On 5th February 2015 the Planning Committee resolved to grant permission for the development that it is the subject of this application. Approval was subject to completion of a Section 106 agreement within 3 months of the date of the resolution, i.e. by 5th May 2015.

The agreement has not been completed for reasons set out below.

This item seeks the consent of the committee to allow a further two months from the date of the committee meeting to allow completion of the legal agreement.

The full report presented to committee in February is appended to this item. This document contains the site description, assessment etc, which is only summarised here.

Recommendation

A) APPROVE subject to conditions and completion of Section 106 Agreement within 2 months of the date of the resolution to approve.

B) In the event that the Section 106 agreement is not completed within 2 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 county contributions.

SUMMARY

The application site relates to a rectangular shaped parcel of land on the southern side of Common Road at the western end of the village of Snettisham. The site is currently a grassed paddock of approximately 0.8 ha in area and provides open space between residential properties along Common Road.

The dwellings to the west of the site are within the established village settlement boundary and dwellings to the south east are also within the village. The dwellings immediately to the east of the site are affordable houses and were approved as a rural exceptions site. The

dwelling on the northern side of Common Road further east are also affordable houses approved as a rural exceptions site.

To the north are open agricultural fields.

The land levels across the site are relatively consistent.

This site is part of the preferred option for development in Snettisham identified in the ongoing 'Site Allocations and Development Management Policies Pre-Submission Document' which is to be considered at a hearing in July. In addition to the application site, the proposed allocation includes a triangular shaped site, amounting to 1.5 hectares. Draft Policy G83.1 sets out the planned policy intentions for the site for residential development of 34 dwellings. It is the only allocated site in Snettisham for future development in the borough up to 2026.

In June of 2014 a planning application for residential development on this site which was refused at Planning Committee. No objection was raised to the principle of development on this site but the reasons for refusal referred to the layout and design of the affordable housing and insufficient car parking due to the small garage sizes. That decision was appealed and the appeal was allowed. However, the Council has challenged the appeal decision (see below).

This current application seeks full planning permission for the construction of 23 dwellings, including 5 No. affordable housing units; together with associated access road, parking, garaging and public open space, albeit of a revised design. This current application seeks to address the reasons for refusal of the earlier application.

The current application also includes an access through the proposed housing estate to the southern part of Site G38.1, unlike the previous application.

The site is within the countryside as depicted on the adopted local plan proposals map (1998) and just beyond the AONB.

The key issues set out in the report that forms an appendix to this item are:-

- The principle of development on this site;
- Planning history;
- Impact upon the AONB;
- Design, character and appearance;
- Impact upon Residential Amenity;
- Affordable housing;
- Highway Issues;
- Flood Risk;
- Crime and Disorder Act 1998;
- Archaeology;
- Foul and Surface Water Drainage Details
- Contamination;
- Lighting Scheme;
- Other material considerations

PLANNING HISTORY

13/01736/FM - Residential development of 24 dwellings together with associated access road, parking, garaging and public open space (Amended scheme) – Allowed on appeal.

14/00944/FM

Planning Committee
29 June 2015

The Council has challenged the Inspector's decision through the Courts and a date has been set for a hearing. In summary, the Council's challenge is on two points:-

- The Inspector dealt incorrectly with the implications of the proposal for the enlargement of the proposed allocation; and
- The legal undertaking that the appellant submitted and to which the Inspector attached weight was flawed.

During the course of negotiations in anticipation of the hearing, Hopkins Homes has agreed to amend the undertaking to a form that is acceptable to the Council. A revised document has been submitted, reviewed and agreed upon. Subject to formal execution of the agreement, the Council has agreed to withdraw the challenge.

Consequently, the situation is very much the same as when the committee resolved to approve the scheme; i.e. there is an extant consent for a development of 24 dwellings on the site.

PLANNING POLICIES

These remain the same as when the committee considered the application in February. The Site Allocations and Development Management Policies document is to be the subject of an inquiry, which commences in July.

CONCLUSION

Whilst the applicant submitted a Section 106 agreement very late in the day it is now in and has been reviewed. It is in a form that is acceptable to the Council and addresses the flaws in the undertaking submitted with the appeal application. The initial committee resolution does not allow an approval to be issued as the deadlines set out have not been met. However, a refusal on this basis would not be defensible as an acceptable agreement has been submitted.

The proposal that is the subject of this application also has benefits over the appeal scheme in that the committee has previously accepted that it addresses the design, parking and affordable housing issues that lead to the refusal of the first scheme. It also provides for an access through to the southern half of site G38.1, which the appeal scheme did not.

Considering these benefits and the presence of an acceptable legal agreement, it is considered appropriate to allow an extension of time for the execution of the agreement and subsequent approval of the application, subject to the conditions outlined below that include the amendments agreed in February to conditions 12 and 17 to secure details of safety measures at the play area and management and maintenance of those safety measures.

RECOMMENDATION:

A) APPROVE subject to conditions and completion of Section 106 Agreement within 2 months of the resolution to approve.

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. SNE1-1000, Site Location Plan

Drawing No. SNE1-1001, Rev D, Planning Layout

Drawing No. SNE1-1002, Rev D, External Works Layout

Drawing No. SNE1-1004, Rev A, Materials Plan

Drawing No. SNE1-1005, Rev B, Proposed Floor Plans & Elevations (Plots 7, 8, 9 & 13)

Drawing No. SNE1-1006, Rev A, Proposed Floor Plans & Elevations (Plots 1,2,3,4 & 10)

Drawing No. SNE1-1007, Rev B, Proposed Floor Plans & Elevations (Plots 20, 21, 22 & 23)

Drawing No. SNE1-1008, Rev B, Proposed Floor Plans & Elevations (Plots 5, 6-11)

Drawing No. SNE1-1009, Rev B, Proposed Floor Plans & Elevations (Plot 12)

Drawing No. SNE1-1010, Rev B, Proposed Floor Plans & Elevations (Plots 14-15)

Drawing No. SNE1-1011, Rev B, Proposed Floor Plans & Elevations (Plots 16, 17, 18 & 19)

Drawing No. SNE1-1012, Rev A, Garages, Proposed Floor Plans & Elevations (Plots 12, 13 & 14)

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 approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.

3 Reason In the interests of minimising light pollution to safeguard the amenities of the locality and to minimise the impact of the development upon protected species in accordance with the NPPF.

4 Condition Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

4 Reason To ensure that the development is properly landscaped in the interests of the visual 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 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.
- 6 Reason To ensure that the development is compatible with the amenities of the locality and to minimise the impact of the development upon protected species in accordance with the NPPF.
- 7 Condition The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 8 Condition No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.
- 8 Reason To ensure satisfactory development of the site and a satisfactory standard of highway design and construction
- 9 Condition No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.
- 9 Reason To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway
- 10 Condition Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 10 Reason To ensure satisfactory development of the site.
- 11 Condition Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 59m shall be provided to each side of the access where it meets Common Road 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.

- 11 Reason In the interests of highway safety
- 12 Condition The applicant has submitted details of the foul and surface water drainage arrangements for the site within the Flood Risk Assessment, Revision B, dated April 2014. In addition, prior to commencement of development, details of safety measures to be put in place at the play area to safeguard users in the event of the flooding of that area as part of the drainage scheme shall be submitted to and agreed in writing by the Local Planning Authority. The drainage details and safety measures shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 12 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 13 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site until full details of off-site highway improvement works to comprise of widening of the site frontage carriageway to 5.5m and a 1.8m wide site frontage footway has been submitted to and approved in writing by the Local Planning Authority.
- 13 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 14 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 14 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 14 Reason To ensure that the highway network is adequate to cater for the development proposed
- 15 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for 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.
- 15 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 16 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.
- 16 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 17 Condition A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas and swales, (other than small privately owned, domestic gardens), and management and maintenance of safety measures to be put in place at the play area to safeguard users in the event of the flooding of that area as part of the drainage scheme 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 and retain in perpetuity.
- 17 Reason To ensure that the landscaping and safety measures are properly maintained in accordance with the NPPF.
- 18 Condition Notwithstanding the details shown on Drawing No. 1001 Rev D details of the hardstanding surfacing between the hammerhead junction and the southern site boundary to serve the road access link to the adjoining land to the south shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the development. This hard surfaced area shall be constructed and made freely available for use by pedestrian and vehicular traffic no later than the commencement of the 20th dwelling on the site. Thereafter no dwelling shall be occupied until the said hard surfaced area has been completed to the satisfaction of the Local Planning Authority.
- 18 Reason To ensure the provision of a road to the southern part of the site so as to enable a link to be made through to the highway layout on the adjoining land for the proper planning of the area in accordance with the NPPF.

(B) In the event that the Section 106 agreement is not completed within 2 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 county contributions.

AGENDA ITEM NO: 8/2(a)

Parish:	Snettisham	
Proposal:	Residential development of land to provide 23 residential dwellings together with associated access road, parking, garaging and public open space (revised scheme to 13/01736/FM)	
Location:	Land At Common Road Snettisham Norfolk	
Applicant:	Hopkins And Moore (Developments) Ltd	
Case No:	14/00944/FM (Full Application - Major Development)	
Case Officer:	Mrs K Lawty Tel: 01553 616403	Date for Determination: 1 October 2014

Reason for Referral to Planning Committee – Raises issues of wider concern.

Case Summary

The application site relates to a rectangular shaped parcel of land on the southern side of Common Road at the western end of the village of Snettisham. The site is currently a grassed paddock of approximately 0.8 ha in area and provides open space between residential properties along Common Road.

The dwellings to the west of the site are within the established village settlement boundary and dwellings to the south east are also within the village. The dwellings immediately to the east of the site are affordable houses and were approved as a rural exceptions site. The dwellings on the northern side of Common Road further east are also affordable houses approved as a rural exceptions site.

To the north are open agricultural fields.

The land levels across the site are relatively consistent.

This site is the preferred option for development in Snettisham identified in the ongoing 'Site Allocations and Development Management Policies Pre-Submission Document' which is currently out for public consultation. This document includes a further triangular shaped site to the south, amounting to 1.5 hectares, where Draft Policy G83.1 sets out the planned policy intentions for the overall site for residential development of 34 dwellings. It is the only allocated site in Snettisham for future development in the borough up to 2026.

Members may recall a planning application for residential development on this site which was refused at Planning Committee in June of this year. No objection was raised to the principle of development on this site but the reasons for refusal referred to the layout and design of the affordable housing and insufficient car parking due to the small garage sizes. An appeal against this decision has been lodged by the applicant.

Since this time the site allocation has been amended to incorporate the additional land to the south of this application site. This adjoining land is in different land ownership and does not form part of this current application site. However, the proposed layout does allow for access through to this additional parcel of land.

This current application seeks full planning permission for the construction of 23 dwellings, including 5 No. affordable housing units; together with associated access road, parking, garaging and public open space, albeit of a revised design. This current application seeks to address the reasons for refusal of the earlier application, as well as taking into account the proposed change to the draft allocation.

Like the previous proposal this application proposes a single vehicular access point into the site from Common Road to the north. Pedestrian access points are shown to the north east corner and north west part of the site.

The site is within the countryside as depicted on the adopted local plan proposals map (1998) and just beyond the AONB.

Key Issues

Planning history;
The principle of development on this site;
Impact upon the AONB;
Design, character and appearance;
Impact upon Residential Amenity;
Affordable housing;
Highway Issues;
Flood Risk;
Crime and Disorder Act 1998;
Archaeology;
Foul and Surface Water Drainage Details
Contamination;
Lighting Scheme;
Other material considerations.

Recommendation

A) APPROVE subject to conditions and completion of Section 106 Agreement.

B) In the event that the Section 106 agreement is not completed within 3 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 county contributions.

THE APPLICATION

The application site relates to a rectangular shaped parcel of land on the southern side of Common Road at the western end of the village of Snettisham. The site is currently a grassed paddock of approximately 0.8 ha in area and provides open space between residential properties along Common Road.

The dwellings to the west of the site are within the established village settlement boundary and dwellings to the south east are also within the village. The dwellings immediately to the east of the site are affordable houses and were approved as a rural exception site. The dwellings on the northern side of Common Road further east are also affordable houses approved as a rural exception site.

To the north are open agricultural fields.

The land levels across the site are relatively consistent.

This application seeks full planning permission for the construction of 23 dwellings, including 5 No. units or 20% affordable housing, together with associated access road, parking, garaging and public open space.

The revised scheme seeks to address the reasons for refusal of the previous application relating the design and layout of the affordable housing units and the small dimension of the garages.

The proposed housing mix is:-

- 11 no. x 3 bedroom units – market houses
- 4 no. x 4 bedroom units – market houses
- 2 no. x 2 bedroom unit – market houses
- 1 no. x 2 bedroom apartment – market houses
- 1 no. 3 bedroom affordable house
- 3 no. 2 bedroom affordable houses
- 1 no. 1 bedroom affordable house

The application proposes a single vehicular access point into the site from Common Road to the north. Pedestrian access points are shown to the north east corner and north west part of the site.

The site is within the countryside as depicted on the adopted local plan proposals map (1998) and just beyond the AONB.

The site is, however, part of the preferred option site for development in Snettisham identified in the ongoing Site Allocations and Development Management Policies Pre-submission Document for future development in the borough up to 2026. Policy G83.1 sets out the planned policy intentions for the larger site for residential development of 34 dwellings. The southern part of the site allocation does not form part of this planning application, although provision has been made within the layout of this proposed development for vehicular access through to this land at a later date.

A previous application for 24 dwellings on the site was refused planning permission at the Planning Committee meeting of 2 June 2014. The details are referred to below. An appeal has been lodged with the Planning Inspectorate against this decision, but at the time of writing no decision has been made.

SUPPORTING CASE

The application has been supported by a raft of documents. These include:-

- Design and Access Statement
- Planning Statement
- Flood Risk Assessment
- Habitat Survey
- Reptile Survey
- Bat Activity Survey
- Desk Study Report (Contamination)
- S106 Heads of Terms
- Building for Life Assessment

- Landscape and Visual Assessment
- Landscape Strategy Plan
- Tree Protection Plan
- Sustainability Statement
- Statement of Community Engagement
- Proposed Scheme of External Lighting

The DAS summarises the scheme thus:

‘This Full Planning Application, together with the accompanying and enclosed supporting documentation, sets out a comprehensive approach to the development of this site. An opportunity has been taken to provide a scheme which responds well to the site circumstances and suitably enhances the character and appearance of the surrounding area, maximising the positive aspects of the sites situation whilst providing much needed additional housing, including affordable housing, for the village.

The development represents a design-led bespoke project, which deals sensitively in terms of its response to the constraints of the site. The approval of this application would accord with the design and layout policies of the development plan and with national planning policies, which encourage good design. The proposals are fully representative of the quality and content of developments which are encouraged by the modern planning system.’

The Planning Statement summarises the scheme thus:

‘The submitted planning application and supporting documentation set out a comprehensive approach to the residential development of this site. An opportunity has been taken to provide an attractive, inclusive development which responds well to the specific circumstances of the locality, maximising the positive aspects of the site’s location, whilst sensitively respecting the existing streetscene and the semi-rural character and appearance of the wider surroundings.

The locations of the site, within close walking distance of existing facilities within the village and regular public transport routes to further afield indicate that the site is both a suitable and sustainable location to accommodate further residential development, in accordance with the requirements of the NPPF.

This fact is echoed by the Local Planning Authorities proposed allocation of the site for residential development within their current ‘Preferred Options Detailed Policies and Sites Plan’ Development Plan Document, thus confirming recognition of this at a local level.

The proposed development is therefore fully representative of the quality and content of developments which are actively encouraged and supported by Government Policy.’

The Landscape and Visual Impact Assessment concludes:

‘In respect of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) to the north of the site, the development within the application site will have no adverse effect on the views experienced from within the AONB. The application site will add an area of housing to the existing settlement. Development within the site would be seen in context of the existing residential settlement of Snettisham, which encompasses the proposed development to the south, east and west. As the change from greenfield to residential development will be experienced it is important to note that the setting of the AONB or the character of the wooded landscape will not be affected by the residential development. Over time the structural landscape planting, in particular the hedgerow and trees along Common Road and the open space to the north will visually integrate the new settlement into the surroundings.

The proposed development therefore creates an opportunity to enhance the transition from the existing settlement edge and the centre of Snettisham, and characteristic features within the Wooded Slopes with Estate Land.'

The Flood Risk Assessment concludes:

'The proposed new residential development on the land to be accessed off Common Rd, Snettisham has been assessed for the risk to the development on the site from fluvial flooding in accordance with the guidelines of the NPPF. Assessment has also been made of the impact of the proposed development on the existing floodplain storage at this location, and of the risk of storm water contribution from the development exacerbating downstream flooding, as directed by the guidance.

The site has been found to lie within Flood Zone 1 and is therefore not considered to be at risk from fluvial flooding. Other sources of flooding have similarly been assessed and found to pose no threat to development on the site.

The proposals do not affect flood storage within the floodplain and the peak surface water runoff rate leaving the site will be attenuated to a similar level as existing. Surface water drainage from the site will mimic the existing drainage regime of the land making maximum use of infiltration with any surplus discharging to the Anglian Water network. It is considered from this assessment that the level of risk of flooding to and from the proposed development is of an acceptable level.

Investigation has been carried out into the reported surface water flooding immediately downstream of the site. An assessment has been made of the cause of the occasional flooding and as well as confirming that the proposed development will not exacerbate it proposals have been made to help alleviate it.'

PLANNING HISTORY

13/01736/FM - Residential development of 24 dwellings together with associated access road, parking, garaging and public open space (Amended scheme) – Refused

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION – In principle the Council is not against this development - we accept the need for more housing, and particularly of the affordable variety, but are extremely frustrated that our repeatedly expressed views regarding the drainage issue surrounding this development are not being heeded.

We have been assured that drainage has been taken account of, but, even at the day of the meeting, a councillor reported that he had visited the site and reported on storm water being a "massive problem" and people being "under terrible threat".

That is the current situation. If there is no suggestion, therefore, as to how the developers propose to improve the situation (not simply accepting the status quo), there is no conceivable way in which Council's views can be regarded as having been considered.

With an additional development, which cannot but make things worse, it is therefore absolutely essential, in Council's view, that we do not leave things as they are, given how bad that clearly is. Indeed the development should offer an opportunity (in fact an obligation) to improve things.

We have clear support for these views from the large number of members of the public who attend our meetings, and these, along with our councillors, are those who live in the Village and know the situation. It has been raised with the authorities responsible at meetings and individually on many occasions.

My sense of the Council's mood is that it believes it could be a catastrophe if such a potentially positive development simply added to the problems which the Village already faces, when it could be a beacon of excellence, alleviating those problems and being a welcome addition to the Village.

Highways Authority: NO OBJECTION – conditionally

Environment Agency: NO OBJECTION

Water Management Alliance: No comments as outside their district

Anglian Water - NO OBJECTION – conditionally

Natural England: NO OBJECTION - with regard to statutory nature conservation sites and no comment with regard to protected landscapes on this development proposal.

Housing Enabling Officer – NO OBJECTION - conditionally

NCC Planning Obligations – NO OBJECTION - conditionally

Tree Officer: NO OBJECTION – conditionally

National Grid: NO OBJECTION – informed applicant they have equipment on the site

Historic Environment Service – NO OBJECTION - An archaeological evaluation was carried out at the site under the previous planning application 13/01736/FM. Based on the results of the evaluation no further archaeological work is required at the site and we do not wish to make any recommendations on the current application.

Environmental Health & Housing - Environmental Quality: No comments

Environmental Health & Housing - CSNN: No comments received

Parks Manager: NO OBJECTION - conditionally but raised concern regarding position of public open space

Norfolk Coast Partnership – No comments received but previously raised no objection to application 13/01736/FM.

Norfolk Wildlife Trust – No comments received but previously raised no objection to application 13/01736/FM.

Norfolk Fire and Rescue Service - No comments received but previously raised no objection to application 13/01736/FM, subject to the provision of a fire hydrant.

Norfolk Constabulary: NO OBJECTION – following submission of amended layout plan.

REPRESENTATIONS

Seven pieces of correspondence received from four addresses referring to the following:-

- In the whole village of Snettisham this is the one most prone to flooding and cannot understand why this was chosen
- Most of the surface water drainage for Snettisham comes together on Common Road and the place it comes together is right in the corner of this proposed development and taken away by 8 inch pipe
- By allowing more and more homes in Snettisham without addressing the drainage issues the Councils are acting irresponsibly; this development will add to the existing problem
- East of England Plan Policy WAT4 requires that existing properties should be defended from flooding and new development should be located where there is little or no risk of flooding
- The Land Drainage Act 1991 refers to the right to have a decent drainage system
- The Harrison Group Environmental Report mentions the high water table on this site which, when taken with the albeit low radon levels and the intended drainage plan for this development must mean that at some point radon will find its way into the Anglia Water system which does not have the filtration to cope with radon affected water
- Given that radon is not indigenous to the site it is not unreasonable to expect Hopkins Homes to clear the site of radon before proceeding
- Given the high water table the swales will not be effective; they will not only drain off surface water but also water from the surrounding land
- Concerns over increase in traffic on narrow road – Common Road/Alma Road
- Overdevelopment of the site; treating people like battery hens
- 25 dwellings is too excessive; will change the character
- Concerns over increase in traffic on narrow road – Common Road/Alma Road
- Overdevelopment of the site; treating people like battery hens
- 24 dwellings is too excessive; will change the character
- Concerns that it will increase flooding
- query size and location of play area
- Noise from development and public open space
- Overlooking from proposed dwellings and loss of privacy
- Full removal of part of the existing hedge
- The open space is totally open to Common Road, the private road and the turning circle, creating danger
- Access through to the land at the rear just increases all of the problems of the high density plan

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

DM17 - Parking Provision in New Development

Policy G83.1 – Snettisham – Land South of Common Road and behind Teal Close

PLANNING CONSIDERATIONS

The key principle issues to be addressed in this instance are: -

- Planning history
- The principle of development on this site;
- Impact upon the AONB;
- Design, character and appearance;
- Impact upon Residential Amenity;
- Affordable housing;
- Highway Issues;
- Drainage;
- Crime and Disorder Act 1998;
- Archaeology;
- Ecology;
- Contamination;
- Lighting Scheme;
- Other material considerations.

Planning history

In 2014 a planning application for residential development of 24 dwellings together with associated access road, parking, garaging and public open space (Amended scheme) was submitted on this site (lpa ref: 13/01736/FM) . The planning application was refused by the Planning Committee on 2 June 2014.

The application was refused for the following reasons:-

1. The affordable housing units proposed on the site are of an unattractive design in comparison to the open market units proposed and as such would be easily distinguishable from the rest of the development, contrary to the National Planning Policy Framework and the National Planning Practice Guidance, and policy CS06 of the LDF Core Strategy.
2. The affordable housing units are clustered together in a cramped layout in one corner of the site. They are therefore not well integrated within the proposed scheme, contrary to the National Planning Policy Framework and the National Planning Practice Guidance, and CS06 of the LDF Core Strategy.
3. The proposed car parking arrangements, specifically the provision of garages of a size considered too small to count as parking spaces, which is contrary to Norfolk County Council's guidance on parking standards, results in insufficient off-street car parking for the development, to the detriment of the amenity of the general locality and contrary to policy CS11 of the LDF Core Strategy.

The applicant has since lodged an appeal with the Planning Inspectorate against this decision and this appeal is ongoing.

This current application seeks to address the reasons for refusal which relate to the design and layout of the affordable housing and the inadequate dimensions of the proposed garages.

However, since this time the boundary of the site allocation has been amended to incorporate additional land to the south of this application site. This adjoining land is in different land ownership and does not form part of this current application site. However, the proposed layout does allow for access through to this additional parcel of land to accommodate future development of the site. This results in the loss of one residential unit.

The applicant has also revised the layout so that four of the affordable housing units are now located at the front of the site with a single unit sited towards the rear of the site. The four units to the front contain carstone and more details, including chimneys and porches. The single detached dwelling is located next to other dwellings of similar design.

Principle of Development

The site currently lies outside the village boundary of Snettisham and is denoted as countryside on the Adopted Local Plan inset map. The dwellings to the west of the site are within the established village settlement boundary and dwellings to the south east are also within the village. The dwellings immediately to the east of the site are affordable houses and were approved as a rural exceptions site. The dwellings on the northern side of Common Road further east are also affordable houses approved as a rural exceptions site.

The land to the north is open fields. The Area of Outstanding Natural Beauty (AONB) boundary runs along the northern side of Common Road so this site is not in it, but is adjacent to the AONB.

There are a number of policy statements relevant to this application and the key aspects are summarised below.

In the Core Strategy Snettisham is identified as a Key Rural Service Centre where 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 in accordance with Policy CS06 Development in rural areas. In this case, however, the site is not within the development limits and this policy does not apply.

The village settlement boundaries are currently under review. This site, known as Policy G83.1 has been put forward for consideration as part of the 'Site Allocations and Development Management Policies Pre-Submission Document' in connection with the LDF review of settlement boundaries.

In response to the consideration of incorporating the site into the settlement boundary and allowing future development, Site G83.1 is supported and listed as the only site allocation for the village. A draft policy G83.1 relates to this site. It states:

'Policy G83.1 Snettisham - Land south of Common Road and behind Teal Close Land amounting to 1.5 hectares, as shown on the Policies Map, is allocated for residential development of 34 dwellings. Development will be subject to compliance with all of the following:

1. Provision of safe vehicular and pedestrian access connecting the site to Common Road;
2. Submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission;
3. Provision of affordable housing in line with current standards;
4. Submission of a Heritage Asset Statement that establishes that there will be no negative impact on Heritage Assets in the locality, accompanied by an Archaeological Field Evaluation of the site;
5. Submission of details showing how the sewer crossing the site can be accommodated within the development (including any easements/diversions) to the satisfaction of Anglian Water;
6. Enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area.
1. This provision may consist of some combination of informal open space (over and above the Council's normal standards for play space)
 - pedestrian routes which provide a variety of terrain, routes and links to greenspace and/or the wider footpath network;
 - a contribution to greenspace provision or management in the wider area within which the site is located.'

The justification for the site allocation is given as the following:-

'The site (submitted sites 189/549 and 1284) offers the opportunity for infill development as there is existing development to the south, west and east. The site is close to the villages' services and facilities and there is potential for safe walking/cycling access to the village centre from Common Road and Alma Road.

From the surrounding area the site is viewed against a semi-urban backdrop. The majority of views of the site are limited to the near distance from adjacent roads, properties and public rights of way. Medium and long distance views from the wider landscape are possible from across the field to the north. In these views the site is seen in the context of the existing village. The site is adjacent to the Area of Outstanding Natural Beauty (AONB) which abuts the north west boundary of the site opposite Common Road. It is not considered that development on the site would have an adverse impact on the AONB as it lies within existing development. Development of part of the site received support of a range of consultees, including the Parish Council, local highway authority, and Norfolk Coast (AONB) Partnership.

The site is currently a greenfield site (agricultural grade 3/4) mainly used for pasture and grazing, with a hedgerow along the Common Road frontage. Whilst new housing would result in the loss of undeveloped land, there are no currently available opportunities to utilise previously developed land for new housing in Snettisham. Apart from the hedgerows there are no other landscape features of importance within the site boundary. There is a power line over part of the site which would be a design consideration.

A number of Medieval and Post-Medieval archaeological finds have been identified immediately west, south and east of the site including drainage and boundary ditches and pits as well as evidence of a probable Roman track or road to the south of the site. Due to the potential for archaeological finds it is required that the site archaeology is further investigated prior to development.

The Internal Drainage Board for King's Lynn state that there is a need for careful surface water drainage design to avoid increasing the risk of flooding on drains south of Snettisham meaning a Sustainable Drainage System (SUDS) would be sought to serve new development.

The Habitats Assessment Report has identified a risk of indirect adverse effects on designated nature conservation sites from development in this location. In order to avoid any such effect particular measures need to be delivered with development, as set out in the Policy.'

It should be noted that the site allocation, G83.1 refers to a residential development of 34 dwellings. Amended plans for this current application on part of the allocation site have now reduced this figure to 23 units to allow for the remainder of the allocation to be constructed on land to the south. Access to this additional land could be through Common Road and provision has been made for a road access to the south by leaving the appropriate gap in the streetscene.

In summary, the site for the proposed development is currently outside the settlement boundary, where development is restricted. The site has been reviewed through the LDF process, is supported for residential development and has been found the most suitable location for the expansion of the village up to 2026. However, this is not yet adopted and the process is still on going.

The weight to be given to the emerging LDF/local plan prior to adoption is set out in the NPPF para 216. The weight given depends on the stage reached, the extent of unresolved objections, and the consistency with the NPPF. In principle, this application for planning permission needs to be considered in light of the matters referred to at para. 216 of the

NPPF in addition to the matters referred to in draft policy G83.1 as well as other practical and planning policy issues.

Impact upon the adjoining AONB

AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site is open land currently used as a paddock, outside but opposite the AONB.

The NPPF states nationally designated areas, such as Areas of Outstanding Natural Beauty (AONB), have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas.

In this case the impact upon the AONB has already been considered as part of the site allocation exercise and is referred to above. In summary, the 'Pre-submission' document states that 'it is not considered that development on the site would have an adverse impact on the AONB as it appears as a gap between existing development to the east and west of the site, and would join these two areas.'

The Norfolk Coast Partnership has not commented on this current application but has previously raised no objection to proposed development on this site, stating this site is acceptable in principle and preferable to other proposed future housing sites in Snettisham within the AONB, subject to the development having a high standard of design and that the massing and materials have regard to its potential impact on the setting of the Area of Outstanding Natural Beauty so as to avoid significant impact.

In this case the applicant has submitted a Landscape and Visual Impact Assessment which states that in respect of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) to the north of the site, the development within the application site will have no adverse effect on the views experienced from within the AONB. The application site will add an area of housing to the existing settlement. Development within the site would be seen in context of the existing residential settlement of Snettisham, which encompasses the proposed development to the south, east and west.

As the site is surrounded by residential development on three sides the proposed development will be seen from the AONB against a backdrop of buildings and will not be unduly conspicuous in context. It is not considered that this infill site will have a harmful impact on the wider character of this part of the AONB.

Design, character and appearance

The NPPF states that good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people (para. 56). Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (para. 64).

Policy CS08 of the Core Strategy requires that new development be of a high quality design and that proposals should optimise the density of the development in light of factors such as the setting of the development, the form and character of existing development and the requirement for any on site infrastructure including amenity space.

Development Management Policies DM1, 2, 8, 15, 16, 17 are relevant.

The application has evolved since its original submission and amendments have been made to the layout following feedback from statutory consultees and officers. The layout now shows a total of 23 units which is two less than the original submission. This allows for an improved layout and space for an access through to the land to the south.

The site is roughly rectangular in shape and has a long road frontage with an established hedgerow. The eastern end of the site is longer than the western. There is a significant constraint to development on the site. To the eastern part of the site there is a gas pipeline which cannot be moved. The site layout therefore takes into account the easement relating to this gas pipe which prevents development across part of the site.

The site layout seeks to retain as much of the roadside hedgerow as possible although the required visibility splays mean that a significant amount will need to be removed for highway safety reasons to achieve the single point of access into the site. This will be replanted to retain the character of the streetscene and soften the frontage. The retention of hedgerow to the front of the site was encouraged for the social housing site on the opposite side of the road, Fishers End Close and helps to retain the rural characteristics of the site. The hedgerow at the back of the site is outside the application site boundary and not affected by the proposal.

Existing development along Common Road is a mixture of road frontage properties, cul-de-sac development and courtyard layouts. The layout incorporates road frontage properties facing Common Road and also short runs of terraced and semi-detached properties running north south.

The site provides public open space to the north western corner where a Local Area for Play (LAP) can be provided. The public open space is overlooked by units 15 – 19 so has surveillance from surrounding properties.

The emerging Policy G83.1 refers to the need to provide enhanced informal recreational provision on, or in the vicinity of the allocated site to limit the likelihood of additional recreational pressure (particularly in relation to exercising dogs) on Habitats Regulations protected nature conservation sites in the wider area. This provision may consist of some combination of informal open space (over and above the Council's normal standards for play space), pedestrian routes or a contribution to green space provision or management in the wider area.

Development Management Policy refers to the provision of open space for residential developments and refers to a standard of 2.4 hectares of open space per 1000 population on schemes of 20 units or more. This is based on the Field's in Trust's Planning and Design Standard. Using the methodology in the preamble to the policy, the whole of Site G83.1 would require a minimum of 0.19ha open space (based on 34 dwellings) on the 1.5ha site. Using this same calculation this proposed development of 23 dwellings on a 0.83ha site would require a minimum of 0.13ha recreational open space. Currently this proposal incorporates 0.04ha of public open space, although there are areas of open space throughout the development used as swales for drainage.

If, however, the policy requirements of providing over and above the Council's normal standard for play space was imposed on this site it would result in a significant proportion of the site left open. This would mean that to achieve the 23 units on the remainder of the site would result in a significantly denser scheme (33 dwellings per hectare), which would not be in keeping with development which flanks the site in terms of form and character (average between 16 – 28 dwellings per hectare). Alternatively, if a density was used which was compatible with adjoining development then a reduction in the number of units across the

site would be required to be between 11 – 19 units. This would then reduce the requirement for affordable housing units to between 2 – 4.

In this case therefore it is considered that the scheme as amended takes sufficient reference from the existing surrounding development to ensure that it is in harmony with the characteristics of the area. Providing more recreational space than offered in this case would have a significant impact on the layout.

In response to the policy requirement of G83.1 to limit additional recreational pressure on Habitats Regulations protected nature conservation sites in the wider area the applicant agrees that the site is too small to provide any meaningful provisions for recreational dog walkers which would not conflict with proposed play areas. The applicant states that, according to latest statistics, less than 1 in 4 households now have dogs. The applicant states that the proposal as submitted is therefore only likely to generate an additional 5 or 6 dog-owning households to the overall wider total of the settlement, which in itself is therefore likely to have very little impact in terms of the concerns of the Policy. They therefore suggest that the negligible additional impacts likely to arise as a result of future occupants of the proposed dwellings and their dogs should not warrant any further physical amendments to the proposal as submitted.

However, if Members feel this is an issue of concern, the applicant is willing to provide a small scale financial contribution via S106 to provide funding towards educational literature, etc. in this respect. A figure of around £50 per dwelling has been quoted by the applicant as a sum which has previously been sought elsewhere by LPA's to address similar concerns.

The Parks Operation Manager has raised no objection to the amount of open space provision although requested a more central position within the site due to its proximity to the road and a more central location would increase natural surveillance. However, the position of this open space is also connected to the drainage of the site and beneath it is proposed an underground retention basin for the surface water. Moving the position of the open space would therefore create new drainage issues as the underground retention basin could not be positioned beneath residential properties. The position of the open space is the same location as the previous application which raised no objection from the Parks Operation Manager.

The Parks Operation Manager has stated that the Local Area for Play (LAP) should include one piece of play equipment. The details of this can be covered by planning condition. She has also requested landscape plans and landscape management details and these can be covered by planning condition.

The site is further restricted as there is a gas pipe easement running through the eastern end of the site. This does provide a constraint, which was previously identified as the weak point of the layout. Clearly the route of the gas pipe must be kept clear of buildings or structures and avoid significant ground disturbance so this is dedicated to roads, parking and turning. By avoiding this route means that developable space to the north eastern corner of the site is limited and the properties and the associated garden land of Units 7 - 9 to the south eastern corner have private gardens of irregular shape.

The gas pipe constraint also means that the parking arrangements for properties at the eastern end of the site are laid out differently. Some of the parking spaces are more remote from the properties they serve than would normally be expected. For example, the parking space to units 1 – 4 and 8 and 9 are not immediately adjacent to the properties. This is purely to avoid the easement, but is an improvement on the previous scheme where distances between parking spaces and properties were greater and parking spaces appeared quite isolated.

Another feature of the scheme which your officers previously raised concern was the design of Units 1 – 3 along the main frontage facing Common Road. This run of terraced units showed a mixed design of units which did not relate well to each other or the area in general. Your officers requested that this be amended in favour of a simpler design and the applicant has revised this to produce a more traditional run of cottage style dwellings. Units 1 – 3 have carstone frontages and Unit 1 also has a carstone gable. This reflects the building material found locally and used in the surrounding recent developments at Roosters Close and Fishers End Close.

The applicant has also made changes to improve the design across the site so that the dwellings feature more cottage style elements and is less urban and takes better reference from dwellings found within Snettisham. The garage sizes now meet the required standards.

The application makes reference to the use of local building materials, namely red brick, carstone and pantile roofs. If permission is forthcoming, however, the details would need to be covered by planning condition.

The proposed layout gives opportunity for landscaping and planting. The use of swales for SUDS means that a significant degree of landscaping would be retained throughout the site.

The applicant scores the scheme 11 out of 12 green points with one amber point for 'car parking', recognising the limitations of courtyard parking areas.

In summary it is acknowledged that the site has a physical constraint in the form of a gas pipe easement which determines the position and layout of development. It is also noted that the requirement of Policy G83.1 to provide recreational space over and above the general open space requirements cannot be met without significant implications for the layout, density or number of units on the site. It is considered that the proposed development will not harm the character and quality of the area and the way it functions. It is considered to be sufficiently in keeping in terms of form and character to accord with the provisions of the NPPF and Policies CS08 of the Core Strategy and Policy 4/21 of the Local Plan.

Impact upon Residential Amenity

There are existing residential properties to the east, south east and west. The key areas for the consideration of the impact upon the amenity of the occupants of neighbouring properties are issues of overlooking, overshadowing and whether or not the dwellings will be over bearing.

Properties to the east of the site within Roosters Close back onto the site. The properties closest to the eastern boundary also back onto the adjoining site but are set at an angle. The distances between the existing and proposed properties are such that there are no concerns regarding overlooking, overshadowing or the proposed new units being overbearing.

Properties to the west of the site along Common Road back onto the site with short rear gardens. The part of the site closest to these dwellings is shown to be used for public open space. There are windows to the rear of these properties and a wire fence between the dwellings and the application site. There are no concerns regarding overlooking or any part of the proposed dwellings causing overshadowing in this case.

The adjoining open space is approximately 430m² and not of sufficient size to play formal team games or hold large numbers of people at any one time. There may be general noise from this proposed open space, which will see play equipment introduced, but it is not

expected that noise levels will be so significant to raise noise nuisance issues. The CSNN Team has not raised an objection to the siting of this informal open space.

Properties to the south west of the site on Willowmead Close have gardens closest to the application site. However, these are separated by neighbouring garden land. Third party objection has been received regarding overlooking of these properties and gardens by the occupants of Units 15 and 16 whose rear windows face this direction. However, there is more than 20m between the windows of these proposed properties and the garden boundary of the properties in Willowmead Close. Consequently the distances between properties is such that there are no significant concerns regarding overlooking in this case. Concerns regarding general noise and disturbance from the development for residents in Willowmead Close are noted, but again, given the 20m separation distance they will not be directly affected. The noises will be those associated with a general domestic use and this is compatible with existing surrounding uses.

To the south of the site is open arable land. To the south east are bungalows on Goose Green Road. Due to the orientation of the site the proposed development will not cause overshadowing to these properties and the distances between properties is such that there are no concerns regarding overlooking or the proposed new units being overbearing.

Affordable housing

The site is of a size where it needs to provide affordable housing in accordance with Core Strategy Policy CS09. It is also referred to in Policy G83.1.

The Applicant proposes 5 affordable units in accordance with the policy (i.e. 20% of 23 units), constructed and transferred to an approved RSL. Two of the five affordable units are shown to be shared ownership housing. These will be one 3 bedroom unit and one 2 bedroom unit. The remaining three dwellings will be for rented accommodation. These will be two 2 bedroom units and one 1 bedroom house.

The number, mix and tenure split of the affordable units and positioning across the site accords with the Council's policy and this element has the agreement of the Housing Strategy Officer.

The Housing Strategy Officer raised concerns to the previous application regarding the grouping of all of the affordable units in one part of the site and requested they be pepper potted across the site. The Council's Affordable Housing Policy states that for a development of this size the maximum affordable cluster size should be 4 dwellings to avoid large concentrations of single tenure dwellings and to achieve mixed and sustainable communities.

This current application shows a terraced run of 4 affordable dwellings and then a separate, detached, affordable dwelling set immediately to the west of this terrace. The Housing Strategy Officer notes that the locations of the affordable units have been revised and the affordable units are now pepper potted in line with the Council's Affordable Housing Policy. Therefore the Housing Strategy Officer now supports both the affordable housing locations and mix.

The delivery of the affordable housing is the subject of negotiation through the S106 legal agreement.

Highway Issues

The layout has been developed following ongoing discussion with the Highways Authority. They raise no objection to the scheme subject to the widening of the road across the front of the site and the provision of adequate visibility splays. This would entail removing most of the hedge along the front of the site but adequate space would remain for a hedge to be replanted behind the required visibility splay so that it does not interfere with highway safety.

Consequently the County Council raises no objection to the scheme subject to conditions regarding detailed plans of the road/footway/cycleway details, foul and surface water drainage, provision of parking and turning facilities, visibility splays, construction worker parking, facilities and details of off-site highway improvement works.

Third party concerns have been made regarding additional traffic using Common Road creating additional inconvenience, noise and disturbance. However, it is not considered that the additional traffic associated with the scale of this development would have such a significantly detrimental impact on neighbour amenity to warrant the refusal of planning permission.

Drainage

The site is located in Flood Zone 1 (low risk). A Flood Risk Assessment has been submitted in support of the planning application.

Policy G83.1 requires the 'submission of details of sustainable drainage measures and how they will integrate with the design of the development and how they will contribute to the amenity and biodiversity of the development. A suitable plan for the future management and maintenance of the SUDS should be included with the submission'.

The Parish Council and local residents have raised concerns regarding drainage issues affecting this part of the village as this part of the village has historically witnessed localised flooding.

However, since the original submission further discussion has taken place between the applicant's engineers and Anglian Water and a revised FRA has been produced. Anglian Water have confirmed acceptance of the proposed drainage scheme. The EA has also accepted the scheme and CSNN are also satisfied with the revised details.

Foul water is proposed to feed into the existing drainage system, for which there is capacity, and surface water is proposed to be disposed of through a sustainable drainage system. Plans and details have been provided showing that in private areas hardstandings will be constructed of permeable pavements, allowing cleaning and percolation of surface water to take place.

Swales are also used as part of the SUDS and the plans show that there will be around 170m of swale on the site to infiltrate and convey the surface water. A retention basin is also used and, combined with the swales, it has been shown that there is sufficient storage on the site to contain the maximum storm event without flooding outside these features.

Whilst the EA and Anglian Water raise no objection in principle, the implementation of the foul and surface water drainage needs to be agreed via condition.

Crime and Disorder

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 NPPF also requires that decisions should aim to achieve places which promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Initial comments received from the Police Architectural Officer raised objection to the lack of natural surveillance over the parking courtyards to the eastern part of the site and the pedestrian link to the north eastern corner through to the parking court where there are low levels of surveillance.

The agent has subsequently made changes to the scheme with Secure by Design in mind, to improve surveillance and create private access areas. The pedestrian entrance in the north eastern corner onto Common Road is now shown to be gated to discourage free access into the site, access gates have been repositioned closer to car parking spaces, fenestration improved and a change to the design of the fencing allows better views over the parking areas. The Police Architectural Officer has since agreed these changes and has removed his objection to the earlier scheme.

Archaeology

Since the original submission of the application an Archaeological Evaluation has been undertaken on the site, involving trenching. The consultants revealed that nothing of great interest was found and the results reported to the Historic Environment Service.

The Historic Environment Service has confirmed that following the Archaeological Evaluation no further archaeological works will be required at the site. Accordingly no further works are required and no planning conditions are necessary. The proposal accords with the provisions of paragraph 128 of the NPPF.

Ecology

The site is an open, grassed paddock.

A Habitat Survey has been submitted in support of the application. No protected species were encountered but further survey work is recommended for reptiles and bats. Consequently, a bat activity report and a reptile survey have been produced.

The bat report reinforced the conclusions of the Habitat Survey and identified 17 bats of 4 different species over two surveys. The Bats were observed or their calls recorded and the results indicate the site being used for foraging and commuting. Due to the level of activity observed, however, the site is considered to be of local importance to a small number of species. That said, conditions relating to lighting and landscaping are recommended.

No reptiles were found during the survey effort and they are therefore considered to be absent from the site. Consequently there are no constraints regarding reptiles and no mitigation measures are required in this case.

Conditionally it is considered that the development complies with the NPPF and Policy CS12 of the Core Strategy.

Contamination

The applicant has submitted a geotechnical desk study report. The Environmental Health Officer is happy with the information provided and has no comments to make regarding contaminated land or air quality issues.

Lighting scheme

The application has been supported by details of the proposed external lighting scheme. This will generally be guided by the requirements of the Highway Authority, but reference has been made to avoiding overspill and low lux lighting to prevent excessive levels of light which might result in negative ecological impacts. The final details, however, need to be agreed via planning condition.

Other material considerations

Norfolk County Council has responded with regard to county contributions. Infrastructure provision and commuted sums are to be covered by the S106 agreement towards library books and open space/play equipment and implementation/delivery. Fire hydrants can be secured by condition. NCC confirms that no education contributions are required for this site.

The Arboricultural Officer has raised no objection to the proposal subject to a full landscaping scheme to include species, locations and planting densities, enhancement of the existing hedge along the southern boundary of the site and incorporation of some native species trees throughout the development. Although the hedge to the south of the site is important in habitat terms and also to provide screening and soften this boundary, it is outside the application site boundary and cannot be controlled by planning condition. Planting and landscaping within the site, however, can be conditioned.

Third party concerns raised several issues. Most of these related to localised flooding issues, matters of drainage and capacity of sewers. These issues have already been addressed within this report. Other issues relating to design, impact on the local highway and too much development in this part of the village are also covered earlier in this report. Also concerns about impact of noise from the play area are referred to above.

CONCLUSION

The site itself is outside the current development limit of the village and is shown as countryside on the 1998 Local Plan Adopted Proposals Map. In policy terms such an application for residential development in the countryside would normally be refused planning permission. However, in this case the site is the Council's preferred option for housing as identified through Policy G83.1 in the Site Allocation Pre-Submission Document.

The site is currently used as a paddock but is bordered by development on three sides and is therefore viewed in large measure against a semi-urban backdrop. The natural topography of the site, being relatively level, helps to lessen the impact of development on the surrounding area therefore limits the impact on the visual amenity of the adjoining Area of Outstanding Natural Beauty (AONB).

The scheme, as amended, has successfully overcome the previously identified weak points within the design and layout which were referred to in the reasons for refusal of application 13/01736/FM. The affordable housing units have been pepper potted in a way which now meets council policy and the layout has improved with regard to Secured by Design issues.

It is considered that the resulting proposed development will not harm the character and quality of the area and the way it functions. It is considered to be sufficiently in keeping in terms of form and character to accord with the provisions of the NPPF and Policies CS08 of the Core Strategy and Policy 4/21 of the Local Plan. Whilst it is noted that the requirement of Policy G83.1 to provide recreational space over and above the general open space requirements cannot be met without significant implications for the layout, density or number of units on the site, the proposal does accord with the remaining criteria listed in the policy.

Conditionally the proposed development is acceptable in terms of highways, affordable housing, residential amenity, ecology and crime and disorder.

The method of dealing with the surface water drainage and issues relating to flood risk appear to have been resolved but the final design of the foul and surface water drainage will need to be agreed by planning condition.

The provision of affordable housing and public open space will all be controlled by S106 legal agreement, as will the need to contribute towards libraries.

Although premature to the adoption of the emerging LDF/local plan site allocation for the period up to 2026, given the general consistency with draft policy G83.1 and the NPPF, it is considered appropriate to determine the application in line with the provisions of paragraph 216 of the NPPF.

On this basis, it is recommended for approval subject to conditions as well as the satisfactory conclusion of the S106 agreement.

RECOMMENDATION:

A) APPROVE subject to conditions and completion of Section 106 Agreement.

- 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. SNE1-1000, Site Location Plan
Drawing No. SNE1-1001, Rev D, Planning Layout
Drawing No. SNE1-1002, Rev D, External Works Layout
Drawing No. SNE1-1004, Rev A, Materials Plan
Drawing No. SNE1-1005, Rev B, Proposed Floor Plans & Elevations (Plots 7, 8, 9 & 13)
Drawing No. SNE1-1006, Rev A, Proposed Floor Plans & Elevations (Plots 1,2,3,4 & 10)
Drawing No. SNE1-1007, Rev B, Proposed Floor Plans & Elevations (Plots 20, 21, 22 & 23)
Drawing No. SNE1-1008, Rev B, Proposed Floor Plans & Elevations (Plots 5, 6-11)
Drawing No. SNE1-1009, Rev B, Proposed Floor Plans & Elevations (Plot 12)
Drawing No. SNE1-1010, Rev B, Proposed Floor Plans & Elevations (Plots 14-15)
Drawing No. SNE1-1011, Rev B, Proposed Floor Plans & Elevations (Plots 16, 17, 18 & 19)

- 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 approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 3 Reason In the interests of minimising light pollution to safeguard the amenities of the locality and to minimise the impact of the development upon protected species in accordance with the NPPF.
- 4 Condition Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 4 Reason To ensure that the development is properly landscaped in the interests of the visual 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 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.
- 6 Reason To ensure that the development is compatible with the amenities of the locality and to minimise the impact of the development upon protected species in accordance with the NPPF.

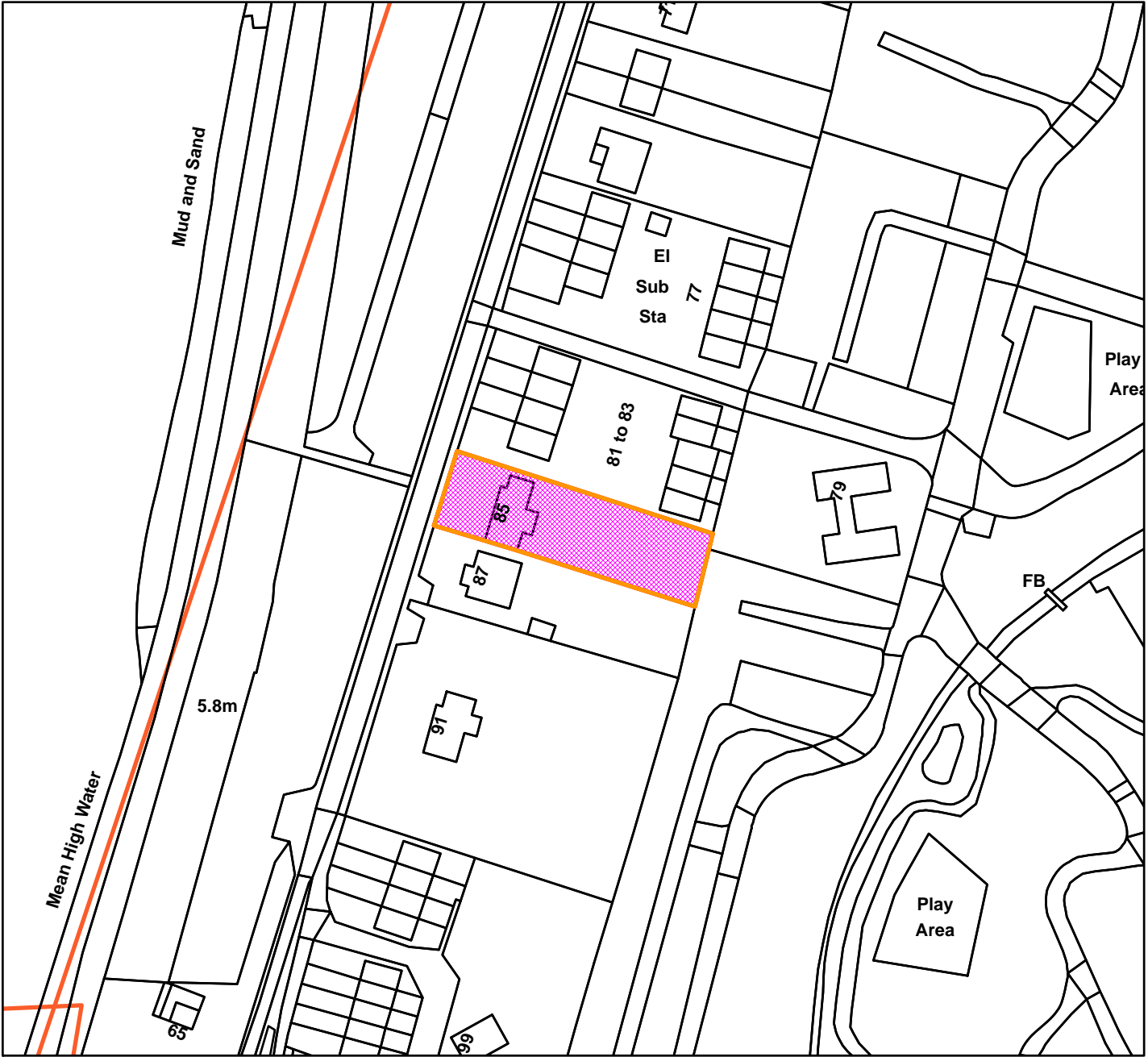
- 7 Condition The development shall not be brought into use until a scheme for the provision of a fire hydrant has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 8 Condition No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. All construction works shall be carried out in accordance with the approved plans.
- 8 Reason To ensure satisfactory development of the site and a satisfactory standard of highway design and construction
- 9 Condition No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority in consultation with the Highway Authority.
- 9 Reason To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway
- 10 Condition Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- 10 Reason To ensure satisfactory development of the site.
- 11 Condition Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 59m shall be provided to each side of the access where it meets Common Road 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.
- 11 Reason In the interests of highway safety
- 12 Condition The applicant has submitted details of the foul and surface water drainage arrangements for the site within the Flood Risk Assessment, Revision B, dated April 2014. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 12 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- 13 Condition Notwithstanding the details indicated on the submitted drawings no works shall commence on site until full details of off-site highway improvement works to comprise of widening of the site frontage carriageway to 5.5m and a 1.8m wide site frontage footway has been submitted to and approved in writing by the Local Planning Authority.

- 13 Reason To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 14 Condition Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 14 shall be completed to the written satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 14 Reason To ensure that the highway network is adequate to cater for the development proposed
- 15 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for 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.
- 15 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 16 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.
- 16 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 17 Condition A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas and swales, (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 and retain in perpetuity.
- 17 Reason To ensure that the landscaping is properly maintained in accordance with the NPPF.
- 18 Condition Notwithstanding the details shown on Drawing No. 1001 Rev D details of the hardstanding surfacing between the hammerhead junction and the southern site boundary to serve the road access link to the adjoining land to the south shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the development. This hard surfaced area shall be constructed and made freely available for use by pedestrian and vehicular traffic no later than the commencement of the 20th dwelling on the site. Thereafter no dwelling shall be occupied until the said hard surfaced area has been completed to the satisfaction of the Local Planning Authority.

- 18 Reason To ensure the provision of a road to the southern part of the site so as to enable a link to be made through to the highway layout on the adjoining land for the proper planning of the area in accordance with the NPPF.

(B) In the event that the Section 106 agreement is not completed within 3 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 county contributions.

85 South Beach Road Hunstanton



Scale: 1:1,250

Borough Council of

King’s Lynn & West Norfolk

Tel. 01553 616200 - Fax. 01553 691663



Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	18/06/2015
MSA Number	0100024314

AGENDA ITEM NO: 8/2(a)

Parish:	Hunstanton	
Proposal:	Construction of replacement dwelling following demolition of existing dilapidated bungalow (redesign)	
Location:	85 South Beach Road Hunstanton Norfolk PE36 5BA	
Applicant:	Mrs A Harris	
Case No:	15/00507/F (Full Application)	
Case Officer:	Clare Harpham Tel: 01553 616318	Date for Determination: 26 May 2015 Extension of Time Expiry Date: 3 July 2015

Reason for Referral to Planning Committee – The recommendation is contrary to the views of the Environment Agency

Case Summary

The application site lies within the Hunstanton Holiday Zone and contains a single storey detached property with vehicular access.

The form and character of the development in the locality is mixed with single, two storey and three storey dwellings evident in the street scene. The site is located within a high risk flood area.

The proposal seeks consent to replace the one existing dilapidated bungalow with one, two storey dwelling with accommodation in the roof.

Key Issues

Form and Character
Impact upon Neighbour Amenity
Flood Risk
Highway Safety
Other Material Consideration

Recommendation

APPROVE

THE APPLICATION

The application site lies within an area designated as a holiday consolidation zone.

Located on the eastern side of South Beach Road, the application site contains a dilapidated detached bungalow with attached garage which takes up the width of the site.

Dwellings in the locality comprise of single, two and three storey properties that are detached or terraced.

The proposal seeks consent to demolish the one existing bungalow and to erect one detached dwelling which is two storey with a third storey providing living accommodation within the roof space. The proposed ground floor does not have habitable accommodation and the living accommodation is proposed at first and second floors.

The proposed property would be constructed from a mix of red facing brickwork, vertical weatherboarding and some rendered finish to the front dormer projection.

SUPPORTING CASE

A design and access statement was submitted with the application:-

- The existing site is currently unmaintained and unsightly, the bungalow is in a dilapidated state and considered beyond repair to provide an acceptable holiday home/let.
- The site is currently residential with a three bedroom bungalow which enjoys an 11 month occupation of the dwelling.
- The site is within an area of potential flooding so all habitable accommodation is above ground level with a boat store, shower room and utility / store at ground floor level.
- The proposal is 3.5m from the northern boundary and positioned slightly forward of the existing bungalow to bring it in line with the neighbouring properties.
- The existing bungalow has three bedrooms and an overall footprint of 87.78 square metres.
- The proposal has a total gross internal floor area over three floors of 213 square metres. The ridge height would be 9.15m and an eaves height of 4.99m with an overall footprint of 91.78 square metres.
- The proposal would increase the overall footprint by just 4 square metres.
- The proposal would be built of traditional materials in sympathy with the adjoining properties.

The current dilapidated bungalow is of timber construction and not fit for purpose. The proposed development is an improvement/ betterment to the existing dwelling, site and area. Under Policy 7/5 "Holiday Development Consolidation Zone" this allows for the permitting of new, replacement and improved buildings for holiday use. The proposals are an improvement and will be for holiday use. The site currently holds occupancy of 11 months with no point of refuge from flooding. The proposal provides all habitable accommodation above ground floor level.

PLANNING HISTORY

15/00017/F: Application Refused: 04/03/15 - Construction of 2no. semi-detached dwellings following demolition of existing dilapidated bungalow - 85 South Beach Road

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION The application complies with current planning regulations.

Environment Agency: OBJECT for the following reasons:

1. The FRA submitted with this application does not comply with the requirements set out in paragraph 9 of the Technical Guidance to the National Planning Policy Framework.
2. The site is at high risk of flooding from the sea and is located within an area covered by the joint King's Lynn and West Norfolk Borough Council and Environment Agency Coastal Flood Risk Planning Protocol. The Protocol sets out 7 requirements that replacement dwellings must meet; the proposed development does not meet all of these.

Detailed Explanation (summarised)

The site is within EA Flood Zone 3 and Strategic Flood Risk Assessment (SFRA) tidal Flood Zone 3 (high risk) and a flood Hazard Zone.

Hazard Zones represent an area which is at risk of rapid flooding should a flood defence structure be breached or overtopped. The zones at highest risk of rapid inundation are typically located close behind flood defences, where the combination of high velocities and depths would cause an unacceptable risk to life. The site is close behind coastal flood defences.

The EA has produced Tidal Hazard Mapping (THM) for the area that indicates that flood water in this area could reach a depth of over 2m in the event that the flood defences are breached or over topped.

The Flood Risk Assessment (FRA) submitted with the application indicates that the site would flood to a depth of up to 2m, which is incorrect. The FRA should therefore be revised to use the correct THM information.

The FRA fails to demonstrate that the proposed redevelopment accords with the coastal planning protocol. The protocol states that replacement dwellings will only be permitted in flood zone 3 (high risk), within the area covered by the Coastal Flood Risk Planning Protocol, where all of the seven criteria are satisfied.

The EA's assessment of the proposal against the Coastal Flood Risk Planning Protocol is as follows:-

1. A Flood Risk Assessment (FRA) must be undertaken for the development.

For reasons detailed above the FRA is considered inadequate.

2. All habitable accommodation will be provided above ground floor level.

We have no concerns with the proposed layout of the development as the plans show that all habitable accommodation will be located above ground floor level.

3. The dwelling will only be occupied between 1st April and 30th September in any one year.

The FRA states that the occupation of the dwellings should be permitted 11 months of the year as per the existing bungalow. We consider this to be unacceptable.

4. The dwelling will incorporate flood mitigation and resiliency measures

Details of flood resilient construction measures have been provided. These appear to be adequate. However, your Authority should consult with your building control team for further guidance on their suitability.

5. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences.

The FRA states that “the replacement dwelling will be designed to withstand any future hydrostatic pressures resulting from a breach/overtopping of the South Promenade defence.” Your Authority may wish to condition this matter. The LPA must determine whether this criterion has been met.

6. A flood warning and evacuation plan will be prepared for the property and retained on site.

A flood warning and evacuation plan has been provided. The LPA must determine whether criterion 6 has been met or not.

7. The level of habitable accommodation provided by the new dwelling would not be materially greater than that provided by the original dwelling. Proposals should not result in an increase in the number of bedrooms over and above the number in the original dwelling.

The application appears to substantially increase the amount of habitable accommodation, potentially putting an increased number of occupants at risk. Increasing the amount of habitable accommodation is contrary to the Protocol. We consider that your Authority must determine whether this development proposal meets criterion 7.

The EA state that in order to overcome the objection, the FRA should be revised to include a detailed assessment of flood risk at the site and proposed flood risk mitigation measures based on the hazards identified, as detailed above. The FRA must demonstrate that all seven criteria set out in the coastal planning protocol have been met to enable us to withdraw our objection to this application.

If the LPA is minded to approve the application against our recommendation for refusal we respectfully request to be re-consulted to allow for further discussion.

Environmental Health & Housing - Emergency Planning: NO OBJECTION subject to conditions to secure submission of an evacuation plan and that the occupiers sign up to the EA Floodline Warnings Direct service.

Highways Authority: NO OBJECTION subject to conditions relating to widening the existing access, withdrawing permitted development rights regarding gates etc. and laying out the proposed parking and turning area.

Environmental Health & Housing - Environmental Quality: NO OBJECTION subject to conditions relating to removal of asbestos from the existing property.

REPRESENTATIONS

No letters of representation received

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

7/5 - states that the Holiday Development Zones shown on the Proposals Map are reserved for holiday development. New and improved holiday uses and buildings will be permitted in the Holiday Development Expansion Zone. The improvement and replacement of existing accommodation and facilities will be permitted in the Holiday Development Consolidation Zone.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS05 – Hunstanton

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

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

OTHER GUIDANCE

Coastal Flood Risk Planning Protocol

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and Character
- Impact upon Neighbour Amenity
- Flood Risk
- Highway Safety
- Other Material Consideration

Principle of Development

The proposal seeks consent to demolish an existing single storey house and replace it with a detached two storey dwelling with habitable accommodation within the roof space.

The application site is located within the Holiday Development Consolidation Zone as identified within the Local Plan Maps (1998). Saved Policy 7/5 of the King's Lynn and West Norfolk Local Plan (1998) states within the Consolidation Zone (CZ) the improvement and replacement of existing holiday accommodation and related facilities will be permitted, with permissions being subject to seasonal occupancy restrictions.

The Core strategy states that saved Policy 7/5 is retained for consideration within the Site Specific Allocations and Policies Development Plan Document. This document is to be the subject of an inquiry starting in July and weight may be attached to the policies it contains. It identifies this area of Hunstanton as within the Coastal Hazard Zone where emerging Policy DM18 applies.

Emerging Policy DM18 states that replacement dwellings will only be permitted in Flood Zone 3 where all seven of the criteria regarding replacement dwellings are satisfied. These will be addressed later in the report.

Form and Character

The form and character of South Beach Road is varied with a mix of predominantly single and two storey residential dwellings (some being flats). There are some recent planning approvals for single replacement three storey dwellings in close proximity to the application site. A caravan park is located on the western side of the road.

The proposal seeks consent to demolish an existing three bedroom single storey dwelling on the eastern side of South Beach Road and construct one dwelling in its place.

The proposed detached dwelling would be two storeys with accommodation within the roof space. The proposed ridgeline would be parallel to South Beach Road and the design would have a glazed projection within the front elevation on the first and second floor, utilizing projecting dormers within the roof space. The property proposes to use red facing brickwork at ground floor with vertical cedar weather boarding and render as external facing materials at first floor and within the projecting dormers.

The contemporary design and scale of the building is acceptable in the street scene.

Impact upon Neighbour Amenity

The three storey dwelling is not considered to cause any detrimental neighbour amenity issues.

To the north are some two storey dwellings which are holiday flats. There are three windows in their side elevation, two of which have obscured glazing. The third window on the second floor would not be overlooked by the proposal which has no windows above the ground floor within its northern elevation; however it may be overshadowed to some degree by the proposed dwelling which would be directly to the south. However, given the separation distance between the two buildings, which is in excess of 7.0m and the fact that the dwellings are within an area utilised for holiday accommodation the overshadowing would not be to the degree which would warrant a refusal.

To the south of the application site is a detached bungalow with a window within its northern elevation facing the application site. The existing bungalow on site is constructed right up to the southern boundary however the proposed detached dwelling would be constructed further away from this boundary (1.25m). Consequently whilst the proposal, which is significantly taller than the existing bungalow, would be in close proximity to the side window it would be further away than the existing structure and due to its orientation the proposal would not overshadow this window to a degree which would warrant a refusal. After the submission of amended plans there are no windows within the southern elevation which could cause any overlooking of private amenity areas.

There are no adverse amenity issues with regards to the windows on the front (west) elevation, which face out to sea. The windows to the rear are looking down the proposed rear gardens and parking area. The distances are adequate to not cause overlooking issues to the rear.

Overall there are no amenity issues which would warrant a refusal of the proposal.

Flood Risk

The application proposes the replacement of an existing dwelling house, which is situated in Flood Zone 3 and is at high risk of tidal flooding according to the Council's adopted Strategic Flood Risk Assessment (SFRA). The SFRA also shows the site to be in a Hazard Zone meaning that it would flood rapidly and to some depth in the event of a breach or over-topping of the flood defences.

NPPF states that development should be guided towards areas at lowest risk of flooding and should be subject to the Sequential Test and if required the Exception Test. This is reflected in National Planning Policy Guidance on development and flood risk. The same stance is broadly reflected in Policy CS08 of the Local Development Framework Core Strategy.

The proposal is for a replacement dwelling. Given this, it is not considered appropriate to apply the sequential test as the unit would remain even if other sites at lower risk of flooding were to be identified.

Policy CS07 – Development in Coastal Areas of the Local Development Framework Core Strategy states that the Council will, amongst other things, resist new and replacement dwellings and the extensive alteration of dwellings and relaxation of occupancy limitations unless the outcome of the Shoreline Management Plan (SMP) acknowledge the absence of risk or promotes the retention and/or improvement of local defences. The SMP does not acknowledge the lack of risk and improvement to the defences is not assured at present.

Detailed local guidance has been provided in a joint position statement between the EA and the Council, entitled Coastal Flood Risk – Planning Protocol, Wolferton Creek to Hunstanton (2010). This position statement is embodied in and will eventually be superseded by emerging Policy DM18.

Both the Protocol and DM18 state replacement dwellings will only be permitted in flood zone 3, where “all of the following 7 criteria are satisfied”.

The criteria are:-

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

1 - Flood Risk Assessment

The FRA states that the site is in an area where flooding could occur up to depths of 2.0m. The EA states that this does not reflect the latest Tidal Hazard Mapping (THM) that shows the site as flooding to depths of over 2m.

Notwithstanding this error, information submitted with an application at 71 South Beach Road approved in December 2014 (14/01292/F) indicated that site could flood to a depth of 2.3m above Ordnance Datum (aOD). The latest available THM was published in 2012. The site is 100m north of the current application site and in the same area in the THM. Consequently, similar flood depths may be expected at the application site.

All the accommodation on the application site is proposed at first floor level, which will be at 2.7m aOD.

The FRA is not up-to-date and the EA are correct in that, technically, the proposal does not address the first criterion. However, the use of the latest data, as has been done on other sites, would still lead to the conclusion that the first floor levels are appropriate.

2 - Habitable Accommodation

There is no habitable accommodation at ground floor. The proposal therefore satisfies the second point of the protocol. The EA agrees on this point.

3 - Occupancy

The applicant asserts that the existing dwelling is subject to an 11 month occupancy condition. However, there is no planning history to support this and in all likelihood, given the age of the dwelling, it can be occupied all year round in planning terms.

The applicant's agent has indicated that a six month restriction could be attached to the new dwelling, but this would have to be weighed against the fall-back position wherein the existing dwelling is retained and can be occupied all year round.

4 - Flood Resilient Construction

Details have been submitted with the application and these can be secured by condition.

5 – Able to Withstand Hydrostatic Pressures

Details of construction methods can be secured by condition. A similar approach has been adopted on other sites on South Beach Road and is considered to be appropriate in this instance as well.

6 – Flood Warning & Evacuation Plan

An Evacuation Plan was submitted with the application. The Council's Emergency Planner indicates that this requires some amendment but is generally satisfied with the document. Full details can be secured by condition.

7 – No Material Increase in Accommodation

The existing property has 3 bedrooms and the proposed property also has 3 bedrooms, consequentially the proposal is considered to be in accordance with point 7 of the coastal protocol.

The proposal meets 5 of the 7 criteria in the protocol. The failure on the first point is a technical failure and not one that would materially affect the conclusions in the FRA given the information available to the Council from other applications in the surrounding area.

Given the lack of any occupancy restriction on the existing dwelling, it is material for the Council to consider the fall-back position wherein that dwelling remains on the site and can be occupied all year round. In this instance, any restriction on the new dwelling would be unreasonable given that the new dwelling would provide betterment in flood risk terms because: all the accommodation is at first floor level above likely flood levels; it would incorporate flood resilient construction techniques; be built to withstand hydrostatic pressures and occupants would have a flood warning and evacuation plan.

The betterment provided by the proposal is considered sufficient to justify approval of the application notwithstanding the EA's objection.

Highway Safety

The existing access to the property would be widened and there is suitable access, parking and turning to cater for the proposed dwelling. The highways officer has no objection to the proposal subject to conditions.

Other Material Considerations

The Environmental Health and Housing – Environmental Quality team has no objection to the proposal subject to conditions in relation to asbestos.

CONCLUSION

The previous application on this site was for two dwellings and was refused on the basis that the extra unit was unacceptable as it would have led to an increase in the number of people exposed to flood risk.

This proposal is for a single dwelling to replace the existing unit. The new dwelling is of an acceptable scale and appearance, so as not to cause any detrimental visual or neighbour amenity issues.

The EA has objected on the basis that the proposal is contrary to the Coastal Flood Risk Protocol and emerging policy DM18.

The existing property has no occupancy restriction so can be occupied all year round, including during the period when the highest risk of flooding occurs in the winter months. All the bedrooms in the existing house are on the ground floor. The existing dwelling is unlikely to withstand the hydrostatic pressures it would be subject to in the event of a severe flood.

The proposed property would not have an occupancy restriction either but habitable accommodation would be provided at 1st floor level above anticipated flood levels. There is no increase in the number of bedrooms to be provided. The new dwelling would be constructed to withstand hydrostatic pressures and would incorporate flood resilient construction techniques. A flood evacuation plan could also be secured.

The proposed dwelling therefore offers significant betterment compared to the existing house that would reduce the impact of flood events upon occupants as well as upon the structure itself. This betterment is a material consideration that can be set against the objections from the EA. In light of the betterment that would be secured, the application is recommended for approval.

RECOMMENDATION:

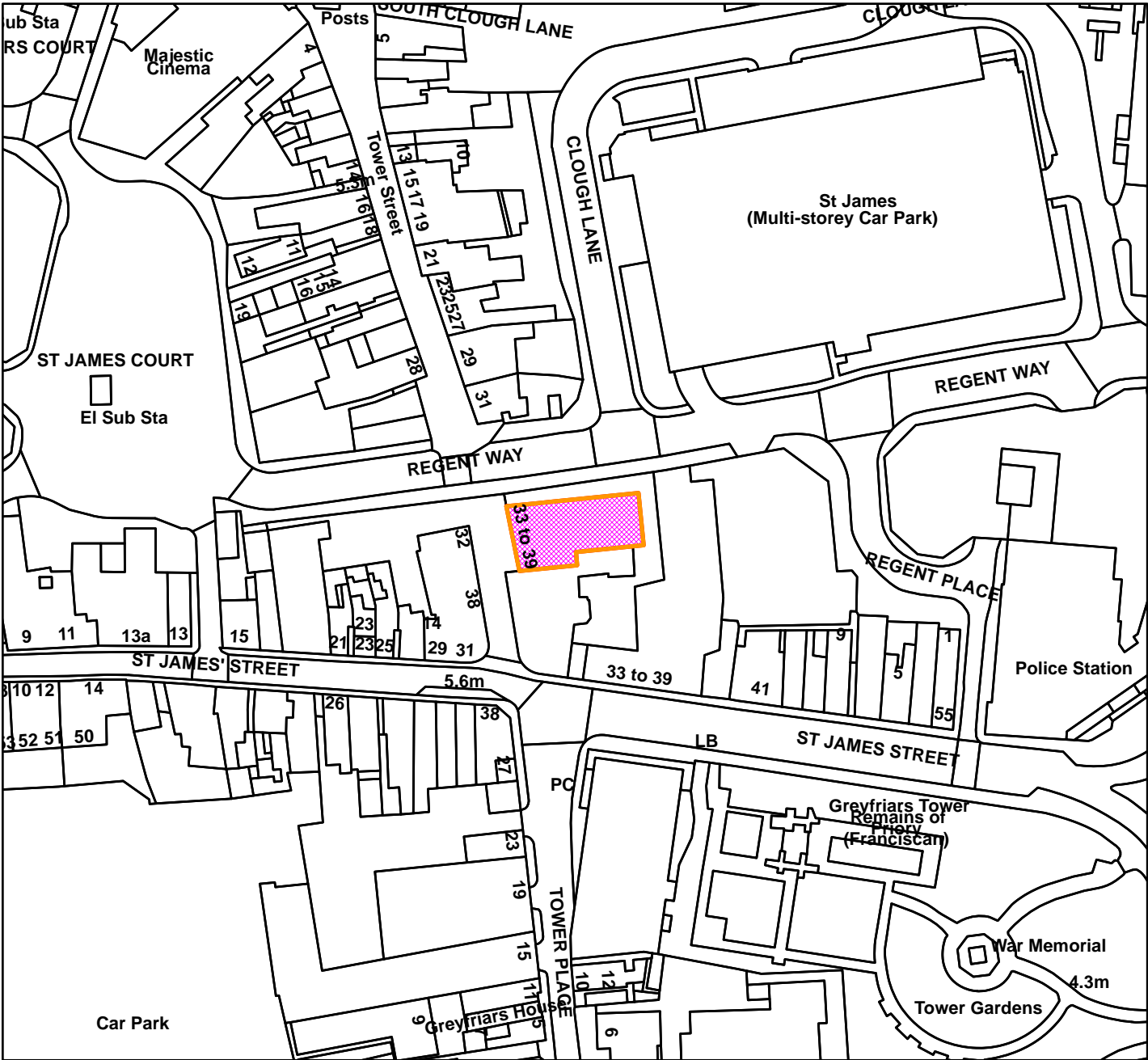
APPROVE subject to the imposition of the following condition(s):

- 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 shall be carried out in accordance with the following drawings:-
 - 136/14/00A 'Location Plan' received 21st April 2014;
 - 136/14/04A 'Proposed Plans, Elevations and Section' received 10th June 2014; and
 - 136/14/05A 'Proposed Site Plan and Section' received 21st April 2014.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the commencement of the use hereby permitted the vehicular access (indicated for improvement on drawing No 136/14/05A) shall be widened to a minimum width of 5 metres in accordance with the Norfolk County Council residential access construction specification for the first 2 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.
- 3 Reason In the interests of highway safety and traffic movement.

- 4 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) 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.
- 5 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site 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.
- 5 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 6 Condition Notwithstanding the details submitted with the application prior to the occupation of the dwellinghouse hereby permitted the details of a flood evacuation plan shall be submitted to and be approved in writing by the Local Planning Authority. This flood evacuation plan shall include a commitment to sign up to an appropriate flood warning scheme as well as actions to take on receipt of different flood warning levels, evacuation procedures e.g. isolating services and taking valuables etc. and evacuation routes.
- 6 Reason To ensure the appropriate protection to the occupants of the development in accordance with the principles of the NPPF.
- 7 Condition Prior to the demolition of the existing dwelling, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 7 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 8 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.
- 8 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 9 Condition The development hereby permitted shall be constructed in full accordance with the 'Flood Resilient Measures' submitted by ACS Architectural Ltd.
- 9 Reason In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.

- 10 Condition Prior to any works associated with the construction of the replacement dwelling, including the laying of foundations, a scheme to demonstrate that the dwelling will be designed to withstand and be resilient to hydrostatic pressure resulting from a breach / overtopping of the tidal defences must be submitted to and be agreed in writing by the Local Planning Authority. The development must proceed in accordance with the approved scheme.
- 10 Reason To reduce the risks associated with flooding in accordance with the NPPF.

Royal British Legion 33-39 Tower Street King's Lynn



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: 1:1,250

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	17/06/2015
MSA Number	0100024314

AGENDA ITEM NO: 8/2(b)

Parish:	King's Lynn	
Proposal:	Conversion of first floor and extension to create second floor to create six flats, including alterations and demolition	
Location:	Royal British Legion 33 - 39 Tower Street King's Lynn Norfolk	
Applicant:	Mrs M J Guest	
Case No:	15/00613/F (Full Application)	
Case Officer:	Mr C Fry Tel: 01553 616232	Date for Determination: 11 June 2015 Extension of Time Expiry Date: 6 July 2015

Reason for Referral to Planning Committee – Referred to Committee by the Planning Control Manager.

Case Summary

The application site lies within an area defined as Built Environment Type C and the St Margaret's Conservation Area of King's Lynn.

The existing building has single and two storey elements and has been used by the Royal British Legion as a Social Club at ground floor and offices above.

The proposal seeks consent for alterations and extensions to create 6 flats above the social club.

Key Issues

Impact upon the Conservation Area and listed buildings
Amenity Issues
Flood Risk
Highway Safety
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within Built Environment Type C and the St Margarets Conservation Area according to Local plan Proposals Maps for King's Lynn

The site is on the eastern side of the southern section of Tower Street. The site contains a building that essentially has two elements. The original part of the building is two storey, and there is a flat roof addition to the rear of the building that flanks Regent Way. The building is rendered and painted.

The building at ground floor has been used by the Royal British Legion as a social club and the first floor has been used as offices.

The proposal seeks to provide 6 flats through alterations and extensions to the building. The original part of the building will have a second floor constructed from zinc and the flat roof element of the building will have first and second floor additions. The first floor will be rendered and painted and the second floor constructed from zinc. Windows will be same style as those found in the existing. The flats will benefit from a communal amenity area and flat 5 will have its own terrace area.

No change of use is proposed at ground floor.

SUPPORTING CASE

The application has been support by a planning statement:-

- 33-39 Tower Street was, from its construction in the 1950s until about the late 1970s/early 1980s, a printing works and stationer's.
- The ground floor of the unit is essentially one unit and the Tower Street entrance-lobby/stairs to the first floor is the other.
- The ground floor has been used by the British Legion as a social club and the first floor for office accommodation.
- The site at 33-39 Tower Street sits at the corner of Tower Street and Regent Way. It is within easy walking distance of the town centre but is also, in reality, on the edge of it and in the secondary sub-division of the retail zone.
- The area demonstrates a mixed useage
- Conversion to residential use can offer opportunities that are supported by government in an attempt at introducing residents to urban areas
- The proposal is to convert the present upper office area into 2 residential flats and add four more new flats on 2 levels in what would effectively become a three storey building that incorporates a balcony to the higher Tower Street end unit –the additions being achieved with a lightweight timber-or steel-framed structure. All six flats would be served by the present Tower Street entrance-lobby and common stairs with a further flight added from first to second floor. It is also intended to refurbish the old work's goods-lift by installing a passenger version and extend the shaft to the new second floor, which will increase access – especially for disabled users.
- A single storey, first floor link would be built over the RBL clubroom to the eastern two flats, themselves also built over the club.
- A private amenity area has been incorporated at first floor level, to which all residents would have equal and easy access.
- The Strategic Housing Land Availability Assessment of 2011 identifies the need for smaller sized properties in the borough.
- No parking is required to be provided on site given the other modes of sustainable transport available.
- The scale of the proposal here is relatively modest. Comparisons with the two-storey, parapet-roofed building at the southern end of Tower Street occupied by Fenton's is worthwhile but the raised structure at 33-39 Tower Street will be set back and so again dominance is muted.
- The gap at first/second floor level in the north elevation also helps to ameliorate any sense of massing in a street elevation that is, in any case, punctuated by spaces. There is no horizontal creep.
- The two main elevations – north to Regent Way and west to Tower Street – are predominantly rendered. In a bid to liven up the building it is proposed to clad the

second floor level in zinc, to reflect the clean-metallic lines of the multi-storey carpark. The lower floors will be rendered to match the existing.

- Other alterations include the reinstatement of the art-deco parapet and add a glass balustrade behind to guard the balcony.
- Access to the building will remain as existing – from Tower Street into the entrance-lobby. The lobby will also contain areas for bins and cycle-storage.
- The site lies within Flood Zone 1 (little or no risk). As there is by definition, no sleeping accommodation at ground floor level-all flats being above this – no FRA has been formulated. In any event, existing floor levels cannot be altered.

PLANNING HISTORY

12/00827/A: Application Permitted: 24/08/12 - Advertisement Consent: 1 x fascia sign

11/01905/CU: Application Permitted: 19/01/12 - Change of use to D1 to accommodate office/classroom based education/training use

11/01655/LDE: Non-determined Invalid now returned: 09/03/12 - Certificate of lawful development - Use of site as D1

11/00728/F: Application Permitted: 23/06/11 - Replacement of first floor windows and door

2/99/1442/CU: Application Permitted: 20/12/99 - Change of use from retail to office and storage

2/96/1410/CU: Application Permitted: 10/12/96 - Change of use from retail to bistro (class A 3)

2/96/0962/F: Application Permitted: 30/08/96 - Installation of front door and pedestrian access to property for use as a restaurant including railings (amended access)

2/96/0601/CA: Application Permitted: 04/07/96 - Incidental demolition in connection with creation of new door and pedestrian access to unit

2/96/0600/F: Application Permitted: 04/07/96 - Installation of front door and pedestrian access to property for use as a restaurant including railings

2/96/0072/CU: Application Permitted: 13/03/96 - Change of use from retail unit to restaurant

2/95/1439/F: Application Permitted: 28/11/95 - Display of 6 painted boards

2/95/0038/CU: Application Permitted: 27/02/95 - Change of use of unit to coffee shop

2/94/0790/CU: Application Permitted: 10/07/94 - Change of use of light industrial units/workshop to two retail units

RESPONSE TO CONSULTATION

Conservation Officer: NO OBJECTION The building is in a prominent corner location within the conservation area and is falls within the scope of the THI project. Whilst the property is kept in good repair it has little presence and is somewhat overpowered by the bulk of the Kwik-fit building which sits directly next to the flat roofed part of 33-39 emphasising its “squatness”. Overall I would therefore suggest that its impact on the character of the conservation area can only be described as neutral at best.

The addition of this well designed and detailed second floor will give the building more height/bulk and therefore more impact The stepped parapet detailing is reminiscent of what previously existed in the 1970s when it was occupied by Watts & Rowe Printers and Stationers and the proposal to clad the new section in zinc is a modern twist which will sit comfortably against the adjacent buildings. It will partially obscure views of St Margarets Minster & Greyfriars Tower but I do not think that it is sufficient to cause harm to either their setting of the character of the Conservation Area. On the other hand the proposal delivers public benefit and therefore accords with the requirements of the NPPF.

Conservation Areas Advisory Panel: COMMENTS: The Panel consider the proposal was acceptable and did not object to the suggested materials of zinc or render.

Historic England: NO OBJECTION The application site is currently occupied by a part single storey, part two storey structure initially constructed as a printing works and stationers. The fabric is constructed of structural steel beams, columns and loadbearing masonry walls, which are rendered. This, along with its flat roof, do not contribute positively to the Conservation Area in its current form. The building has most recently been used by the Royal British Legion and lettable office space.

Views to St Margaret's Church towers, grade I listed, to the west and glimpses of the High Street to the south are available from the site, but are limited. The Large industrial structures immediately around the site convey a variety of uses and building styles which, again, do not contribute positively to the conservation area. Greyfriars Tower, grade II* listed, is in close proximity to the development site, although this is not visible from the site, nor do the proposals have an effect on the setting of it, due to the substantial properties immediately adjacent.

The alterations proposed vary the external appearance, but most substantially include for an additional storey clad in zinc. This is a design response to the brief, but does not have a negative impact on the conservation area. The use of a modern material would not sit uncomfortably within this specific area, and a good quality development could provide some enhancement to the conservation area. The vertical extension will be visible, but will not deflect existing views to important features such as Greyfriars Tower to the south or Church to the west.

The National Planning Policy Framework identifies protection and enhancement and established a presumption in favour of substantial development in the planning system (paragraphs 6,7,14). Good design is a key part of sustainable development, and the Government attaches great importance in it (paragraph 56). The NPPF also states that the significance of listed buildings and conservation areas can be harmed or lost by alteration to them or development in their setting (paragraph 132) and that the conservation of assets (in this case King's Lynn Conservation Area) is a core principle of the planning system (paragraph 17).

We have considered the current proposals in light of this government policy and relevant Historic England guidance. The proposals will have an impact on the conservation area, but in this instance will not detract from its quality and therefore are in accordance with paragraphs 56 and 17 of the NPPF. Good design should allow for quality detailing and use of high quality materials, which would be expected in the conservation area.

The principle and design of the proposals are acceptable and we do not have any objections. If minded to approve, it should be noted that the council should ensure proper conditions which require good quality materials and detailing to be attached.

Environmental Health & Housing – Community Safety Neighbourhood and Nuisance: NO OBJECTION - subject to condition

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to condition.

Emergency Planner: NO OBJECTION - subject to condition

Norfolk Constabulary: NO OBJECTION

NCC Highways: NO OBJECTION

REPRESENTATIONS

Cllr Bambridge has commented in support of the application:-

The development would provide much needed accommodation in the town. Town Centre accommodation helps reduce anti-social behaviour. The flats would have lifts to the higher floors which would benefit the elderly and the position would give the residents easy access to town centre shops including a supermarket as well as to amenity spaces like The Walks and St James Swimming Pool. The exterior design blends well into the original design of the existing building. This, along with the Townscape Heritage Initiative which will bring improvements to the fabric of nearby buildings, can only enhance this part of town which is busy walkthrough from the Friars and South Lynn. I support the application

NATIONAL GUIDANCE

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

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM17 - Parking Provision in New Development

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

Conservation Area Character Statement.

PLANNING CONSIDERATIONS

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

- Impact upon the Conservation Area and Customs House
- Amenity Issues
- Flood Risk
- Highway Safety
- Other Material Considerations

Principle of Development

The proposal involves additions and alterations to 33-39 Tower Street, King's Lynn to create 6 flats at first and second floor level. This will involve the loss of office space in the town centre. Whilst Policy CS10 of the Local Development Framework Core Strategy seeks to retain land or premises currently or last used for employment purposes, it is considered that the loss of office space can be accepted in the town centre. Residential uses in town centres can also contribute to their vibrancy.

The ground floor of the building which has been used as a social club is retained (Sui-generis use).

Impact upon the Conservation Area

The application site is within the King's Lynn Conservation Area and in the vicinity of the St James Street THI area. The nearest listed building is 29 Tower Street. The Conservation Area and listed buildings are defined as 'designated heritage assets' by the NPPF. Distant views are also afforded of St Margaret's Church, Grade I listed building, to the West whilst Greyfriars tower, a grade II* listed building to the west, is not seen in context with the site.

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places statutory duties upon Local Planning Authorities. In determining applications that affect a Listed Building or its setting Section 66(1) states that the Local Planning Authority 'shall have special regard to the desirability of preserving the building or its setting'. In determining applications that affect Conservation Areas, Section 72 of the act, requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when determining applications affecting buildings or land within the Conservation Area or its setting.

In addition, Paragraphs 126-131 of the of the National Planning Policy Framework (NPPF) refer to the need for Local Planning Authorities to take into account the need to sustain and enhance the significance of heritage assets. The intent of these paragraphs is to ensure that new development makes a positive contribution to local character and distinctiveness, and pays regard to heritage assets.

The impact upon heritage assets includes any contribution made to their significance by their setting. The National Planning Policy Guidance refers to the setting as: “the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage”. The NPPF, specifically paragraph 136, states that: “local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.

At a local level, specifically in relation to Heritage Assets, Policy CS12 seeks to protect and enhance the historic environment, identifying the crucial role played by the historic environment in delivering environmental quality and well-being.

Policies CS03, 08 (Core Strategy) and DM15 (of the Draft Submission Development Management Policies Pre-submission Document) refer to the general requirements of good design such as: scale, height, massing, materials and layout of the development needing to be appropriate in a given context.

The St Margaret's Conservation Area Character Statement does not make particular reference to this building but describes the immediate area. Regent Way, to the west of the site, is said of been created in the 1960's following the demolition of St James House. The Kwik Fit building to the south of the site, the tallest building adjacent to the site, was constructed in 1908. The view to the east on Tower Street is described as being rather bleak. As the Conservation Area Character Statement states, the northern end of Tower Street is more rewarding.

The building comprises of two distinct elements. The original element that fronts Tower Street is two storey in scale and likely to have been constructed in the 1950's. The second element of the building is a later flat roof addition to the rear. The ground floor has been used by the Royal British Legion as a social club and the first and second floors used as office accommodation.

English Heritage has commented, in regards to the character of the building “as being single storey, part two storey structure constructed as a printing works and stationer's. The fabric is constructed of structural steel beams, columns and loadbearing masonry walls, which are rendered. This along with its flat roof, do not contribute positively to the Conservation Area in its current form.”

The Conservation Officer comments that the building has little presence in the Conservation Area and is somewhat overpowered by the Kwik-fit building which sits directly next to the flat roofed part of 33-39 Tower Street emphasising its squatness. The officer suggests that the building's impact on the character of the Conservation Area can only be described as neutral at best.

The proposal seeks alterations and extensions to the building to create 6 flats all accessed from Tower Street. The ground floor will retain its permitted use. With the exception of removing the fire escape staircase there will be no external changes at ground level to the building.

The two storey element of the existing building will have an additional floor, stepped in on all elevations. The additional storey will be clad in Zinc. Other alterations to the original part of the building include, reinstating on the west elevation a parapet wall similar to that which was once on the west elevation of the building. Behind the parapet detailing, balustrading with glass insets enclose a roof terrace area. The first floor and proposed second floor of the original building will provide 4 flats.

Two storeys will be added over the flat roof rear element at the rear of the building, to provide 2 flats. These flats will be accessed by a single storey linking corridor, from the existing first floor element the building. The single storey addition is stepped back from the north elevation to facilitate a private amenity area. The first floor additions on the rear will be rendered with the second floor being clad in zinc to tie in with the second floor addition over the original element of the building.

Fenestration style is of similar style and proportion to the existing.

The height of the building will be no taller the adjacent buildings and does not compete in scale with the Kwik Fit building. The use of zinc is a contemporary design solution, and the agent says it has drawn reference from the use of modern materials in the St James Multi Storey carpark structure.

The extensions and alterations to this building will undoubtedly make it more prominent in the Conservation Area than it is at present.

The Conservation Officer comments that the scheme is well designed and the second floor will give the building more height/bulk and therefore more impact. The stepped parapet detailing is reminiscent of what previously existed in the 1970s when it as occupied by Watts & Rowe Printers and Stationers and the proposal to clad the new section in zinc is a modern twist which will sit comfortably against the adjacent buildings.

The Conservation Areas Advisory Panel had no objection to the proposal nor specifically the use of zinc and render.

Historic England has commented that “views to St Margaret’s Church towers, grade I listed, to the west and glimpses of the high street to the south are available from the site, but are limited. The large industrial structures immediately around the site convey a variety of uses and building styles which, again, do not contribute positively to the development site, although this is not visible from the site, nor does the proposals have an effect on the setting of it, due to substantial properties immediately adjacent”. Historic England also state that the use of zinc “...does not have a negative impact on the conservation area. The use of modern material would not sit uncomfortably within this specific area, and a good quality development could provide some enhancement to the conservation area. The vertical extension will be visible, but will not deflect existing views to important features such as Greyfriars Tower to the south or Church to the west.”

Paragraph 132, of the National Planning Policy Framework, requires when “considering the impact of a proposed development on the significance of a designated heritage asset weight should be given to the asset’s conservation”. In this context it is considered that whilst the building will be more prominent it will enhance the character of the building and this part of the conservation area. Historic England do not object and the Conservation Officer and Conservation Areas Advisory Panel both support the scheme; as such the proposal is considered to satisfy paragraph 132 and s. (66) and (72) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Amenity Issues

Paragraph 17 and 56 of the National Planning Policy Framework requires existing and future occupiers of land and buildings to have a good standard of amenity. The layout of the buildings as submitted had four windows, two windows to flat 3 and two windows to flat 4 being directly opposite the kwik fit building. This would have promote a poor standard of living, as to benefit from sunlight would have been difficult given the height of the kwik fit building. An amended plan is to be submitted in late correspondence, with two of the

bedroom windows being located on the south elevation of the building provide a better standard of living and a sunpipe to the middle bedroom of flat 4 improves the standard of living in this particular room. Whilst the middle bedroom of flat 3 will still have little sunlight this is not considered to be detrimental enough to warrant a refusal of the application.

The upper floors of the Kwik fit building are vacant and there are no windows in the gable end of the adjoining building. The windows on the front elevation and the balcony area will look towards the first floor of the building opposite. The windows to the flats on the Regent Way elevation look towards the service yards of the buildings in the northern section of Tower Street. All of these relationships are considered to be acceptable.

The scale of the resultant building is considered to cause minimal impact upon neighbour amenity. It has to be expected that there are close relationships between properties in the town centre.

The communal amenity area over the flat roof element of the building can lead to occupiers of the flats looking into habitable room windows of flats 2 and 3. However the purchasers of these flats will be aware of this relationship.

The Environmental Health and Housing – CSNN team has no objection subject to a sound insulation condition which protects the future occupiers of the flats from being disturbed from the activities at ground floor.

Flood Risk

The site lies within an area designated as Flood Zone 1 with habitable accommodation on the first and second floors in a breach model area of 0 -0.25m above ground level. Consequentially the proposal does not cause flood risk issues.

The Emergency Planner requests that future occupiers of the dwellings sign up to the Environment Agency Floodline Warnings Direct (FWD) service – this can be an informative attached to the decision notice. The requirement for a flood evacuation plan is not considered to be necessary or enforceable in terms of paragraph 005 of the National Planning Practice Guidance.

Highway Safety

The Highways Officer has no objection to the scheme. No on-site parking is required as the site is located in the town centre.

Other Material Considerations

The Environmental Health and Housing – Environmental Quality has no objection to the application subject to conditions in relation to asbestos.

CONCLUSION

The main issue for consideration here is the impact of the proposed development upon the Conservation Area. The current building is not significant in the Conservation Area and can be described as a neutral contributor to the character of the Conservation Area. The additions and extensions to the building will make it more prominent, but will not harm the wider Conservation Area, and indeed could be argued to enhance it.

Historic England, the Conservation Officer, Conservation Areas Advisory Panel have no objection to the scale of the extensions and the scheme in general. This is given weight by officers and the proposal is considered to preserve the character of the Conservation area in accordance with section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal is not considered to cause any detrimental impact upon neighbour amenity such that it would warrant a refusal of the application. There is no objection on highway grounds given the central location, and all other issues can be dealt with by condition.

The proposal therefore complies with paragraphs 17, 56, 64 of the National Planning Policy Framework and policies CS03, 08, 09, 10, 11, 12 of the Local Development Framework Core Strategy and Policy DM 15 of the Draft Development Management Plan.

RECOMMENDATION:

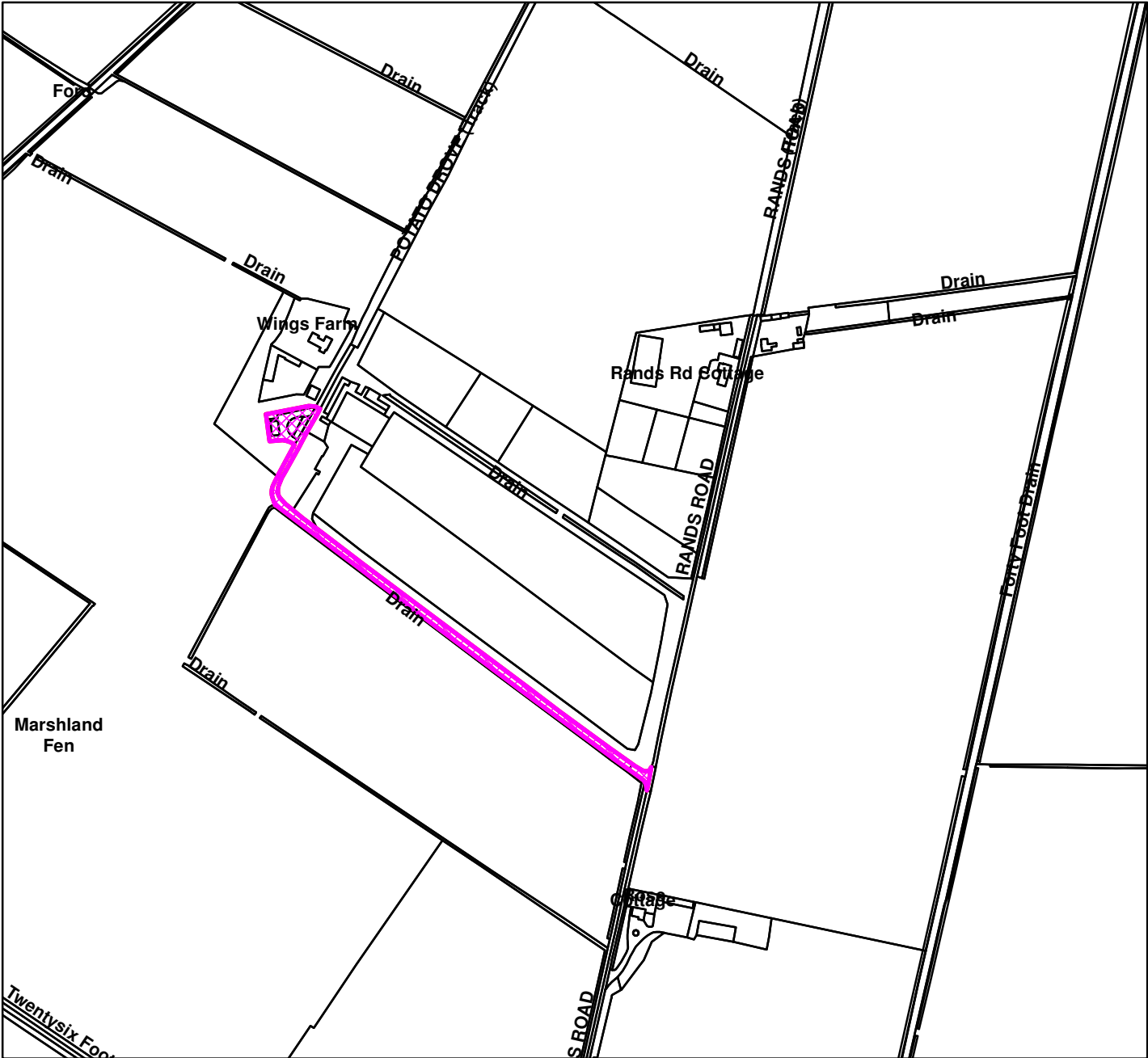
APPROVE subject to the imposition of the following condition(s):

- 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:-
 - Floor Plans as Proposed drawing no.1878-5 dated March 2015 received 16th April 2015
 - Proposed Elevations drawing no.1878-6 B dated March 2015 received 30th April 2015
 - Building sections as proposed site and location plans drawing no.1878-7 received 16th April 2015
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to occupation of the scheme hereby permitted, a detailed scheme for the sound insulation of the building shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is occupied and thereafter retained and maintained.
- 3 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 4 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.

- 5 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 5 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 6 Condition 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.
- 6 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition Notwithstanding the approved plans, details of the following items at scale of 1:20, or as otherwise specified, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development:-
 - i) detailed drawing of all new or replacement joinery works involving windows.The development shall be carried out in accordance with the agreed details.
- 7 Reason In the interests of safeguarding the amenity of the Conservation Area in accordance with the principles of the National Planning Policy Framework.

Wings Farm Rands Drove Marshland St James Grid Reference: 553760-309709



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



Tel. 01553 616200 - Fax. 01553 691663

Scale: 1:5,000

Organisation	BCKLWN
Department	Department
Comments	1:5000
Date	16/06/2015
MSA Number	0100024314

AGENDA ITEM NOS: 8/2(c)

Parish:	Marshland St James	
Proposal:	Retrospective application for log cabin style mobile home/caravan to be used as ancillary accommodation for applicant's daughter	
Location:	Wings Farm Rands Drove Marshland St James Wisbech	
Applicant:	Mrs Maureen Openshaw	
Case No:	15/00077/F (Full Application)	
Case Officer:	Mr K Wilkinson Tel: 01553 616794	Date for Determination: 15 June 2015

Reason for Referral to Planning Committee – Called in to the Planning Committee for decision at the request of Councillor Brian Long, and the Parish Council's views are contrary to the Officer recommendation.

Case Summary

Wings Farm lies in open countryside, on the western side of Potato Drove which at this point is a track leading off Rands Drove. The application site lies to the west of the drove and an existing riding school and stables. To the north is the relatively recently built replacement farmhouse.

The application relates to a log cabin style mobile home set on a concrete base with a private garden area surrounded to the west by bunding.

This application seeks to retain the mobile home as ancillary accommodation to Wings Farmhouse as the owner/resident/applicant is in poor health and in need of care and someone to look after the horses. It is presently being occupied by the applicant's daughter and her partner and has been used since last October.

Key Issues

Planning history
Principle of development
Flood risk
Other material considerations

Recommendation:

(A) REFUSE; and

(B) ENFORCEMENT ACTION be authorised to secure the removal of the mobile home/caravan from the site.

THE APPLICATION

Wings Farm lies in open countryside, on the western side of Potato Drove which at this point is a track leading off Rands Drove.

The application site lies to the west of the drove and an existing riding school and stables. Approx. 70m to the north is the relatively recently built replacement farmhouse.

The application relates to a log cabin style mobile home set on a concrete base with a private garden area surrounded to the west by bunding. The mobile home measures 11.6m (length) x 6.1m (width), with eave height of 3.0m and ridge height of 4.5m above the existing concrete base/ground level. It has timber clad walls and skirting (covering the base wheels and support legs), with a tiling profiled metal sheet dual pitched roof. The accommodation comprises 3 bedrooms, bathroom, w.c, kitchen, living room and covered veranda.

This application seeks to retain the mobile home as ancillary accommodation to Wings Farmhouse as the owner/resident/applicant is in poor health and in need of care and someone to look after the horses. It is presently being occupied by the applicant's daughter and her partner and has been used since last October.

SUPPORTING CASE

This site is located on land off Rands Drove and is on the site of a former log cabin. The land surrounding the property is agricultural fields with some residential dwellings sporadically positioned in the countryside. The applicant, Mrs Openshaw, occupies the host property at Wings Farm and has done so for a number of years.

Wings Farm consists of a dwelling, (replaced in 2011 under planning approval reference 11/00234/F) log cabin, a number of out-buildings, several equestrian stables and paddocks.

The log cabin is served off its own access and has its own parking area.

There is a need for this accommodation on the site for the client's daughter to live in. Mrs Openshaw is not in the best of health and requires a carer to be on site to help and assist her with day-to-day activities and the looking after of the horses and property.

This application has the support of the following:-

Councillor Brian Long
Parish Council
Environment Agency
Norfolk County Council - Highways

The approval of this application would not result in harm to the form and character of the area.

PLANNING HISTORY

11/00234/F: Application Permitted: 28/04/11 - Demolition of existing cottage and replaced with a new dwelling

10/00305/F: Application Refused: 23/06/10 - Retention of existing sited park style home on permanent basis

08/00164/F – Approved 28/04/08 – Retrospective application for stables and manege to be used as a riding school

07/00423/UNOPDE – Enforcement notice issued for removal of park home – Compliance date 05.08.2010

RESPONSE TO CONSULTATION

Parish Council: SUPPORT on the condition that it is only ancillary accommodation to the main dwelling

Highways Authority: NO OBJECTION to the principle of ancillary development

Environment Agency: NO OBJECTION

Emergency Planning Officer: NO OBJECTION subject to conditions in relation to signing up to EA's Flood Warnings Direct and a flood evacuation plan

Environmental Health & Housing – Environmental Quality: Requests information relating to land contamination

Health & Safety Executive: Standing advice applies – does not advise on safety grounds against the granting of planning permission in this case

REPRESENTATIONS

None received from the public in response to this application.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM6 - Housing Needs of Rural Workers

OTHER GUIDANCE

Marshland St James Parish Plans

PLANNING CONSIDERATIONS

The key considerations in assessing this proposal are as follows:

- Planning history
- Principle of development
- Flood risk
- Other material considerations

Planning history

It will be noted from the history section above, that this site has previously been the subject of planning refusal and a successful enforcement notice resulting in the removal of an earlier park home on this same site. These steps were taken against the previous site owner (Ms Linda O'Keefe). The site was cleared of the park home and case closed in October 2010.

The applicant would have been aware of these circumstances when the site was acquired, as this information would have been disclosed in a land charge search.

The current site owner and applicant (Mrs Openshaw) built a replacement farmhouse and is presently residing in that relatively new unit. The farmhouse was approved under application ref: 11/00234/F and constitutes a 2 double bedroomed house – commensurate to the original modest dwelling which was replaced. Given the high flood risk implications of the site, falling within both Flood Zone 3 & Hazard Zone of the Strategic Flood Risk Assessment, there are no ground floor bedrooms (controlled via condition). During the construction of the replacement dwelling, two static caravans were located on this site and removed upon completion in mid-2012.

The mobile home was introduced on this site last summer and occupied in October 2014 and remains so.

Principle of Development

Paragraph 55 of the National Planning Policy Framework states:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

Such a design should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.”

The Local Development Framework Core Strategy represents a more up-to-date assessment of the borough’s land characteristics, and this provides guidance on the scale and location of future development in the borough.

As stated earlier in this report, the application site lies in an area designated as ‘countryside’ on the saved Local Plan map for this area. Indeed it remains the same in the Site Allocations & Development Management Policies Document (SADMPD).

Core Strategy Policy CS02 of the LDF identifies the settlement hierarchy where new residential development should be located.

Core Strategy Policy CS06 of the LDF states:

“Beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all. The development of greenfield sites will be resisted unless essential for agricultural or forestry needs.”

The proposal is for the continued use of the site and mobile home for residential purposes. Whilst it is sought as ‘ancillary accommodation’, the mobile home has its own parking and garden area and is sited some 70m away from the farmhouse. This therefore constitutes a separate unit of residential accommodation and hence effectively seeks to authorise a new dwelling in the countryside. Indeed the mobile home has more bedrooms than the farmhouse and cannot be seen as ‘ancillary’.

The applicant has put forward the following justification for the development:

“...As written in the application, my daughter needs now to be on site full-time to look after the horses, as due to my increasing ill-health and restricted mobility, I am unable to do anything for them myself...”

In the opinion of the Council, whilst the predicament of the applicant is unfortunate, the above constitutes personal and not planning reasons for the development of a new dwelling on this site, and would not meet the criteria outlined in Paragraph 55 above.

It is considered that the proposed development, would not be in keeping with the wider sustainability aims of local and national planning policies, given that the application site is located within the countryside and no appropriate justification has been given in relation to the criteria of Paragraph 55 of the NPPF.

The proposal therefore cannot be supported in principle.

Flood Risk

The site lies in Flood Zone 3 & Hazard Zone of the Strategic Flood Risk Assessment and the application is accompanied by a site-specific Flood Risk Assessment.

A residential caravan falls within the definition of a 'highly vulnerable' form of development in the NPPF and must be subjected to sequential and if necessary exception testing. In terms of sequential testing, the FRA argues that whilst Table 2 indicates that development should not be permitted for highly vulnerable development in Flood Zone 3, this unit relates specifically to the equestrian business and there are no other sites in the village or locally within a lower flood zone. That being the case, then the exception test then must be applied which states that:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

With regards to the first criterion, there would not be wider sustainability benefits to the community afforded by this proposal, given the main issue of an unauthorised and unjustified dwelling in the countryside.

The Environment Agency raises no objection to this proposal given the elevated floor level of the mobile home and the Council's Emergency Planning Officer has no objection subject to conditions in relation to signing up to EA's Flood Warnings Direct and a flood evacuation plan. Whilst the second criterion could be argued to be met, both criteria must be passed, and therefore the exception test is failed.

Other Material Considerations

There are no significant planning related Crime and Disorder issues raised by this proposal.

Traffic issues have been assessed by County Highways and no objections are raised subject to this being ancillary accommodation.

Contamination issues raised by our CSNN team could be addressed by appropriate conditions if seen to be necessary.

CONCLUSION

The proposal effectively constitutes a new dwelling in the countryside without justification in relation to a recognised rural enterprise, as the functional need is considered to be met by the existing farmhouse. There are also flood risk implications which are insurmountable, given the main in principle objection.

There has also been a planning history of refusal and enforcement action relating to similar development on this site.

The development is therefore contrary to the provisions of Paragraphs 55 & 102 of the NPPF, Core Strategy policies CS02 & CS06 of the LDF and Policies DM1, DM2 & DM6 of the SADMPD.

RECOMMENDATION:

(A) REFUSE for the following reason(s):

- 1 In this instance there is already a dwelling on the premises (the farmhouse) which meets the functional needs of the rural enterprise. To retain the mobile home/caravan would constitute an additional new dwelling in the countryside without justification and would therefore be contrary to the provisions of the development plan.

It is considered that the proposed continued use of the land for residential purposes, would not be in keeping with the wider sustainability aims of local and national planning policies, given that the application site is located within the countryside and no appropriate justification has been given for a new dwelling in relation to the criteria of Paragraph 55 of the National Planning Policy Framework, Core Strategy policies CS02 & CS06 of the Local Development Framework and Policies DM1, DM2 & DM6 of the submitted Site Allocations & Development Management Policies Document.

- 2 The application proposes a highly vulnerable use within Flood Zone 3 where sequential and exception testing is required under national guidance. The proposal would not provide wider sustainable benefits to the community that would outweigh flood risk and therefore is considered to be contrary to the provisions of paragraph 102 of the NPPF.

(B) ENFORCEMENT ACTION be authorised to secure the removal of the mobile home/caravan from the site.

22 Mill Road Wiggenhall St Germans



Scale: 1:2,500



Tel. 01553 616200 - Fax. 01553 691663

Organisation	BCKLWN
Department	Department
Comments	1:1250
Date	18/06/2015
MSA Number	0100024314

AGENDA ITEM NO: 8/2(d)

Parish:	Wiggenhall St Germans	
Proposal:	Proposed new two storey residential dwelling	
Location:	22 Mill Road Wiggenhall St Germans King's Lynn Norfolk	
Applicant:	Mr & Mrs K Gyles	
Case No:	15/00189/F (Full Application)	
Case Officer:	Miss G Richardson Tel: 01553 616457	Date for Determination: 8 April 2015

Reason for Referral to Planning Committee – Parish Council object as contrary to officer recommendation

Case Summary

The application site lies on the southern side of Mill Road, Wiggenhall St. Germans, between a recently built detached house (No.22) and a house (Millstone/22a) to the east.

Planning consent is sought for a proposed two storey residential development.

Key Issues

Principle of development;
Planning history;
Impact on form and character;
Highway matters;
Drainage and flood risk;
Relationship with adjoining dwellings; and
Other material considerations

Recommendation:

APPROVE

THE APPLICATION

The application site lies on the southern side of Mill Road, Wiggenhall St. Germans, between a recently built detached house (No.22) and a house (Millstone/22a) to the east. The site is presently unkempt land containing an old garage and a conifer tree, with a depth of some 33m and width of approx. 13m.

The site lies in the countryside as identified by the inset maps for Wiggenhall St. Germans, although the area where the house is proposed will be within the new proposed village guideline, set out in the Site Allocations and Development Management Policies Document (SADMPD).

Full permission is sought for the construction of a detached 3 bedroom house with a paired access and use of half of an existing double garage to serve both the new dwelling and donor property.

SUPPORTING CASE

The application is supported by a Design and Access Statement and a Flood Risk Assessment.

The Design and Access Statement details that the proposal is for a three bedroom dwelling on the site, based on the style and design of the adjacent dwelling. The new dwelling has been designed to satisfy the requirements for family living incorporating the following features, large family open plan lounge, kitchen / breakfast and dining areas and a downstairs cloakroom. At first floor the property will have three bedrooms, one with an en-suite and a family bathroom. Externally the property will have a single garage together with plenty of off road parking for vehicles visiting the property.

The proposed new dwelling has been designed to ensure the main rooms namely the family lounge and kitchen/ dining areas are located at the rear of the dwelling to ensure the occupants will be able to monitor smaller family members within the rear amenity space of the properties without too much difficulty.

The adjacent properties to the proposed site are large dwellings of a two storey nature similar in design to the proposed new dwelling. Due to current flood risk requirements the ground floor level has been raised to comply with the submitted flood risk assessment however the overall height of the dwelling has been maintained at traditional levels, this has been achieved by reducing the height of the eaves thus reducing the overall ridge height. This has been clearly demonstrated on the submitted planning application drawing which indicates the street scene elevation between the proposed and existing dwellings with an approximate reduced ridge height of over 1.000m for the proposed dwelling when the two are compared. This therefore demonstrates that the proposal will not be over-bearing on the existing street scene.

The new landscaping scheme for the site will include the following, driveway providing access to the property and the single garage at the rear, the boundaries to the plot will be fenced and the rear garden will be laid to lawn together with border areas suitable for planting. The existing boundary is planted with trees and shrubs to provide a visual break for both the new and existing dwelling as well as providing a noise break to ensure disruption is kept to a minimum.

PLANNING HISTORY

13/01551/F: Application Refused: 19/12/13 - PROPOSED NEW TWO STOREY RESIDENTIAL DWELLING

12/02005/F: Application Refused: 07/02/13 - Two storey residential dwelling

07/01385/F: Application Permitted: 24/09/07 - Demolition of existing dwelling and erection of new dwelling and garage

06/01784/O: Application Refused: 24/10/06 - Outline Application: construction of two pairs of semi-detached dwellings and one detached dwelling following demolition of existing dwelling

Appeal Dismissed 22/03/07

RESPONSE TO CONSULTATION

Wiggenhall St. Germans Parish Council: OBJECT to this application for the following reasons:

- The area is over developed
- Mill Road suffers from a lot of traffic that is causing problems and been the subject of many complaints
- The word "currently" in regards to the availability of a footpath along Mill Road; the D & A states that "Pedestrian access will be via a footpath from the existing road as currently a footpath does not exist on this side of Mill Road". This is at variance with the future provision of this which would undoubtedly further accentuate the problems along Mill Road for vehicular access
- Borough Council policy document have previously indicated that Mill Road would not be in an acceptable zone for future development i.e. ribbon development and village facilities
- Very concerned about the application being incomplete as the FRA lacks the mapping which constitutes part of the assessment
- The fire risk assessment is also incomplete

Local Highway Authority (NCC): NO OBJECTION subject to condition.

Environment Agency: NO OBJECTION subject to condition.

Internal Drainage Board: NO OBJECTION

Emergency Planning Officer: Due to the sites location in an area at risk of flooding it is suggested that if permission is granted than the following conditions should be considered: Occupiers should sign up to the EA Floodline Warnings Direct (FWD) service
A flood evacuation should be prepared to the satisfaction of the Local Authority Emergency Planning Department- this will include actions to take on receipt of the different warning levels, evacuation procedures e.g. isolating services and taking valuables and evacuation routes.

Environmental Health & Housing - Environmental Quality: No comments to make for this proposal regarding contaminated land or air quality issues.

REPRESENTATIONS

THREE letters of representation received. The following concerns are raised:

Initial plans

- The plans are not dissimilar from the ones which have already been refused
- The proposal plus the single storey extension to the donor plot will cram all the buildings together resulting in over-development of the site
- Site is too small

- Will make Mill Road look like an estate on the edge of the village
- Proposal will have implications on traffic and road conditions
- Drains are very shallow and as a result could suffer with waste going into an already busy system
- Planning reference 07/01385/F did not make reference to a further development years later
- Now that permission has been granted for a 3 bedroom dwelling adjacent to 23 and 25 Mill Road, this gives more weight to the issues of over-development in this area

Revised plans

- Distance from objector's property is incorrectly stated as 1 metre
- Inconsistencies in relation to landscaping within the application
- Not sufficient room on site for a property without causing problems to neighbouring properties and creating potential road hazards
- Proposal takes away parking spaces, which may result in more on street car parking

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

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 PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM21 - Sites in Areas of Flood Risk

PLANNING CONSIDERATIONS

The key considerations in assessing this proposal are as follows:

- Principle of development;
- Planning history;
- Impact on form and character;
- Highway matters;
- Drainage and flood risk;
- Relationship with adjoining dwellings; and
- Other material considerations

Principle of development

At the current time the Local Planning Authority has both an adopted Local Plan (1998) and the emerging Site Allocations and Development Management Policies Document (SADMPD) (Pre-submission version) which are both material considerations in the consideration of any current planning application. The SADMPD is due to be examined in July 2015. Guidance is given in relation to emerging plans in paragraph 216 of the NPPF and how much weight should be attached to the emerging plan. This is dependent upon:

The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);

The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Wiggenhall St. Germans is identified as a 'Rural Village' where limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services. As stated above, the site lies mostly within countryside as per the adopted Local Plan map for Wiggenhall St. Germans, where there is a general policy presumption against new development.

Notwithstanding these facts the site within the emerging SADMPD is located partly within the settlement and partly outside. The proposed settlement boundary runs along the dwellings rear wall at number 22 and across to number 22a and includes this dwelling and its associated curtilage. On this basis the proposed new dwelling would be within the proposed settlement boundary but its associated curtilage outside, as is currently the case.

Having due regard to paragraph 216 of the NPPF, it is recognised that the emerging plan is at a relatively advanced stage, and importantly there are no fundamental objections to reducing this part of the development boundary in this section of the village; two representations were received but these requested that the whole site at 22 Mill Road should be included within the development boundary for the village. Therefore, if anything the Inspector is being asked to increase the development boundary at this site, and it will not reduce in size. Finally in terms of the criteria in Paragraph 216, it is considered that there are no fundamental conflicts with the aims and policies of the NPPF in this regard.

On this basis it is considered that weight should be attached to the new village development boundary on this occasion, which includes the area where the proposed dwelling is to be erected within the defined guideline, and the garden outside of this area.

Furthermore it is appreciated that this land is already currently curtilage to number 22 and for these reasons it is considered that an objection could not be sustained on that issue, and accordingly the principle of development is considered acceptable. This is a similar situation to other developments where the building has been within the guideline, but the established garden outside.

Planning history

There have been two similar planning applications received for this site, both of which have been refused. The current scheme and the previous scheme are very similar, although the block plan now shows two roof lights which are positioned to provide light into a stair well, a ground floor WC, and most notably the re-siting of the dwelling within the plot.

It will also be noted from the history section of this report, that an earlier application (ref: 06/01784/O) for the construction of 2 pairs of semi-detached houses and one detached house on this site (it was part of a wider site) was refused and dismissed on appeal. In this appeal (attached) the Inspector noted that "... I cannot agree that the proposed dwellings would have no effect on the countryside since they would extend across the entire width of the plot which in my view would be inconsistent with the well-spaced pattern of development on Mill Road and detrimental to the character of the street scene and the rural area." This appeal was considered prior to the publication of the NPPF, and in addition since the appeal two applications were refused on the site in 2012 and 2013 for a two storey dwelling.

Another more recent appeal relating to land adjacent 23 and 25 Mill Road has been attached, as this was directly across the road, and makes comment on the form and character of the area.

The 2012 application (planning reference 12/02005/F) was refused on the basis of it being mostly outside the development area of the village in a prominent position and elevated height/proportions, presenting a cramped form of development that would not have regards to, nor be in harmony with, the building characteristics of the locality and on the basis of overlooking. The 2013 application (planning reference 13/01551/F) also included a reason for refusal on the basis of the failure of the flood risk exception test, but it was considered the previous overlooking issue had been addressed.

This application seeks to overcome those reasons for refusal as described below.

Impact upon form and character

Mill Road is characterised by frontage development, comprising mainly houses but with some bungalows in a mix of building styles and materials, and in plots of varying sizes. (this description is taken directly from the recent appeal). There are also views into the countryside beyond, which adds to the rural/edge of village character.

The design of the dwelling remains as previously considered earlier last year, with just a corrected block plan, showing two roof lights.

The dwelling is positioned back into the plot, so that it follows a similar line (although not identical) to number 22, and forward of 22A. The alteration of the siting of the dwelling reduces its prominence as it is seen as being more closely related to the donor dwelling; number 22 and increasing the gap between the proposed dwelling and the boundary with number 22a to 3.4m.

Whilst it is appreciated that due to the flood risk issues that are relevant to this site it necessitates the ground floor level being raised by some 300mm as indicated on both the plans and FRA, it is also recognised that it is set back a distance of 6m from the highway, thus allowing for the floor level to be dealt with sensitively, and it has a lower ridge level than number 22, and therefore would be compatible in scale with its neighbours.

In summary the properties on the southern side of Mill Road are characterised as mainly detached dwellings set in reasonably sized grounds. The dimensions of the proposed building plot, remains as previously considered, however the proposed dwelling has been moved further to the western side of the plot (closer to number 22,) giving a greater degree of separation to number 22A. It is considered that this re-location of the dwelling helps to create a more spacious feel to the street scene comparable to the scheme recently allowed at appeal on the opposite side of the road and other existing dwellings on this side of the road; it is not therefore considered to erode the rural character of this part of the village.

On this basis it is considered that the previous reason for refusal in this regard has been adequately addressed.

Highway matters

Norfolk County Council Highways have confirmed that they have no objection to the proposal subject to conditions.

Drainage and flood risk

The site lies in Flood Zone 3 and Hazard Zone of the Council-adopted Strategic Flood Risk Assessment, where new housing must be subjected to both the sequential and exceptions test.

In terms of the sequential test development should be steered away from areas at high risk of flooding and should be located within the lowest risk areas. However the settlement of Wiggshall St. Germans is all within flood zone 3 and hazard zone, therefore there is no other site available at a lower risk of flooding. In these circumstances the EA and Council have agreed that development may be appropriate in principle, subject to other material considerations. The sequential test is therefore passed and the exception test is now applied.

There are two parts to the exception test: a) development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA and b) a FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

With regard to part a), the site is outside the settlement boundary for the village according to the saved policies in the 1998 Local Plan. However, within the emerging Site Allocations and Development Management Policies the proposed site is located partly within the settlement and partly outside. The proposed settlement boundary runs along the rear wall of number 22 and across to number 22a and includes this dwelling and its curtilage. On this basis the proposed new dwelling would be within the settlement but its curtilage outside, however it is appreciated that this land is currently curtilage to number 22, and on this basis it is considered that an objection could not be sustained. On balance therefore it is considered that the development does bring wider sustainability benefits to the community that outweigh the flood risk.

With regard to part b), a FRA accompanies the application which has been reviewed by the Environment Agency and despite its age they do not raise an objection subject to the mitigation measures being taken.

One of the mitigation measures referred to in the FRA is to raise the finished floor level of the dwelling by 300mm above existing ground levels and flood resilient construction incorporated up to 1m above finished floor level.

Relationship with adjoining dwellings

Concerns were previously raised in regard to the relationship with No.22a Mill Road; this resulted in a second reason for refusal in the 2012 application.

As the dwelling has been positioned further back into the site it would mean that the new property would still be afforded a private amenity space, as the windows within the front elevation of 22a would not have a direct line of view into the dwelling or the area immediately to the rear of the dwelling. There is a first floor window in No. 22a Mill Road, however this appears to serve a non-habitable room-bathroom (2/84/0923/CU/F), and there is therefore limited material impact.

The donor property has no window openings within the side flank, so this relationship is not a problem.

Other material considerations

There are no crime and disorder issues raised by this application.

In relation to the point raised by the Parish Council regarding pedestrian access to the site via a footpath, officers can confirm that currently a footpath along this side of the road does not exist. It is also confirmed that the Highway Authority is not requiring this provision along the frontage.

Finally, in response to a point raised by an objector, the distance between the site and the neighbour (No.22a) is confirmed as being 1.6m.

CONCLUSION

The proposal, for a new dwelling is at the present time largely outside of the settlement boundary for Wiggerhall St. Germans, based on the Local Plan maps adopted in 1998. The site is therefore classed as countryside. Planning policy generally seeks to resist new dwellings in countryside locations unless there are special circumstances. However since the time of the consideration of the last application the Site Allocations and Development Management Policies Document has been published. The revised development boundary proposed includes the front portion of the site as being within the developable area of the village.

Taking into account paragraph 216 of the NPPF it is considered that weight can be attached to the revised development boundary for the village of Wiggerhall St. Germans, as the emerging plan is at a relatively late stage, and there are no fundamental objections to the changes to this part of the village boundary which would cause it to be reduced; it is also consistent with the NPPF. On the basis of this emerging policy it is considered that on balance development in principle could be supported.

The height of the dwelling is lower than that of number 22, and a greater distance of separation has now been provided with number 22a, giving similar relationships that are apparent on the opposite side of the road, and which form part of the established character of the area. It is therefore considered that the development of this site no longer represents a cramped form of development, and the resulting development would be comparable to other plots within the vicinity.

Finally the previous objection on amenity grounds has been designed out and there are no problems in that regard.

On balance it is therefore recommended that the application can be approved.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans; (GA) 1050 Revision B and (GA) 1000 Revision D both received on the 15th May 2015.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Finished floor levels of the dwelling shall be set no lower than 300mm above surrounding ground level.
- 3 Reason To reduce the risk of flooding to the proposed development and future occupants.
- 4 Condition Prior to the commencement of any development, a scheme for the provision and implementation of surface water, foul water and land drainage (which shall include details of any site level changes) shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
- 4 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF. 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.
- 5 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 (GA) 1000 Rev D) in accordance with the highway specification (Dwg. No. TRAD 5) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 5 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

- 6 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) 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.
- 6 Reason In the interests of highway safety.
- 7 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 1.05 metres above the level of the adjacent highway carriageway.
- 7 Reason In the interests of highway safety.
- 8 Condition Prior to the first occupation of the development hereby permitted the proposed access / 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.
- 8 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 9 Condition Prior to the commencement of any development, a scheme for the provision and implementation of Flood resilient/resistant construction methods shall be submitted and agreed in writing with the Local Authority. This shall include the provision of flood barriers to be installed on all entrance/doorways to a level of 1m above surrounding ground level. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme.
- 9 Reason In order to prevent an increased risk of flooding in accordance with the principles of 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.
- 10 Condition No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for 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.
- 10 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 11 Condition Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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



Appeal Decision

Site visit made on 6 March 2007

by **K E Down MA(Oxon) MSc MRTPI MIBiol**

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

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date: 22 March 2007

Appeal Ref: APP/V2635/A/06/2032830

22 Mill Road, Wiggenhall St Germans, King's Lynn, PE34 3HL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission
- The appeal is made by Mr Keith Gyles against the decision of King's Lynn and West Norfolk Borough Council
- The application Ref 06/01784/O, dated 8 August 2006, was refused by notice dated 24 October 2006
- The development proposed is demolition of existing dwelling. Construction of 2 pairs of 3-bed semi and 1 4-bed detached 2 storey dwellings

Procedural matter

1. The appeal is submitted in outline with siting and means of access to be considered. Other matters are reserved.

Decision

2. I dismiss the appeal.

Reasons

3. The appeal site lies mainly outside the built environment boundary of Wiggenhall St Germans as defined in the King's Lynn and West Norfolk Local Plan, adopted in 1998. It therefore lies predominantly within an area of countryside where, in order to protect the character and appearance of the rural area, new dwellings are strictly controlled. Policy H.8 of the Norfolk Structure Plan, adopted in 1999 resists new housing in the countryside unless it is needed in connection with defined rural activities such as agriculture and forestry. Local Plan Policy 8/8 places a similar restriction on new dwellings in the countryside. Since the proposed dwellings are not required in connection with defined rural activities they would be contrary to adopted policy. The appellant has raised a number of matters which he argues would amount to material considerations sufficient to outweigh this conflict and I have given these careful consideration.
4. Firstly, the appellant cites the age of the local plan and the delays in its review. I accept that the plan is not up to date and appreciate the appellant's frustration at the suggested timescales for its review. Nevertheless, more recent national policy contained in *Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)* dated 2004 and *Planning Policy Statement 3 (PPS3): Housing* dated 2006, is consistent with the plan's general presumption against housing development in the countryside. I do not therefore consider that in this case the age of the plan would justify a departure from it.

5. Secondly, the appellant suggests that the site is, as a matter of fact, within the village and that the development boundary is unfair as it cuts across the site, which comprises a derelict dwelling and its curtilage. Evidence is provided to support the fact that the use of the land has remained unaltered for in excess of 20 years. However, to my mind the well spaced linear development along Mill Road, including the appeal site, whilst connected to the main village, has a more rural character and the built environment boundary generally reflects this by limiting its extent to existing built development. I accept that this has not been applied entirely consistently but it appears to me that the appeal site has not been treated differently from a number of other properties in the street. The fact that the site comprises domestic curtilage and thus constitutes previously-developed land, whilst material, would not amount to a reason in itself to allow development outside the built environment boundary of the village since, as is made clear in Annex B of PPS3, there is no presumption that all previously-developed land is necessarily suitable for housing development.
6. The appellant identifies that the Council has in recent years adopted a flexible approach to housing beyond the built environment boundary elsewhere in Wiggenshall St Germans, citing No 22a Mill Road, a detached house which lies adjacent to the appeal site and has an extensive curtilage, and a housing estate off Sluice Road. He suggests that the proposed development would be consistent with and acceptable in the context of these other decisions and would have no material effect on the countryside. The Council has not contradicted the evidence regarding these decisions but considers that all applications should be assessed on their individual merits. I agree that this is so. However, in order to achieve the certainty and predictability that *Planning Policy Statement 1: Delivering Sustainable Development (PPS1)* identifies as central to the planning system (paragraph 8) there is also a need for consistency in decision making. I therefore find some merit in the appellant's argument that these earlier decisions are material considerations in the determination of this appeal, particularly when coupled with the site's location, partly within and otherwise adjoining the built environment boundary and its previously-developed status. Nevertheless, I cannot agree that the proposed dwellings would have no effect on the countryside since they would extend across almost the entire width of the plot which in my view would be inconsistent with the well spaced pattern of development on Mill Road and detrimental to the character of the street scene and the rural area.
7. Finally, the appellant identifies a general need for additional housing in the area, particularly smaller family units. The Council acknowledges this general housing shortage. However, I agree with the Council that, in the absence of evidence of any specific local need, this would not provide sufficient justification to outweigh the policy presumption against the proposed dwellings.
8. Overall I do not find that these matters would be sufficient to outweigh the harm to the countryside that would arise from unnecessary housing development. I therefore conclude that the proposed dwellings would have a materially detrimental effect on the character and appearance of the rural area in the vicinity of the site and would conflict with the provisions of Structure Plan Policy H.8 and Local Plan Policy 8/8.
9. Turning to the effect of the proposed development on highway safety, I agree with the appellant that the alteration to the location of the access to Plot 1 which is sought by the Highways Authority in order to secure adequate visibility for drivers leaving the site is a matter of detail and could be dealt with through a planning condition. I therefore conclude

that the proposed development would cause no material danger to users of Mill Road and there would be no conflict with Local Plan Policy 9/29 which, amongst other things, promotes safe road conditions.

10. The site lies within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map. At the time the Council determined the original application the submitted Flood Risk Assessment failed to address adequately the flood risk at the site. However, the Environment Agency confirmed in a letter dated 20 November 2006 that a revised Flood Risk Assessment, which had been submitted subsequently, satisfactorily demonstrated to the Agency that residential development would, in terms of flood risk, be acceptable at the appeal site and that subject to conditions requiring compliance with the conclusions and recommendation of the Flood Risk assessment and specified floor levels above Mill Road they withdrew their objection. I therefore conclude that the proposed development would have no materially detrimental effect with regard to flood risk at the site.
11. Notwithstanding my findings with regard to highway safety and flood risk, these would not outweigh my conclusion with regard to the effect of the development on the character and appearance of the rural area. Therefore, for the reasons set out above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Karen Down
INSPECTOR

Appeal Decision

Site visit made on 5 January 2015

by Ron Boyd BSc (Hons) MICE

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

Decision date: 12 February 2015

Appeal Ref: APP/V2635/A/14/2228294

Land adj. 23 & 25 Mill Road, Wiggshall St Germans, King's Lynn PE34 3HL

- 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 Diamond Developments Ltd against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 14/00885/F, dated 13 June 2014, was refused by notice dated 18 August 2014.
 - The development proposed is described as 'proposed 3 bedroom detached house on vacant land'.
-

Decision

1. The appeal is allowed and planning permission is granted for a three-bedroom house on land adjacent to 23 & 25 Mill Road, Wiggshall St Germans, King's Lynn PE34 3HL in accordance with the terms of the application, Ref 14/00885/F dated 13 June 2014 subject to the conditions on the attached schedule.

Application for costs

2. An application for costs was made by Diamond Developments Ltd against King's Lynn and West Norfolk Borough Council. This application is the subject of a separate Decision.

Main issues

3. I consider these to be:
 - the effect the proposed development would have on the character and appearance of the surrounding area;
 - whether appropriate private garden area would be provided for the proposed dwelling; and
 - the effect of the proposal on the area of amenity space available for Nos. 23 and 25 Mill Road;

Reasons

4. Mill Road is characterized by frontage development which includes both houses and bungalows, in a mix of building styles and materials, and in plots of varying sizes. The appeal site is a long narrow plot having a frontage on to the north side of the road of some 45m and a depth, limited by a ditch along its northern boundary, varying between around 8m and 14m. The proposal is to

construct a detached two-storey, three-bedroom, pitched-roof house in the western part of the site. Vehicular access, together with two off-street parking places and a turning facility to enable vehicles to enter and leave the site in forward gear, would be provided adjacent to the site's western boundary.

5. The principle of development of the site is accepted by the Council, the site lying within Built Environment Type C as defined in the Council's Local Plan Adopted 1998. However, prior to the appellants' acquisition of the site, a proposal for two semi-detached houses was dismissed at appeal (APP/V2635/A/12/2169536). The Inspector's concerns in respect of that proposal included that the then proposed houses would stand forward of the elevations of Nos. 23 and 25 Mill Road to the west, and would appear both cramped and intrusive, and that the car parking and turning facilities for the two new dwellings would involve unacceptably prominent areas of hard surfacing. He concluded that in combination those features would be harmful to the character and appearance of the area.
6. I consider the above concerns have been acceptably addressed by the present proposal. The proposed house would respect the building line established by the two semi-detached dwellings to the west. The proposed single dwelling would have dimensions reduced from those of the previously-proposed building, and, with a ridge height of 7m, would be compatible in scale with its neighbours. The northern elevation of the house would, at its closest be around 1.2m from the edge of the ditch. To my mind any cramped appearance resulting from such proximity would be mitigated by the open views to the north over farmland and the 26m or so long garden to the east. Parking provision for the single dwelling now proposed would be half that for the previous proposal. Gravel is now proposed for the parking spaces with grass reinforcement for the turning area to soften its presence.
7. As a flood mitigation measure the internal ground floor of the dwelling would be approximately 1m above the carriageway of Mill Road. This would be accommodated by means of a ramp to the principal entrance to the house located in the northern elevation and steps from the French window access to the garden in the eastern elevation. The Officer's Report acknowledges that the proposed dwelling's set back from the road of 4.5m would allow the change in level between the house and the road to be dealt with sensitively. Whether this could have been achieved for the earlier proposal was a further concern raised by the previous Inspector.
8. Notwithstanding the 4.5m set back, in the interests of appearance from the road the southern elevation is now proposed to feature a false front door with a 'threshold' level below internal ground floor. The height of the internal ground floor level would facilitate views northwards from the kitchen and living room windows over the 1.8m high close-boarded fence proposed for the site's northern boundary
9. In the light of the above I conclude that with appropriate use of materials and boundary treatment, including planting, all of which could be secured by condition the proposed development would be compatible with the character and appearance of its surroundings. As such it would be compliant with Local Plan Saved Policy 4/21, which requires development within Built Environment Type C to be in harmony with the building characteristics of the locality, and with the requirement of the National Planning Policy Framework that

development should reflect the identity of local surroundings. I further conclude that with the boundary treatment as proposed, comprising close boarded fencing with hedgerow planting behind the visibility splay along the roadside, an effectively screened and usable private garden of over 200sqm would be provided.

10. Whilst I note the Council's comments in respect of the area of private amenity space available for Nos. 23 and 25 these dwellings are not in the same ownership as the appeal site. I conclude that there is no reason to suppose that dismissal of the appeal before me would result in any additional amenity land being made available to the neighbouring dwellings.
11. I have taken into account all the other matters raised in the evidence, but have found nothing sufficient to outweigh my conclusions on the main issues which have led to my decision on this appeal. For the reasons given above I conclude that the appeal should succeed.
12. I have considered the conditions suggested by the Council in the light of the Government's Planning Practice Guidance and Annex A of Circular 11/95. I consider the conditions in the attached schedule to be reasonable and necessary – they deal with:
 - finished floor levels and flood mitigation measures to protect the property against flooding;
 - materials for external surfaces and boundary treatment to ensure a satisfactory appearance; and
 - vehicle access, parking and turning in the interests of highway safety.

In addition other than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans, for the avoidance of doubt and in the interests of proper planning.

R.T.Boyd

Inspector

Schedule of conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: ADS/031/PL01 and ADS/031/PL02A.
 - 3) The finished internal floor levels of the building hereby permitted shall be set no lower than 3.50m AOD.
 - 4) Notwithstanding the submitted details, no development shall be carried out until full details of the type, colour and texture of all materials to be used for the external surfaces of the building and of those to be used for the car parking and vehicle manoeuvring areas, 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. SEMI-CIRCULAR
SITE LEVEL
 - 5) No development shall take place until a scheme for the provision and implementation of flood resilient/resistant construction methods has been submitted to and approved in writing by the local planning authority. This shall include the provision of flood barriers to be installed on all entrances. The scheme shall be constructed and completed as approved.
 - 6) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. Where this is to include planting and hedging the details submitted shall include the species, plant sizes and proposed numbers/densities. The building hereby permitted shall not be first occupied until the boundary treatment has been carried out in accordance with the approved details.
 - 7) No development within the site shall take place until vehicular access to the site has been provided, and thereafter retained, at the position shown on the approved plan ADS/031/PL02A together with the visibility splays shown on that plan. The visibility splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway. The building hereby permitted shall not be first occupied until the vehicular access has been completed in accordance with the specification shown on Norfolk County Council Drawing No. TRAD 5, and arrangements made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriage way. The access shall be retained as so provided thereafter.
 - 8) The building hereby permitted shall not be first occupied until the proposed access/on-site car parking /turning area has been laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan ADS/031/PL02A. The facility shall be retained thereafter for those specific uses.
-

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 1 June Planning Committee Agenda and the 29 June agenda. 166 decisions issued, 155 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 40% determined in time. Failure to meet this target could result in the application being dealt with by PINS, who would also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of decisions issued from 15 May 2015 – 15 June 2015

	Total	Approved	Refused	Under 8 weeks or within agreed ext of time (Minor/Other)	Under 13 weeks or within agreed ext of time (Major)	Performance %	Former National target %	Current National target %	Planning Committee decision	
									Approved	Refused
Major	1	1	0		1	100%	60	40	1	0
Minor	75	66	9	63		84%	65		5	1
Other	90	89	1	86		96%	80		4	0
Total	166	156	10							

Planning Committee made 11 of the 166 decisions, 7%

PLANNING COMMITTEE - 29 JUNE 2015

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
30.04.2015	19.05.2015 Application Permitted	2/02/1620/NMA_1	Derek Hales Ltd Candleford House Oxborough Road Boughton King's Lynn Non-material amendment to planning permission 2/02/1620/F: Conversion of barn to dwelling and construction of four dwellings	Boughton
06.03.2015	22.05.2015 Application Permitted	15/00351/F	Mr D Hobley Greyfriars Butchers Lane Brancaster Norfolk Variation of condition 2 of planning permission 13/01779/F: Construction of garden annex	Brancaster

20.03.2015	22.05.2015 Application Permitted	15/00448/F	Mr D Parr 13 Marsh Side Brancaster King's Lynn Norfolk Minor alterations to existing fenestration, single storey extension between existing dwelling and garage	Brancaster
07.04.2015	15.06.2015 Application Permitted	15/00541/F	Mrs Gill Bird 2 Boughey Close Brancaster King's Lynn Norfolk To affix timber cladding to existing dwelling and garage	Brancaster
09.09.2014	09.06.2015 Application Refused	14/01316/F	Mr Tim Holmes Seaward House Wells Road Burnham Overy Staithe King's Lynn Demolition of existing house and erection of new house and boatshed	Burnham Overy
08.04.2015	08.06.2015 Application Refused	15/00552/F	Mr Matthew Green Ran Revir Bailey Street Castle Acre King's Lynn Demolition of existing garage, proposed first floor extension over existing bungalow, proposed 2-storey side extension including glazed link, proposed balcony extensions, proposed basement and various internal alterations	Castle Acre

07.04.2015	29.05.2015 Application Permitted	15/00547/F	Mr G Ruane 39 Lynn Road Castle Rising Norfolk Single storey extension at rear and conversion of part of outbuilding to residential use and lean-to roof in place of flat roof	Castle Rising
16.03.2015	18.05.2015 Application Permitted	15/00400/F	C/o Agent Land West of East View Farm 20 Church Road Clenchwarton King's Lynn Variation of conditions 3 and 7 of planning permission 12/00371/F	Clenchwarton
17.03.2015	19.05.2015 Application Refused	15/00417/F	Mr David Howlett Land At X571753 Y323401 South of St Andrews Lane Congham Norfolk Erection of dwelling house and associated garaging	Congham
18.03.2015	20.05.2015 Application Permitted	15/00419/F	Mrs Pat Smith 97 Sluice Road Denver Downham Market Norfolk Single storey rear extension and new garage, revision to planning permission 14/01484/F	Denver
16.04.2015	19.05.2015 Application Permitted	15/00615/RM	Client of Ian J M Cable Architectural (PKS Construction) 7A Whin Common Road Denver Downham Market Norfolk Reserved Matters application for detached two storey dwelling	Denver

07.04.2015	03.06.2015 Application Permitted	15/00537/F	Mr And Mrs M Greenacre 82 Hunstanton Road Dersingham King's Lynn Norfolk Extension to dwelling	Dersingham
26.03.2015	22.05.2015 Application Permitted	15/00485/F	Mrs Claudia Starr Docking Rural Workshops Station Road Docking Norfolk Variation of condition 11 of planning permission 07/02195/F: Construction of 5 dwellings and garage block	Docking
09.04.2015	05.06.2015 Application Permitted	15/00560/F	Bullock Homes North Farm Station Road Docking Norfolk Variation of condition 2 attached to planning consent 14/01310/F	Docking
17.03.2015	18.05.2015 Application Permitted	15/00409/RM	Mr & Mrs M Lawrence Land Formerly At 8 Crow Hall Estate Downham Market Norfolk Reserved Matters Application for single dwelling with garage	Downham Market
27.03.2015	22.05.2015 Application Permitted	15/00490/F	PKS Construction Land West of 3 Nile Road Downham Market Norfolk Single detached dwelling (revised design)	Downham Market
30.03.2015	18.05.2015 Application Permitted	15/00498/F	Mr And Mrs D Wearing 8 Churchill Way Downham Market Norfolk PE38 9RW Extension to bungalow	Downham Market

15.04.2015	22.05.2015 Application Permitted	15/00597/F	James Hartley (Poppylot Farms) Ltd 27A Bexwell Road Downham Market Norfolk PE38 9LH Demolition of former farm office and store	Downham Market
21.04.2015	11.06.2015 Application Permitted	15/00639/F	Mr P Legge York Villa Bridge Road Downham Market Norfolk Replacement garage	Downham West
26.02.2015	18.05.2015 Application Permitted	15/00307/LB	Mrs Helen Nicholson Hall Farm House Lynn Road East Winch Norfolk Listed Building Application: Removal and replacement of modern staircase with a more traditional staircase. Opening up of windows on either side of front door and installation of sash windows to match existing. Demolish and replacement of ill-conceived conservatory with one more in keeping with the property	East Winch
23.04.2015	11.06.2015 Application Permitted	15/00658/F	Mr L Bates 7 & 8 Station Road East Winch King's Lynn Norfolk Renovation and extensions to dwelling houses	East Winch
17.03.2015	19.05.2015 Application Permitted	15/00415/F	Client of Holt Architectural 5 Gaultree Square Emneth Wisbech Norfolk Retention and completion of proposed new vehicular access, car port and boundary fencing	Emneth

25.03.2015	22.05.2015 Application Permitted	15/00473/CU	Mr Nicholas John Pooley 21 Gaultree Square Emneth Wisbech Norfolk Change of use from fishing tackle shop to nail bar and beauticians	Emneth
17.04.2015	22.05.2015 Application Permitted	15/00620/F	CTIL And Telefonica UK Ltd Mast Telecom 2 Appleyard Farm Outwell Road Emneth The replacement of the omni antenna on the existing monopole with 3 no. new antennas and development works ancillary thereto	Emneth
17.04.2015	04.06.2015 Application Permitted	15/00623/F	E W Porter And Son Grange Farm Old Methwold Road Feltwell Thetford Steel framed building to house spraying machinery	Feltwell
20.04.2015	03.06.2015 Application Permitted	15/00632/F	Mr And Mrs S Collins 8 Swan Lane Fincham King's Lynn Norfolk Extension to bungalow	Fincham
16.01.2015	04.06.2015 Application Permitted	15/00071/F	Mr Kenan Demirci Londis Stores Whitehouse Service Station Lynn Road Gayton King's Lynn Mobile catering unit on site of former gas tank (LPG) freestanding on block	Gayton

16.04.2015	11.06.2015 Application Permitted	15/00604/F	Mr Kris Mersseman 61 St Nicholas Close Gayton King's Lynn Norfolk Side extension to dwelling, two storey and part single storey to rear	Gayton
07.04.2015	02.06.2015 Application Permitted	15/00533/LB	Mr & Mrs T Stephenson Crossways 2 Lynn Lane Great Massingham King's Lynn Listed building application for the replacement of 12 existing windows with new units	Great Massingham
17.04.2015	15.06.2015 Application Permitted	15/00621/F	Professor T Stephenson Crossways 2 Lynn Lane Great Massingham King's Lynn Alterations to outbuildings to use in conjunction with main house and single storey glazed wall link between outbuilding rear wing and detached garage workshop	Great Massingham
17.04.2015	05.06.2015 Application Permitted	15/00622/LB	Professor T Stephenson Crossways 2 Lynn Lane Great Massingham King's Lynn Listed Building application: Alterations to outbuildings to use in conjunction with main house and single storey glazed wall link between outbuilding rear wing and detached garage workshop	Great Massingham

20.04.2015	15.06.2015 Application Permitted	15/00636/F	C. E Cross & Son Shrublands 7 Weasenham Road Great Massingham Norfolk VARIATION OF CONDITION 2 ATTACHED TO PLANNING PERMISSION 10/01991/F: The construction of a detached garage, introduce a window frame to the first floor rear dormer and provide new access onto the highway	Great Massingham
20.03.2015	11.06.2015 Application Permitted	15/00437/RM	Client of Matt Gosling Architectural Design The Workshop 10A Chequers Road Pott Row Norfolk Reserved Matters Application: Demolition of outbuildings and construction of new dwelling	Grimston
27.03.2015	22.05.2015 Application Permitted	15/00491/F	Mr And Mrs M Williamson Hedwig Cottage 79 Chapel Road Pott Row Norfolk Single storey extension to rear/side	Grimston
09.04.2015	09.06.2015 Application Permitted	15/00559/F	Mr C Linford _ Ms J Dawson Hayes Barton Nethergate Street Harpley King's Lynn Two sunlounge extensions to rear and single storey rear extension	Harpley
23.03.2015	28.05.2015 Application Permitted	15/00452/F	Mrs Judith Jackson Dongola 11 the South Beach Heacham King's Lynn A single storey timber and glazed extension onto existing timber bungalow	Heacham

24.03.2015	19.05.2015 Application Permitted	15/00463/F	Harbour Cottage 56A South Beach Road Heacham King's Lynn Two storey rear extension	Heacham
13.04.2015	09.06.2015 Application Permitted	15/00577/F	Mr Dennis Osmond 19 Woodend Road Heacham King's Lynn Norfolk Extension to bungalow and detached garage and outhouse	Heacham
07.05.2015	09.06.2015 Application Permitted	12/01648/NMA_2	Mr Derek Collins Bridge House Bridge Street Hilgay Downham Market NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 12/01648/F: Demolish existing derelict outbuildings and re build to form family annexe and games room. Construction of detached garage	Hilgay
13.02.2015	22.05.2015 Application Permitted	15/00229/F	Mr And Mrs D McKenna Greystones 18 Westgate Holme next the Sea Norfolk Single storey extensions to dwelling and construction of new garage	Holme next the Sea
15.04.2015	09.06.2015 Application Permitted	15/00588/F	Client of Matt Gosling Wynholme Thornham Road Holme next the Sea Norfolk Alteration and extension to form first floor bedroom accommodation, additional ground floor living space and new detached garage (revised design)	Holme next the Sea

16.03.2015	20.05.2015 Application Permitted	15/00404/A	RBS National Westminster Bank P L C Northgate Hunstanton Norfolk Advertisement Application: 2x internally illuminated fascia signs and 2x internally illuminated hanging signs	Hunstanton
30.03.2015	22.05.2015 Application Permitted	15/00500/F	Mr Adrian Lowe 37 Bernard Crescent Hunstanton Norfolk PE36 6EP Rear Extension and full render	Hunstanton
07.04.2015	02.06.2015 Application Permitted	15/00539/F	BCKLWN Public Convenience Lighthouse Close Hunstanton Norfolk Extension to existing public toilets	Hunstanton
15.04.2015	09.06.2015 Application Permitted	15/00598/F	Mr Stuart Keith 9 Church Street Hunstanton Norfolk PE36 5HA Monopitch roof to previously constructed walls and disabled access ramp	Hunstanton
15.04.2015	10.06.2015 Application Permitted	15/00595/F	Mrs Carol Keene Old Hall Cottage The Drift Ingoldisthorpe King's Lynn Single storey side extension and two storey rear extension following demolition of existing garage and existing extension	Ingoldisthorpe

15.04.2015	05.06.2015 Application Permitted	15/00596/LB	Mrs Carol Keene Old Hall Cottage The Drift Ingoldisthorpe King's Lynn Listed Building Application: Single storey side extension and two storey rear extension following demolition of existing garage and extension	Ingoldisthorpe
31.03.2015	27.05.2015 Application Permitted	15/00511/F	Dong Energy (UK) Ltd Site For Race Bank Offshore Wind Farm North of Peter Scott Walk (Coastal Footpath) Terrington St Clement Norfolk Variation of condition 3 of planning permission 13/00189/FM: Amendment to the approved inter-tidal cable installation corridor (DECC reference 12.4.09.04/76C) and onshore cable installation corridor (King's Lynn and West Norfolk reference 10/00966/EXF) for the Race Bank offshore wind farm	King's Lynn
23.06.2014	22.05.2015 Application Refused	14/00923/F	NAL Properties Land Opposite No 12 Rope Walk King's Lynn Norfolk Proposed 8 No dwellings for residential use	King's Lynn
24.06.2014	09.06.2015 Application Permitted	14/00927/F	Industry Leisure 100 Norfolk Street King's Lynn Norfolk Variation of condtion 2 and removal of conditions 4 and 7 on planning permission 13/01482/F	King's Lynn

10.12.2014	10.06.2015 Application Permitted	14/01753/F	Mr Alan Drinnan 4 Albert Street King's Lynn Norfolk PE30 1ED Retention and completion of replacement side and rear facing windows	King's Lynn
16.12.2014	20.05.2015 Application Permitted	14/01780/F	C & A Superbikes Unit 11 Willow Road Willows Business Park King's Lynn Proposed installation of 18 storage containers (retrospective)	King's Lynn
10.02.2015	03.06.2015 Application Permitted	15/00198/F	Mr A Woods Land At Garden Row King's Lynn Norfolk Proposed two dwellings	King's Lynn
10.02.2015	10.06.2015 Application Permitted	15/00203/F	CW Engineering Group 22 Hamlin Way Hardwick Narrows King's Lynn Norfolk Installation of two 20ft x 8ft shipping containers for storage of steel material incidental to the occupation and use of the main engineering building	King's Lynn
02.03.2015	27.05.2015 Application Permitted	15/00326/CU	Cambridgeshire Community Services NHS Trust Vancouver House County Court Road King's Lynn Norfolk Change of use of former passport office to NHS Health Centre use D1 and/or a B1 office in the alternative	King's Lynn

12.03.2015	20.05.2015 Application Permitted	15/00380/F	King's Lynn Charitable Trust Framinghams Almshouses London Road King's Lynn Norfolk Internal alterations and extension to provide seperate bedroom accommodation for all units and retain number of accommodation units	King's Lynn
12.03.2015	21.05.2015 Application Permitted	15/00381/LB	King's Lynn Charitable Trust Framinghams Almshouses London Road King's Lynn Norfolk Listed Building Application: Internal alterations and extension to provide seperate bedroom accommodation for all units and retain number of accommodation units	King's Lynn
12.03.2015	19.05.2015 Application Permitted	15/00384/F	Rowlinson's Sports . Toys (Anglia) Ltd Storage Unit And Retail Norfolk Street King's Lynn Norfolk To re-instate door to storage room (lock-up) to rear of property	King's Lynn
18.03.2015	20.05.2015 Application Permitted	15/00421/F	Mrs Emily O'Brien 117C High Street King's Lynn Norfolk PE30 1DD Door and windows replacement to rear of 117C and 117D	King's Lynn
18.03.2015	09.06.2015 Application Permitted	15/00422/F	K Brown Auto Repairs K Brown Auto Repairs Ltd Simon Scotland Road Hardwick Industrial Estate King's Lynn Extension to car mechanics and MOT testing centre	King's Lynn

19.03.2015	19.05.2015 Application Permitted	15/00426/F	Mr & Mrs Goldsmith 1 Dawnay Avenue King's Lynn Norfolk PE30 3BZ Extensions and alterations	King's Lynn
19.03.2015	09.06.2015 Application Permitted	15/00428/A	Ring Associates Ltd 11 Tuesday Market Place King's Lynn Norfolk Advertisement Application: 2x non-illuminated Fascia signs and 1x non-illuminated hanging sign	King's Lynn
20.03.2015	22.05.2015 Application Permitted	15/00436/F	Ecotricity (Next Generation) Limited The Queen Elizabeth Hospital King's Lynn NHS Foundation Trust Gayton Road King's Lynn Norfolk Installation of underground cabling to connect the consented wind turbine to an existing onsite substation	King's Lynn
23.03.2015	18.05.2015 Was Lawful	15/00453/LDE	Mrs Clare Carr 8 Russett Close King's Lynn Norfolk PE30 3HB Application for a Lawful Development Certificate for conservatory built and completed in 2006	King's Lynn

31.03.2015	28.05.2015 Application Permitted	15/00508/F	Spicer Building Ltd Vacant 9 - 11 St James Street King's Lynn Norfolk Reconstruction of derelict commercial premises into 6 three storey town houses, including internal and external demolition of defective and structurally unsound construction	King's Lynn
01.04.2015	22.05.2015 Application Permitted	15/00513/F	Mr Patrick McGee 2 Jubilee Court Queen Street King's Lynn Norfolk New UPVC door to match others that we have fitted on Jubilee Court	King's Lynn
01.04.2015	03.06.2015 Application Refused	15/00517/F	Mr C Batch 48 Gloucester Road King's Lynn Norfolk PE30 4AB New dwelling and detached garage	King's Lynn
01.04.2015	29.05.2015 Application Permitted	15/00522/F	Mr C Batch 48 Gloucester Road King's Lynn Norfolk PE30 4AB Extension to dwelling	King's Lynn
02.04.2015	28.05.2015 Application Permitted	15/00525/F	Mr And Mrs M Stewart Marbaix 1 York Road King's Lynn Norfolk Two storey and single storey extensions to dwelling	King's Lynn
07.04.2015	03.06.2015 Application Permitted	15/00529/F	Duff Morgan Duff Morgan Citroen 49 Bergen Way North Lynn Industrial Estate King's Lynn Extension to existing showroom	King's Lynn

07.04.2015	03.06.2015 Application Permitted	15/00531/A	Duff Morgan Duff Morgan Citroen 49 Bergen Way North Lynn Industrial Estate King's Lynn 2 x non-illuminated pylon signs, 1 x non-illuminated corner sign, 1 x non-illuminated "welcome" sign, 2 x non-illuminated sign and flag advertisements	King's Lynn
08.04.2015	11.06.2015 Application Permitted	15/00553/F	Cooper Roller Bearings Ltd Cooper Roller Bearings Ltd Wisbech Road King's Lynn Norfolk Installation of ductwork required for extraction booth within paint shop facility	King's Lynn
09.04.2015	09.06.2015 Application Permitted	15/00558/F	The Queen Elizabeth Hospital King's Lynn NHS Foundation The Queen Elizabeth Hospital King's Lynn NHS Foundation Trust Gayton Road King's Lynn Norfolk New AHU with GRP enclosure at West Newton Ward	King's Lynn
10.04.2015	09.06.2015 Application Permitted	15/00566/A	Vodafone UK Vodafone 11 Norfolk Street King's Lynn Norfolk Retention of 2 x illuminated internal LCD flank signs	King's Lynn
14.04.2015	10.06.2015 Application Permitted	15/00581/F	Kapelad Limited Vacant 7 Broad Street King's Lynn Norfolk Change of use from A1 vacant unit to A1/A3 mixed use cafe/coffee shop with associated signage and shopfront alterations	King's Lynn

14.04.2015	10.06.2015 Application Permitted	15/00583/A	Kapelad Limited Vacant 7 Broad Street King's Lynn Norfolk ADVERT APPLICATION: 1 x illuminated hanging sign and 1 x illuminated fascia sign	King's Lynn
15.04.2015	22.05.2015 Application Permitted	15/00587/LB	Ring Associates Ltd 11 Tuesday Market Place King's Lynn Norfolk LISTED BUILDING APPLICATION: 2x non-illuminated fascia signs and 1x non-illuminated hanging sign	King's Lynn
15.04.2015	09.06.2015 Application Permitted	15/00594/F	Mrs Carol Jones 21 South Street King's Lynn Norfolk PE30 5ER Window and door replacements to dwelling	King's Lynn
15.04.2015	15.06.2015 Application Permitted	15/00601/F	Mr & Mrs A J Bonnett 32A South Wootton Lane King's Lynn Norfolk PE30 3BS Single storey extension with internal alterations and new first floor window	King's Lynn
16.04.2015	10.06.2015 Application Permitted	15/00605/CU	Freebridge Community Housing Providence Street Community Centre Providence Street King's Lynn Norfolk Proposed change of use from residential (eight bedsits and ancillary accomodation) to teaching space (class D1) for young people with special needs	King's Lynn

16.04.2015	10.06.2015 Application Permitted	15/00607/F	Mr Stuart Miller Moleys 127A Norfolk Street King's Lynn Norfolk Installation of 2 x rooflights	King's Lynn
17.04.2015	12.06.2015 Application Permitted	15/00617/F	Bank House Hotel Ltd Bank House Kings Staithe Square King's Lynn Norfolk Relocation of existing timber clad, covered enclosure for bins and to extend decking area	King's Lynn
20.04.2015	15.06.2015 Application Permitted	15/00630/F	Mr M Smith Tree Tops 17 Hall Road King's Lynn Norfolk Proposed single storey front porch	King's Lynn
30.04.2015	11.06.2015 Application Permitted	15/00690/CU	Landro Phones 4 U 55 High Street King's Lynn Norfolk Change of use of upper floors from ancillary A1 to B1 offices and consequential changes to create separate access to first floor	King's Lynn
10.03.2015	08.06.2015 Application Permitted	15/00368/RM	Mr And Mrs T Crane Plot 58 East Winch Road Ashwicken Norfolk Reserved Matters Application: Construction of a new dwelling	Leziate
07.04.2015	02.06.2015 Application Permitted	15/00546/F	Mrs Margaret Taylor Vale Farm Chilver House Lane Bawsey Norfolk VARIATION OF CONDITION 8 ATTACHED TO PLANNING PERMISSION 08/02552/O: Outline Application: Construction of one dwelling	Leziate

20.04.2015	15.06.2015 Application Permitted	15/00634/LB	Mr H Symington Hill Farm House Station Road Little Massingham King's Lynn Listed Building application: Reconfiguration of existing home study and store to habitable spaces including extension of roof and rear porch to farmhouse	Little Massingham
27.03.2015	28.05.2015 Application Permitted	15/00487/F	Mr Y Prodromou 6 Brandon Road Methwold Thetford Norfolk Refurbish the existing dwelling at No. 6 Brandon Road, construct a new semi detached dwelling linked to No. 6 and construct a new detached dwelling house with associated parking area and amenity space	Methwold
02.03.2015	28.05.2015 Application Permitted	15/00331/F	Mr P Masters 7 Parkhill Middleton King's Lynn Norfolk VARIATION OF CONDITION 1 ATTACHED TO PLANNING PERMISSION 14/00163/F: Retrospective refurbishment and alterations to external elevations with new double glazed window fenestration and removal of chimney	Middleton
30.03.2015	27.05.2015 Application Refused	15/00496/F	Client of Holt Architectural Ltd Seahorse Lodge 24 Parkhill Middleton King's Lynn Construction of dwelling	Middleton

16.04.2015	18.05.2015 Application Permitted	15/00609/F	Mrs Karen Milne Aubretia The Alley Blackborough End Norfolk Proposed alterations and extension to existing dwelling	Middleton
20.04.2015	11.06.2015 Application Permitted	15/00631/F	Mr P Yallop King's Lynn Caravan And Camping Park Parkside House New Road North Runcton Variation of condition 6 of planning permission 12/00628/F to allow a further 28 seasonal pitches to be retained on site	North Runcton
02.03.2015	18.05.2015 Application Permitted	15/00323/F	Mr Nigel Scott Meadow Rise Nursery Lane North Wootton King's Lynn First floor side extension over garage and part of playroom to form bedroom and ensuite bathroom. Associated small ground floor extension to form external store	North Wootton
01.04.2015	22.05.2015 Application Permitted	15/00516/F	Mr And Mrs E Easter 28 Woodland Gardens North Wootton Norfolk PE30 3PX First floor rear extension and pitched roof over front dormer	North Wootton
09.04.2015	04.06.2015 Application Permitted	15/00563/F	Secretary - Norman Almshouses Charity Trustees Norman Almshouse 45 - 53 School Lane Northwold Thetford Two External extensions and internal alterations	Northwold

16.03.2015	15.06.2015 Application Permitted	15/00391/F	Abacus Hotels Group The Le Strange Arms Hotel Golf Course Road Old Hunstanton Hunstanton Extension and change of use from Class C1 (Hotel) to Class D2 (Leisure)	Old Hunstanton
03.03.2015	20.05.2015 Application Permitted	15/00338/RM	Ms Pat Laughlin Greyholme The Cottons Outwell Wisbech Reserved Matters Application: Construction of a dwelling	Outwell
16.03.2015	22.05.2015 Application Permitted	15/00405/F	Ms Michelle Wilson 18 Wisbech Road Outwell Wisbech Norfolk Fit external wall insulation with a silicone render finish to match existing on the sides and rear elevations	Outwell
31.03.2015	20.05.2015 Application Permitted	15/00505/F	Mr & Mrs Wilkin Anfield House Isle Road Outwell Norfolk Two storey side extension to dwelling	Outwell
15.04.2015	10.06.2015 Application Permitted	15/00592/F	Mr & Mrs S Grimsey Wilfred House Langhorns Lane Outwell Wisbech Formation of a manege	Outwell

17.04.2015	10.06.2015 Application Permitted	15/00624/F	Mr And Mrs Chris And Torie Lantos Burnham Road Farmhouse 16 Burnham Road Ringstead Norfolk Variation of condition 2 of planning permission 15/00210/F: Existing outbuilding used as shed to be converted to habitable accommodation as annex to main farmhouse	Ringstead
24.03.2015	18.05.2015 Application Permitted	15/00461/F	Arbuckles Restaurant Arbuckles Stonecross Road Bexwell Norfolk Proposed works to extend the front wall of the building within the confines of the current roof structure	Ryston
15.08.2014	22.05.2015 Application Permitted	14/01207/F	Ian Mason Farms Ltd Premier Racquets And Fitness Ringstead Road Sedgeford Hunstanton Change of use from D2 assembly and leisure to agricultural use for agricultural storage	Sedgeford
07.04.2015	28.05.2015 Application Refused	15/00534/F	Mr B Smith Orchard Park Caravan Site The Green Shouldham Norfolk Siting of mobile home to allow a total of 21 caravans to use the park	Shouldham

25.03.2015	15.06.2015 Application Permitted	15/00472/F	Carter Haulage & Storage (NFK) Ltd Greenacres And the Bungalow Mill Road Shouldham Thorpe King's Lynn Construction of two dwellings to replace existing two dwellings and change of use of land to the east of the site to residential garden.	Shouldham Thorpe
14.04.2015	19.05.2015 Application Permitted	15/00579/F	Mr & Mrs J Martin Peartree Cottage West Road Shouldham Thorpe King's Lynn Ground and first floor extension to cottage	Shouldham Thorpe
17.11.2014	10.06.2015 Application Permitted	14/01636/O	Mr S Grief 24A Common Road Snettisham King's Lynn Norfolk OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Existing residential garden land for 3No detached dwellings upgrading existing access to form a private drive to serve the new properties	Snettisham
25.03.2015	21.05.2015 Application Permitted	15/00470/F	Ms Victoria Maguire Norton House 9 - 11 Norton Hill Snettisham King's Lynn Prtroposed extension and internal alterations	Snettisham
25.03.2015	20.05.2015 Application Permitted	15/00471/LB	Ms Victoria Maguire Norton House 9 - 11 Norton Hill Snettisham King's Lynn LISTED BUILDING APPLICATION: Proposed extension and internal alterations	Snettisham

01.04.2015	28.05.2015 Application Permitted	15/00518/F	Mr & Mrs J Starling Spring Cottage 54 Park Lane Snettisham King's Lynn New detached dwelling	Snettisham
21.04.2015	15.06.2015 Application Permitted	15/00641/F	Mr And Mrs C Woolls The White Bungalow The Common South Creake Fakenham Variation of condition 2 of planning permission 11/00784/F: To vary previously approved drawings	South Creake
25.03.2015	20.05.2015 Application Permitted	15/00474/F	Mr David Huxter 61 Nursery Lane South Wootton King's Lynn Norfolk Single storey rear extension with pitched roof to utility and garage	South Wootton
26.03.2015	10.06.2015 Not Lawful	15/00480/LDP	Mr And Mrs Ben Colley 26 Stody Drive South Wootton King's Lynn Norfolk Lawful Development Certificate: Conversion of garage and associated extension	South Wootton
27.03.2015	20.05.2015 Application Permitted	15/00488/F	Mr And Mrs P Barnett 52 Ullswater Avenue South Wootton King's Lynn Norfolk Extension to dwelling	South Wootton
02.04.2015	22.05.2015 Application Permitted	15/00524/F	Mr And Mrs Nicholls Tall Trees 51 Sandy Lane South Wootton King's Lynn Side, porch and roof infill extensions	South Wootton

07.04.2015	03.06.2015 Application Permitted	15/00540/F	Mr And Mrs King 8 the Boltons South Wootton King's Lynn Norfolk Orangery and utility area to rear and side of dwelling	South Wootton
15.04.2015	09.06.2015 Application Permitted	15/00593/F	Mrs Katie Docherty Chelwood 172 Grimston Road South Wootton King's Lynn New extension to side and rear of property, internal alterations, demolition of garage and modifications to drainage	South Wootton
29.04.2015	13.05.2015 Application Permitted	14/01504/NMA_1	Mr Craig McColl 7 Coniston Close South Wootton King's Lynn Norfolk Non-material amendment to planning permission 14/01504/F: Proposed extensions to existing dwelling	South Wootton
21.05.2015	22.05.2015 Application Permitted	15/00048/NMA_2	Mr S Hudson 1 Nursery Lane South Wootton King's Lynn Norfolk Non-material amendment to planning permission 15/00048/F: Rear extension, replace flat roof with pitched roof and alterations to dwelling	South Wootton

31.03.2015	22.05.2015 Application Permitted	15/00512/F	Mr Danny Hardiman Little Ouse Farm Brandon Creek Southery Norfolk Re-build part demolished agricultural barn to original dimensions with minor changes to openings and re-sited to allow for more grazing for livestock/poultry	Southery
20.04.2015	04.06.2015 Application Permitted	15/00626/F	Mr And Mrs A Blythe Step House 5 Churchgate Street Southery Downham Market Single storey side extension to dwelling	Southery
22.04.2015	11.06.2015 Application Permitted	15/00646/F	Mr And Mrs G Gott 7A Upgate Street Southery Downham Market Norfolk Construction of one bungalow and garage	Southery
30.03.2015	28.05.2015 Application Permitted	15/00501/F	Mr Mark Fentiman Lakeview Holme Road Stow Bridge King's Lynn Extensions to dwelling	Stow Bardolph
30.03.2015	22.05.2015 Application Permitted	15/00502/F	Miss Emma Fennimore Rose Cottage Farm 164 the Drove Barroway Drove Norfolk Proposed stable building and manege	Stow Bardolph

16.12.2014	20.05.2015 Application Refused	14/01783/F	Mr F Ali Myrabella Farm Long Road Terrington St Clement King's Lynn Retrospective application for building to be used as a farm office and storage buildings following demolition/extensions of existing agricultural store	Terrington St Clement
12.03.2015	22.05.2015 Application Permitted	15/00379/F	Mr & Mrs S Klyn 14 Emorsgate Terrington St Clement King's Lynn Norfolk Proposed stable block	Terrington St Clement
31.03.2015	22.05.2015 Application Permitted	15/00504/F	Mr Andrew Page The Willows 86 Marsh Road Terrington St Clement King's Lynn Single storey extension to dwelling house	Terrington St Clement
31.03.2015	20.05.2015 Application Permitted	15/00509/F	Mr Tony Hart 11B Marshland Street Terrington St Clement King's Lynn Norfolk Provision of external render and insulation to existing external wall	Terrington St Clement
02.04.2015	03.06.2015 Application Permitted	15/00527/F	Mr Aaron Scupham 34 Popes Lane Terrington St Clement King's Lynn Norfolk Proposed two storey extension and single garage	Terrington St Clement
07.04.2015	18.05.2015 Application Permitted	10/01037/NMA_1	Mrs Samantha Hunn 60 Wanton Lane Terrington St Clement King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 10/01037/F: Single storey extension and alterations	Terrington St Clement

07.04.2015	08.06.2015 Application Permitted	15/00535/F	Mrs Gillian Eddy Greenacre 63 Sandygate Lane Terrington St Clement King's Lynn Renewal of approval for construction of replacement barn to include offices	Terrington St Clement
09.04.2015	03.06.2015 Application Permitted	15/00556/F	Mr And Mrs Dey 6 Hay Green Road North Terrington St Clement Norfolk PE34 4PZ Conversion of garage/workshop to self-contained annex with incidental occupation to the main dwellinghouse	Terrington St Clement
09.04.2015	03.06.2015 Application Permitted	15/00557/F	Mr And Mrs Dey 6 Hay Green Road North Terrington St Clement Norfolk PE34 4PZ Single storey and first floor extensions to dwelling	Terrington St Clement
28.05.2015	08.06.2015 Application Permitted	14/01444/NMA_1	Mr Keith Pepper The Gables 107 Northgate Way Terrington St Clement King's Lynn Non-material amendment to planning permission 14/01444/F: Extension to dwelling and new roof to create accommodation in roof space	Terrington St Clement

15.04.2015	12.06.2015 Application Permitted	15/00600/F	Mr & Mrs Bjornson Salt Marsh Ship Lane Thornham Norfolk To install two A.S.H.Ps behind garage (hidden from road) and to install solar panels & P.V cells to cover rear of roof (hidden from road)	Thornham
24.03.2015	21.05.2015 Application Permitted	15/00457/F	Mr John Collison Meadow Farm 1 Church Road Tilney All Saints King's Lynn Construction of dwelling house (amended design) including new entrance and alterations to existing entrance	Tilney All Saints
07.04.2015	03.06.2015 Application Refused	15/00530/RM	Mr David Butters Melmont Chapel Road Tilney Fen End Tilney St Lawrence Reserved Matters Application for proposed dwelling	Tilney St Lawrence
06.03.2015	18.05.2015 Application Permitted	15/00356/F	Mr Tim Sandover 75 Green Lane Tottenhill King's Lynn Norfolk Proposed replacement garage/workshop building	Tottenhill
07.04.2015	03.06.2015 Application Permitted	15/00545/F	Mr Simon Farrow 44 Listers Road Upwell Wisbech Norfolk New roof to form first floor accommodation	Upwell

08.04.2015	03.06.2015 Application Permitted	15/00550/F	Mr & Mrs L Parker New Haven Farm The Pingle Upwell Norfolk Side extension, rear extension, porch and alterations to dwelling and building of double garage	Upwell
10.04.2015	22.05.2015 Application Permitted	15/00564/F	Mr S Dickson & Ms K Lodge Melmel House 134 Church Drove Outwell Wisbech Extensions and alterations to dwelling	Upwell
15.04.2015	10.06.2015 Application Permitted	15/00589/F	Mr & Mrs R Flitton Blunts Row 126 Small Lode Upwell Wisbech Formation of a manege	Upwell
01.04.2015	22.05.2015 Application Permitted	15/00521/F	Mr L J Watling 3 Marsh Road Walpole St Andrew Wisbech Norfolk Extension to dwelling	Walpole
16.04.2015	12.06.2015 Application Permitted	15/00603/O	Mr And Mrs D McLintock Fairlawn 15 Kirk Road Walpole St Andrew Wisbech Outline Application: construction of dwelling and new access	Walpole

22.04.2015	10.06.2015 Application Permitted	14/01587/NMA_1	DONG Energy (UK) Ltd Underground Electrical Cables - 11 Km Long From Sutton Bridge To Walpole St Peter Sutton Road Walpole Cross Keys Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 14/01587/F: REMOVAL OF CONDITIONS 5, 6, 7, 8 AND 10 AND VARIATION OF CONDITIONS 2, 3, 4, 9 AND 11 ATTACHED TO PLANNING PERMISSION 10/00966/EXF: Installation of 11km of underground electrical cables, extension of an existing substation, ancillary access roads, construction laydown areas and transformer delivery swept access	Walpole Cross Keys
12.05.2015	08.06.2015 Application Permitted	14/01290/NMA_1	Mr Charlie Jackson Bell Green Bungalow Hall Road Walpole Highway Wisbech NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01290/F: Single storey rear extension to bungalow	Walpole Highway
20.04.2015	03.06.2015 Application Permitted	15/00633/F	Miss Emma Notley S-Bend Lynn Road Walsoken Wisbech Proposed extension and double garage	Walsoken

27.04.2015	12.06.2015 Application Permitted	15/00673/F	Mr & Mrs Brown-Ahern Wheatley Bank Farmhouse Wheatley Bank Walsoken Wisbech 1 x 2 storey and 1 x single storey extension and replacement garage involving the demolition of a single storey extension	Walsoken
25.03.2015	18.05.2015 Application Permitted	15/00469/F	Mr & Mrs B Davidson Derwyn 7 Fen Road Watlington King's Lynn Internal refurbishment, proposed rear extension and new double garage	Watlington
26.03.2015	18.05.2015 Application Permitted	15/00478/F	Mr & Mrs S A Wadsley 3 Thomas Close Watlington King's Lynn Norfolk Ground floor extension to sitting room, with first floor extension above garage to form en-suite and dressing room	Watlington
01.04.2015	22.05.2015 Application Permitted	15/00519/F	Mr P Moorcroft Mill House 15 Thieves Bridge Road Watlington King's Lynn Change of use of former mill to provide additional accommodation at first floor and residential annex at ground floor	Watlington
07.04.2015	28.05.2015 Application Permitted	15/00542/RM	Michelle Alflatt Adjacent 1 Thieves Bridge Road Watlington King's Lynn Norfolk Reserved Matters Application following outline planning permission 14/00386/O: construction of one dwelling	Watlington

14.04.2015	04.06.2015 Application Permitted	15/00585/F	Mrs Anne Pope Stable Cottage Watlington Hall Church Road Watlington Single storey extension to rear and alterations to existing	Watlington
23.04.2015	03.06.2015 Application Permitted	15/00655/F	Miss S Drake 52A John Davis Way Watlington King's Lynn Norfolk Part retention and part repositioning of fence	Watlington
25.03.2015	02.06.2015 Application Permitted	14/00782/NMA_1	Mr Norman Speller Lady Fen Cottage Hundred Foot Bank Welney Wisbech Non-material amendment to planning permission 14/00782/F: Erection of single storey workshop and gallery	Welney
10.04.2015	28.05.2015 Application Permitted	15/00568/F	Mrs Kirsty Porto Stanborough House Welney Road Lakes End Norfolk Construction of an outdoor manege	Welney
23.04.2015	03.06.2015 Application Permitted	15/00656/F	Julian Zalums And Venetia Anthony 30 Queens Close Wereham King's Lynn Norfolk Extension to bungalow following removal of existing outbuildings	Wereham
06.03.2015	22.05.2015 Application Permitted	15/00353/F	Mr Guy Tasker Home Farm Tumbleyhill Road West Acre Norfolk To erect a boat/general store on land owned by applicant	West Acre

17.04.2015	04.06.2015 Application Permitted	15/00618/F	Mr And Mrs N Drew Lime House Lime Kiln Road West Dereham King's Lynn First floor extension to dwelling and incorporating new pitched roof over existing garage & entrance lobby area	West Dereham
09.04.2015	03.06.2015 Application Permitted	15/00555/F	Mr & Mrs S Luxmoore-Ball Hushwing Barn Magdalen High Road Wiggshall St Mary Magdalen Norfolk Barn conversion to summer house	Wiggshall St Germans
31.03.2015	09.06.2015 Was_Would be Lawful	15/00506/LDP	Mr & Mrs C D Thurnell Riverbank House Church Close Wiggshall St Mary Magdalen King's Lynn Certificate of lawfulness: Proposed extension considered to be permitted development	Wiggshall St Mary Magdalen
24.03.2015	18.05.2015 Application Permitted	15/00458/F	Tharros Park Farm Cottages Castle Road Wormegay Norfolk Replacement pitched roof to existing cottages	Wormegay
17.03.2015	08.06.2015 Application Permitted	15/00411/F	Mr David Webb Church Farm Low Road Wretton King's Lynn Erection of new 2 storey dwelling	Wretton