

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



Planning Committee

Agenda

Monday, 15th June, 2020
at 9.30 am

in the

**Remote Meeting on Zoom and available for
the public to view on [WestNorfolkBC on You
Tube](#)**



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, 15th June, 2020

VENUE: Remote Meeting on Zoom and available for the public to view on WestNorfolkBC on You Tube - Zoom and You Tube

TIME: 9.30 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 1 June 2020 (to follow).

3. DECLARATIONS OF INTEREST

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

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

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

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

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Page 7)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 8 - 71)

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

9. DELEGATED DECISIONS (Pages 72 - 76)

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

To: Members of the Planning Committee

Councillors F Bone, C Bower (Vice-Chair), A Bubb, C J Crofts (Chair), M Howland, C Hudson, C Joyce, J Kirk, B Lawton, C Manning, T Parish, S Patel, C Rose, A Ryves, S Sandell, Mrs V Spikings, S Squire and M Storey

Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **12 June 2020**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

Note:

1. Since the introduction of restrictions on gatherings of people by the Government in March 2020, it has not been possible to hold standard face to face public meetings at the Council offices. This led to a temporary suspension of meetings. The Coronavirus Act 2020 has now been implemented and in Regulations made under Section 78, it gives Local Authorities the power to hold meetings without it being necessary for any of the participants to be present together in the same room.

It is the intention of the Borough Council of King's Lynn and West Norfolk to hold Planning Committee meetings for the foreseeable future as online meetings, using the Zoom video conferencing system. If you wish to view the meeting you can do so by accessing www.youtube.com/WestNorfolkBC.

2. Public Speaking

The Council has a scheme to allow public speaking at Planning Committee. If you wish to speak at the Planning Committee, please contact Planning Admin, borough.planning@west-norfolk.gov.uk or call 01553 616234, to register your wish to speak **by noon** on the working day before the meeting.

When registering to speak you will need to provide:

- Your name;
- Email address;
- Telephone number;
- What application you wish to speak on; and
- In what capacity you are speaking, ie supporter/objector.

You will be speaking remotely via the Zoom video conferencing system and will receive an email confirming that you are registered to speak along with the relevant details to access the meeting. Please ensure that you can access

Zoom. You can choose to speak being either seen and heard, or just heard and we would also ask that you submit a written representation in case of any issues with the software. If you do not wish to speak via a remote link, please let us know, and you can submit a written representation, which will be read to the Committee, subject to the time limits set out below.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

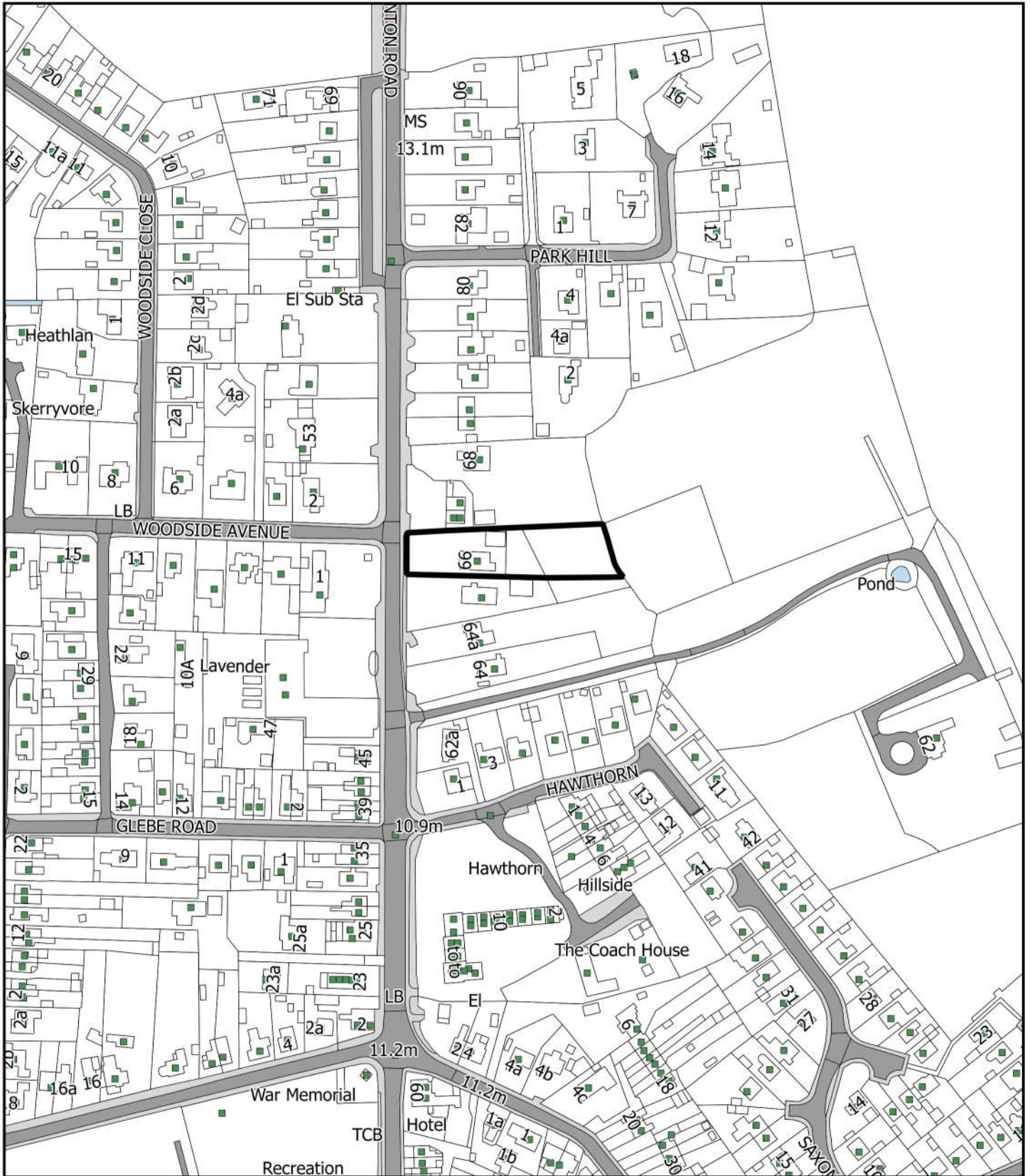
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED
BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 15 JUNE 2020**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
8/1(a)	20/00327/F 66A Hunstanton Road Proposed single storey car port with store	DERSINGHAM	REFUSE	8
8/1(b)	20/00428/F Cambrian 57 Lynn Road Proposed extension and loft conversion	GRIMSTON	APPROVE	15
8/1(c)	20/00441/F Northdene 101 Lynn Road Single storey garage	GRIMSTON	APPROVE	23
8/1(d)	20/00478/F 43 North Beach Part demolition of and re-building of a detached three bedroom dwelling	HEACHAM	APPROVE	30
8/1(e)	20/00198/F Land south of Brett House East End Proposed 4-Bed dwelling and triple garage with associated parking and private amenity space.	HILGAY	APPROVE	41
8/1(f)	20/00350/F 36 The Birches Proposed side single storey extension	SOUTH WOOTTON	APPROVE	56
8/1(g)	20/00095/CU 67A-H Sutton Road Change of Use of strip of land to the rear of new dwellings 67A - 67H Sutton Road from agricultural to gardens	WALPOLE CROSS KEYS	APPROVE	64

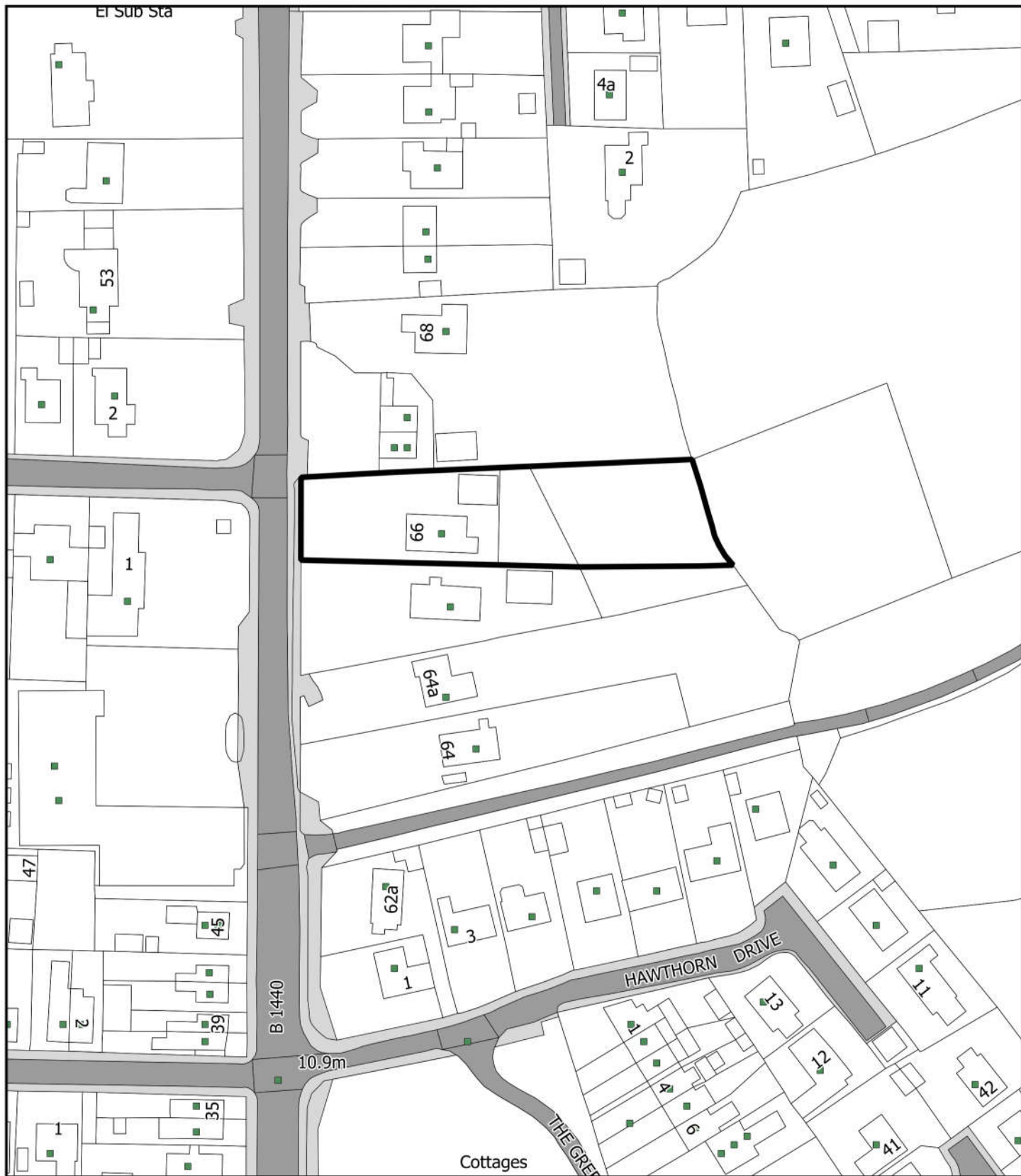
20/00327/F

66A Hunstanton Road



20/00327/F

66A Hunstanton Road



Parish:	Dersingham	
Proposal:	Proposed single storey car port with store	
Location:	66A Hunstanton Road Dersingham King's Lynn Norfolk	
Applicant:	Mr Carver	
Case No:	20/00327/F (Full Application)	
Case Officer:	Mr J Sheldrake	Date for Determination:

Reason for Referral to Planning Committee – Called in by Cllr. Collingham

Neighbourhood Plan: No

Case Summary

The application relates to the construction of a carport and store to the front of 66A, Hunstanton Road, Dersingham.

The application site is situated on the east side of the Hunstanton Road and currently consists of a single-storey dwelling with a detached garage and store to the side, which has permission to be converted to a residential annexe.

The application seeks full planning permission for a carport and store in addition to the existing garage and store. The proposed carport and store is proposed to the front of the dwelling, adjacent to the road.

Key Issues

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

- Principle of development;
- Impact on the Form and Character of the Area;
- Impact on Residential Amenity; and
- Other considerations.

Recommendation

REFUSE

THE APPLICATION

The application relates to the construction of a carport and store to the front of 66A, Hunstanton Road, Dersingham. The proposed carport and store would sit at 90 degrees to the road and would be constructed from timber boarding and tiles to match the dwelling.

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The application site currently consists of a single-storey dwelling with a detached garage and store to the side, which has permission to be converted to a residential annexe.

The proposed garage will be 3 to 4 metres from the highway boundary, 9 metres in length and approximately 5 metres high.

Residential outbuildings to the front of dwellings are not commonplace on the east side of the Hunstanton Road and the neighbouring dwellings to 66A have open and undeveloped frontages.

SUPPORTING CASE

The agent submitted the following supporting statement on the 20th of April:

“The proposal made under application 20/00327/F is for a single storey car port with associated store for the benefit of number 66a Hunstanton Road, Dersingham.

This single storey structure is sited at the front of the dwelling, East of Hunstanton Road behind an existing fence and laurel hedge. Dwellings along Hunstanton Road mainly consist of bungalows with generous parking areas to the front, as does number 66A.

The proposal was submitted in an effort to provide the applicant and occupants of 66A with further privacy from amenities and the main road. Directly opposite the application site is Thaxters Coffee Shop, and directly North is Torc Motors.

The proposed car ports dimensions are as follows;

- 9 meters long
- 6 meters wide
- 4.9 meters high

The structure would be constructed using natural timber such as oak and cedar, with tiles to match the existing dwelling.

The structure is placed 4 meters away from the boundary fence and footpath, thus making it less visible as people drive down Hunstanton Road.

The dwelling sits much higher than that of the proposed building due to the topography of the site.

The case officer raised issue with the proposal for the following reasons;

1. A garage to the front of the dwelling would be harmful to the street scene
2. The proposal would erode the form and character of the area

This area of Dersingham, as previously mentioned, has an array of structures and dwellings. Directly North is a flat roof car show room (Torc Motors), West is a chalet dwelling-style coffee shop (Thaxters Coffee Shop), South of that is Thaxters Garden Centre, further North of the application site is two storey dwellings, and South is Bungalows and chalets. This is a simple example of how in-formal this area of Dersingham is. Albeit some of the aforementioned are commercial, they still contribute to the street scene and form and character of the area.

This proposal would be of great significance to the applicant, not only for storage but also privacy and safety. Such a small structure in such a mixed area, in our opinion, would not

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further erode the form and character of the area or be harmful to the street scene, nor would it be an offensive, intrusive overshadowing building – it is simple a single storey car port.

PLANNING HISTORY

19/01725/NMA_1: Application Permitted: 19/03/20 - Proposed annex (ancillary) following alterations to garage

19/01725/F: Application Permitted: 19/11/19 - Proposed annex (ancillary) following alterations to garage

2/98/1355/F: Application Permitted: 18/12/98 – Construction of detached garage/workshop.

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

REPRESENTATIONS

None

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

Planning Committee
15 June 2020

- Principle of development;
- Impact on the Form and Character of the Area;
- Impact on Residential Amenity; and
- Other considerations.

The Principle of Development

The application site forms the residential curtilage of the dwelling, so the principle of a residential garage and store is acceptable.

It should be noted that the applicant has no permitted development rights to erect a garage in the location proposed as the proposed siting is forward of the principal elevation of the dwelling.

Impact on the Form and Character of the Area

The Hunstanton Road in this location is characterised by open frontages and lower density development than sites closer towards the centre of Dersingham. It provides a transition between the more open countryside towards Ingoldisthorpe to the north and the more dense development beyond the crossroads with Chapel Road and Station Road to the south.

The east side of the Hunstanton Road has largely undeveloped frontages and no prominent buildings are visible to the front of neighbouring dwellings, as is clear from the submitted location plan and the site photos. The open and largely undeveloped frontages of the dwellings on the east side of the road are a key characteristic of this part of Dersingham and make a positive contribution to the form and character of the area.

The proposed car port and store would sit at 90 degrees to the road, would be clearly visible and appear incongruous in the streetscene. The long length of roof would be particularly prominent when approaching from the north of the site, but would also be visible from the south and the west. The proposal would erode the open frontage of the dwelling, which would be harmful to the form and character outlined above, and the street-scene would be harmed by an unduly prominent building. Although all applications are determined on their own merits, if the proposal were to be approved it would make it difficult to resist the provision of other frontage buildings to neighbouring dwellings along this stretch of Hunstanton Road, which would result in further harm to the form and character of the area.

The applicant has chosen to convert his existing garage to a residential annexe. Irrelevant of the reasons for the conversion, or the personal circumstances of the applicant, the loss of this garaging is not considered to be justification for the harm caused by the proposed new car port and store.

Impact on Residential Amenity

The proposed carport and store wouldn't cause harm to neighbour amenity in terms of being overbearing or causing undue overshadowing.

Other considerations

The dwelling benefits from a large forecourt to the front, so there will be a sufficient turning area for cars utilising the carport.

CONCLUSION

The proposed development due to its siting forward of the dwelling and close to the road would result in an unduly prominent building that would erode the established form and character of the area, which is characterised by open and undeveloped frontages to residential properties.

The proposal fails to comply with Policies CS06 and, CS08 of the Borough Council of King's Lynn and West Norfolk's Core Strategy (2011), Policy DM15 of the Site Allocations and Development Management Policies Plan (2016), as well as the provisions of the National Planning Policy Framework (2019). It is therefore recommended that planning permission be refused for the reason outlined below.

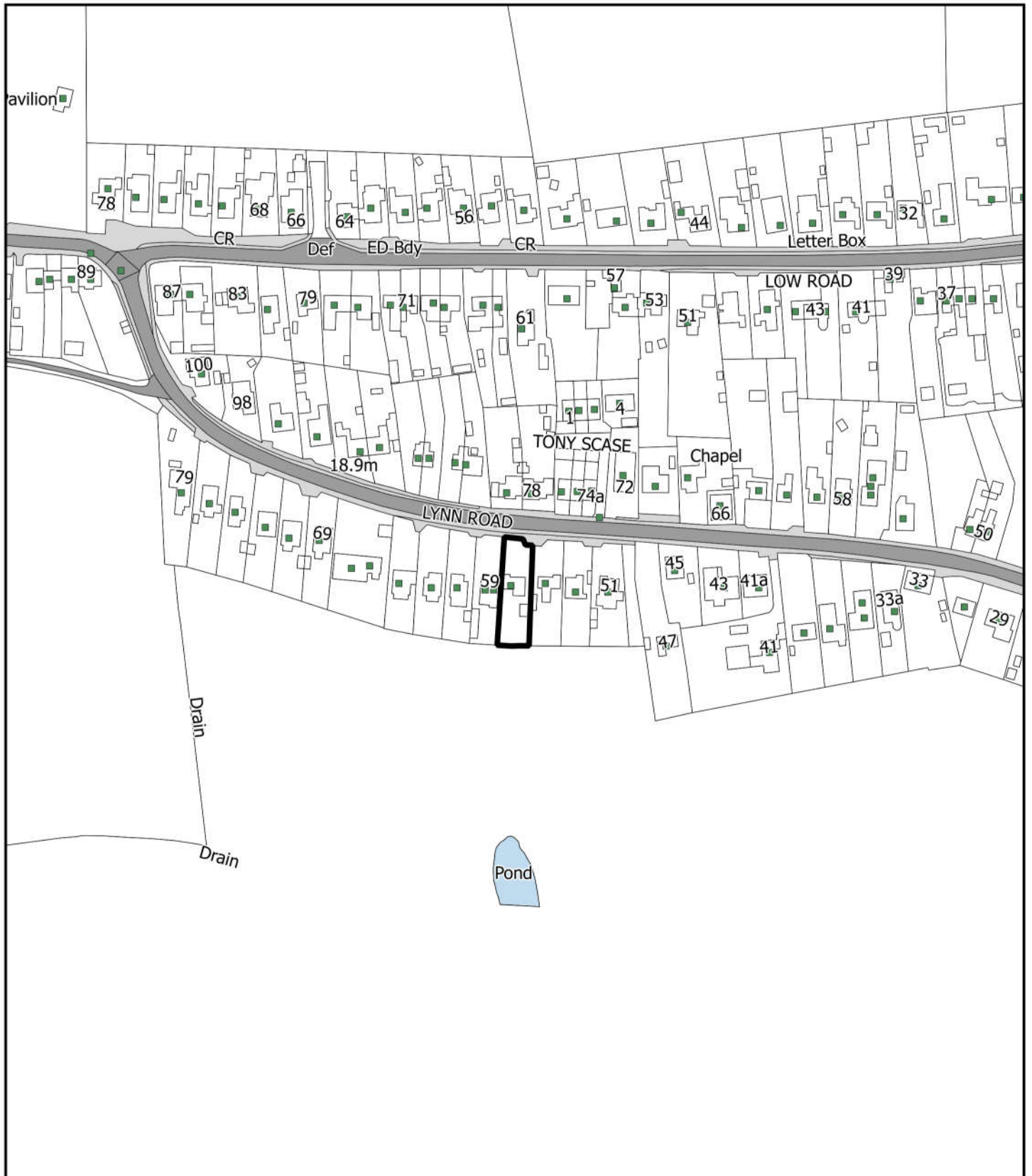
RECOMMENDATION:

REFUSE for the following reason:

- 1 The proposed carport and store due to its siting forward of the main dwelling and in close proximity to the road would cause harm to the form and character of the area by developing the open and undeveloped frontage of the site, which is a key characteristic of residential properties along this stretch of the Hunstanton Road and makes a positive contribution to the area. The proposed building would appear unduly prominent and incongruous in the streetscene and therefore fails to respond sensitively and sympathetically to the local setting. As a result the proposal fails to comply with Policies CS06 and CS08 of the Borough Council of King's Lynn and West Norfolk's Core Strategy (2011), Policy DM15 of the Site Allocations and Development Management Policies Plan (2016), as well as the provisions of the National Planning Policy Framework (2019).

20/00428/F

Cambrian 57 Lynn Road



20/00428/F Cambrian 57 Lynn Road



Parish:	Grimston	
Proposal:	Proposed extension and loft conversion	
Location:	Cambrian 57 Lynn Road Grimston King's Lynn Norfolk	
Applicant:	Mr & Mrs Mason	
Case No:	20/00428/F (Full Application)	
Case Officer:	Mr J Sheldrake	Date for Determination:

Reason for Referral to Planning Committee – Called in by Cllr de Whalley

Neighbourhood Plan: No

Case Summary

The application involves a loft conversion and a single-storey rear extension to a single-storey detached bungalow on the south side of the Lynn Road in Grimston.

The application site falls within the development boundary.

Key Issues

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

- Principle of development;
- Impact on the Form and Character of the Area;
- Impact on Residential Amenity; and
- Other considerations.

Recommendation

APPROVE

THE APPLICATION

The existing single-storey dwelling is set back and down from the road, with its principal elevation in line with the other dwellings in the row, and is constructed from red brick and concrete tiles.

The proposed extensions and alterations to the dwelling involve the raising of the roof, the insertion of dormer windows in the front and rear roof slopes, the construction of a single-storey extension to the rear, the construction of a porch to the front, and minor alterations to windows. The proposal also involves the addition of render to the main walls of the dwelling and replacement roof tiles.

The proposed rear extension will be 6 metres deep and 3 metres in height. The proposed boundary wall will be 2 metres high.

There are chalet style bungalows on nearby plots along the south side of the Lynn Road and many of the neighbouring bungalows are tall enough to have accommodation in the roof. There is also a mixture of different materials used in the locality, and other nearby dwellings have been updated with new windows and modern render.

PLANNING HISTORY

None.

RESPONSE TO CONSULTATION

Parish Council: NO COMMENT RECEIVED

Highways Officer: NO OBJECTION

Environmental Quality Officer: NO OBJECTION (with informative):

“Based on the information supplied, I have no objections to make regarding contaminated land or air quality.

However, due to the age of the existing dwelling, I would recommend the following informative:

The proposed development will include the refurbishment of the existing building which could contain asbestos materials. The Control of Asbestos Regulations 2012 (CAR 2012) require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out. CAR 2012 requires that a suitable written plan of work must be prepared before any work is carried out and the work must be carried out in accordance with that plan. If asbestos is not managed appropriately then the site may require a detailed site investigation and could become contaminated land as defined in Part 2A of the Environmental Protection Act 1990.”

Water Management Alliance: NO OBJECTION:

“The site is within the Internal Drainage District (IDD) of the King’s Lynn Internal Drainage Board (IDB) and therefore the Board’s Byelaws apply. A copy of the Board’s Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/KLIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/128-KLIDB_index.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB. In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:

- I note that the applicant has not identified or provided a drainage strategy for the site within their application. If a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board’s byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).

- I am not aware of any riparian owned/maintained watercourses within or adjacent to the site boundary. However, this should be confirmed by the applicant. If the proposals do involve the alteration of a watercourse, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such I strongly recommend that the required consent is sought prior to determination of the planning application.”

Natural England: NO COMMENT RECEIVED.

REPRESENTATIONS

1 objection was received due to overbearance and loss of light from overshadowing and loss of daylight as a result of the proposed single storey rear extension and its proximity to a side window on the east-facing elevation of No. 59, the dwelling to the west. The objection states that the proposal breaks the “45 degrees rule” (a common standard for assessing overshadowing), and that it affects the right to light granted by the Prescription Act of 1832. The objection also makes reference to the proposed boundary wall, the requirement for a party wall agreement, and how the neighbour impact will harm the enjoyment of neighbouring property.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Principle of development;

- Impact on the Form and Character of the Area;
- Impact on Residential Amenity; and
- Other considerations.

The Principle of Development

The proposed development involves works to an existing residential dwelling and the proposed within its curtilage. Therefore, the principle of development is acceptable.

Impact on the Form and Character of the Area

The proposed loft conversion will involve the slight raising of the roof to a similar height to many of the nearby bungalows on the south side of the Lynn Road. The ridge level will only be slightly higher than the neighbour dwelling to the west.

The two dormer windows to the front-facing roof slope will be well balanced and will align with the replacement windows in the front elevation of the dwelling, so won't look unduly prominent in the street scene. The mixture of materials will combine together well and the porch to the front will fit the proportions of the altered dwelling.

The works to the rear of the dwelling won't be clearly visible from the public domain, so won't impact the street-scene.

Overall the works are considered an improvement to the dwelling.

Impact on Residential Amenity

There will be no windows at first-floor on the side elevations of the extended dwelling and the proposed ground-floor windows on the side elevations will be high-level, which will prevent significant overlooking. The first-floor windows in the rear elevation will face towards the garden, so won't allow significant overlooking of either neighbouring dwelling. The rear dormer windows would allow the occupants of the dwelling to walk onto the flat roof of the rear extension, which would allow significant overlooking of the adjacent dwellings, so a condition has been imposed removing the right to use the roof of the rear extension as a roof terrace.

The proposed 3 metres tall and 6 metres deep single-storey rear extension will cause overshadowing and overbearance on the east-facing side window of the neighbouring dwelling to the west (No. 59). This side window of No. 59 is approximately a metre away from the shared boundary and is approximately 1 to 2 metres beyond the rear of the rear elevation of No. 57. The window is already overshadowed by a 2 metre tall boundary hedge.

A rear extension could be constructed in the same location as the proposed rear extension under permitted development rights to a depth of 4 metres without prior notification of the Local Planning Authority. It's overall height beside the boundary could be 4 metres and its height to the eaves could be 3 metres.

The proposed rear extension would be 3 metres high and would have a depth of 6 metres. Given that the side window of the No. 59 is only 1 to 2 metres beyond the rear of No. 57, the proposed 6 metre deep extension would have a very similar impact to a 4 metre deep extension constructed under permitted development rights.

The proposed rear extension will cause overbearance and overshadowing, but the level of impact is not considered materially greater than the impact of an extension, described above, that could be built under permitted development. Given the permitted development fallback

position that the applicant has, it would be unreasonable to refuse the current application due to the overshadowing and overbearing impact on the side window of No. 59.

The proposed wall on the side boundary could also be constructed under permitted development rights, so it would also be unreasonable to refuse the application due to its impact on No. 59.

The dwelling to the west (No. 55) is set away from No. 57 and the windows on its west-facing side elevation are secondary windows. Therefore, the proposal won't significantly impact the neighbour amenity of No. 55.

Other considerations

The recommendations of the Environmental Quality Officer and the Water Management Alliance can be included as informatives as the issues they reference are covered by other legislation.

CONCLUSION

The principle of development is acceptable and it is considered that the proposed extensions and alterations will have an acceptable impact on the form and character of the area. With regards the impact on neighbour amenity, there is an issue in terms of impact upon the neighbour to the west (No. 59) . However, the proposed rear extension is only slightly deeper than what could be built under permitted development in this location, and is lower in height. The impact of the proposed extension isn't considered materially greater than the impact of an extension that could be constructed under permitted development rights, so it isn't considered reasonable to refuse the application due to the impact upon No. 59.

The proposal complies with Policies CS01, CS02 and CS08 of the Borough Council of King's Lynn and West Norfolk's Core Strategy (2011), Policy DM15 of the Site Allocations and Development Management Policies Plan (2016), and the provisions of the National Planning Policy Framework (2019).

RECOMMENDATION:

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

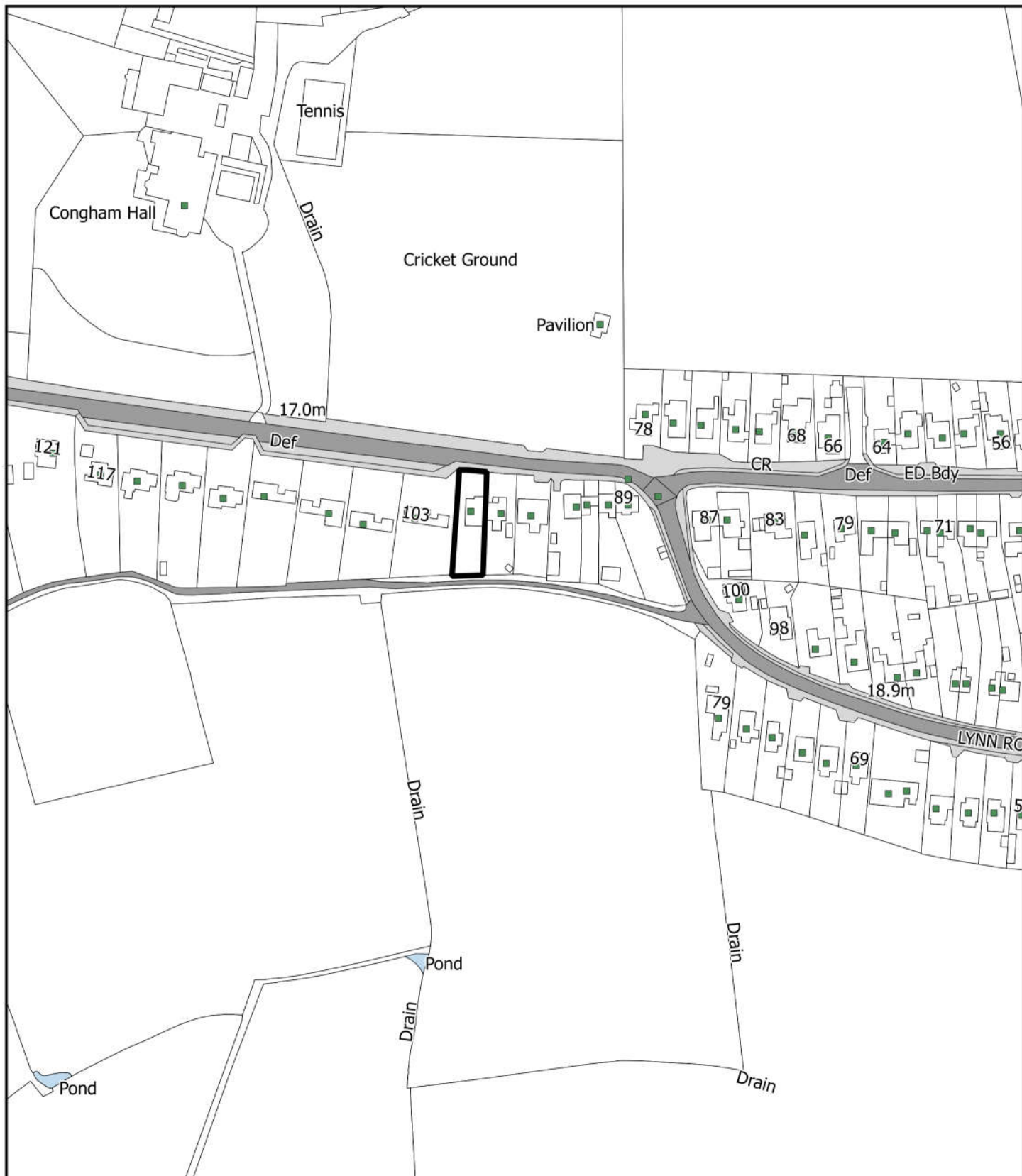
- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: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

514-02 B Proposed plans and elevations
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The roof of the extension hereby approved shall not be used as a roof terrace.

3 Reason: To protect the residential amenities of the adjacent dwellings.

20/00441/F

Northdene 101 Lynn Road



20/00441/F

Northdene 101 Lynn Road



Parish:	Grimston	
Proposal:	Single Storey Garage	
Location:	Northdene, 101 Lynn Road, Grimston, King's Lynn, Norfolk, PE32 1AG	
Applicant:	Client of Vertex Architecture Ltd	
Case No:	20/00441/F (Full Application)	
Case Officer:	Helena Su	Date for Determination: 14 May 2020
Reason for Referral to Planning Committee – Council staff involved in planning process.		
Neighbourhood Plan: No		

Case Summary

The site is No. 101 Lynn Road, Grimston, King's Lynn, located approximately 90m west of the junction of Lynn Road and Low Road.

The application seeks to construct a single storey garage to the south of the existing dwellinghouse, along the west boundary.

Key Issues

Principle of Development
Form and Character
Impact on Neighbours
Other material considerations

Recommendation:

APPROVE

THE APPLICATION

The land is situated on the southern side of Lynn Road, Grimston.

The site comprises a detached two-storey dwelling, finished in cream render and red pantiles.

The rear of the property is surrounded by existing closed-boarded timber fencing.

The application seeks the construction of a single storey garage with gable roof to the south of the existing dwellinghouse, along the west boundary.

SUPPORTING CASE

This application seeks approval for a single storey garage of an amended design to that previously approved under extant planning permission 12/01304/F. This previous permission allowed for ground and first floor extensions to the dwelling and construction of a new detached garage. The extensions to the house were carried out by the previous owners of the property but the garage was not built.

The garage currently proposed is similar in design to that previously approved but occupies a slightly larger footprint and incorporates an overhang to the front elevation. It will be inset from the shared boundary with the neighbouring property to the west by 0.6 metres and set back from the house by 6.5 metres. The existing polytunnel to the rear of the site will be removed and the oil tank will also be re-located to the rear of the proposed garage. The materials to be used will be stained timber weatherboarding with natural timber posts and red roof tiles to match the dwelling. This will be in keeping with other outbuildings in the surrounding area.

Overall the proposed garage will have minimal impact on the street scene and form and character of the area and it will not result in any overbearing impact, loss of light or overshadowing to neighbouring properties.

PLANNING HISTORY

12/01304/F: Application Permitted: 26/09/2012 – Ground and First Floor Extension with internal alterations with new detached garage (Delegated).

12/00763/F: Application Refused: 09/07/2012 – Ground and First Floor Extension with internal alterations and new detached garage (Delegated).

RESPONSE TO CONSULTATION

Parish Council: No comments made at the time of writing.

Highways Authority: NO OBJECTION

Having examined the information submitted, in terms of highway considerations, I have no objections to the principle of the application.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 – Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundary

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character
- Impact on Neighbours
- Other material considerations

Principle of Development:

The proposal is for the construction of a single storey detached garage at a detached dwellinghouse at Northdene, 101 Lynn Road, Grimston which is acceptable in principle.

A similar scheme for a detached garage was approved under planning application 12/01304/F for the refurbishment of the house which remains extant. The principle of the development is therefore acceptable.

The main issues in relation to this application are whether the proposal is acceptable in design terms and whether it will be detrimental to the amenity of the neighbours.

Form and Character:

Lynn Road comprises a mix of dwellings with bungalows and terrace cottages to the east of the site and relatively modern two storey detached dwellings to the west. To the north of the site, there is green space associated with Grimston's Cricket Club.

The existing dwelling is a relatively modern two storey dwelling, comprised of cream render and red pantiles. It has a front porch constructed of timber posts. To the rear of the property there is a polytunnel, which is proposed to be removed if planning permission is granted.

The detached garage is proposed to sit 6.5m south of the dwelling and approximately 0.6m from the west boundary. The garage is proposed to be 4.5m tall and 8.9m in length. It is of contemporary design, proposed to be finished in horizontal weatherboard with roof tiles to match the existing dwelling and natural timber posts at the front (north) elevation. Given the positioning of the garage, it will be visible from the street scene. However, given the size, scale and positioning, it will not have an impact on the form and character of the area.

The proposal is therefore acceptable in design terms and complies with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Neighbours:

The garage will not impact the neighbour to the east because the garage is proposed to be constructed by the west boundary. Additionally, there are no neighbours to the north and south.

The proposed garage is positioned in close proximity to the shared western boundary. The neighbour to the west has outbuildings such as a shed and dog kennels along the shared boundary. The size of the garage and distance from the neighbour's dwelling and amenity space would result in no material impact with regard to overlooking, overshadowing and overbearing.

The proposal therefore complies with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Other material considerations:

The Arboricultural Officer has stated that the proposed garage will not have an impact on the trees along the south boundary of the site.

Moreover, the Highway Officer examined the proposal and concluded that in terms of highway considerations, the proposed garage will not have an adverse impact on traffic.

The proposal therefore complies with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

CONCLUSION

It is considered that the proposed garage would have no adverse impact on the form and character of the area or highway safety and would not have an adverse impact upon neighbour amenity.

Overall, the proposed is considered to be in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant Policies of the Development Plan. It is recommended this application be approved.

RECOMMENDATION:

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

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

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

*Drawing no. 02. Date August 2019.
- 2 Reason From the avoidance of doubt and in the interest of proper planning.

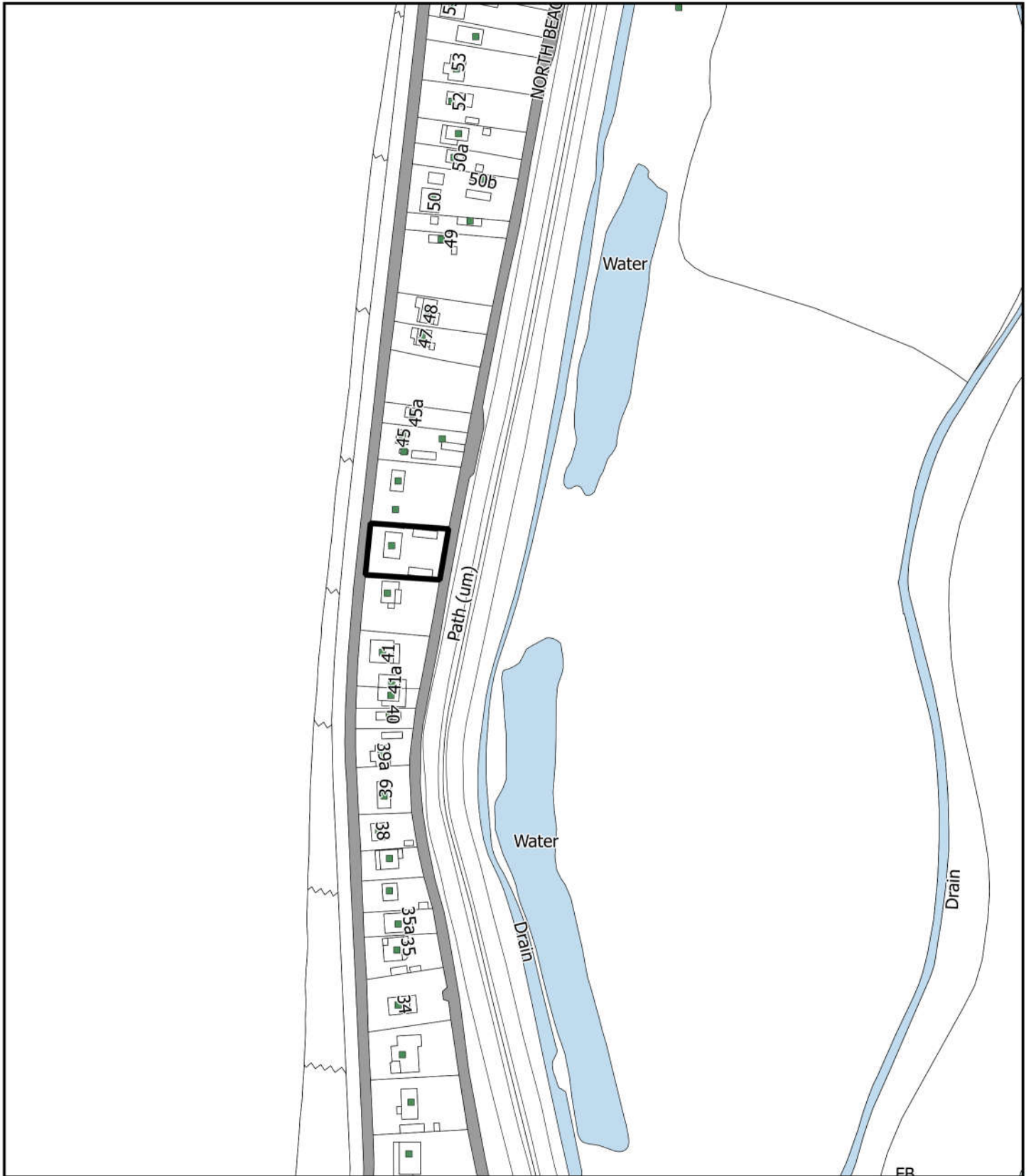
20/00478/F

43 North Beach



20/00478/F

43 North Beach



Parish:	Heacham	
Proposal:	Part demolition of and re-building of a detached three bedroom dwelling	
Location:	43 North Beach Heacham King's Lynn Norfolk	
Applicant:	Mr & Mrs C Upton	
Case No:	20/00478/F (Full Application)	
Case Officer:	Mr J Sheldrake	Date for Determination:

Reason for Referral to Planning Committee – Called in by Cllr Parish

Neighbourhood Plan: No

Case Summary

The application involves the construction of a replacement dwelling on the west side of North Beach, Heacham.

The application site lies within Tidal Flood Zones 3a and 3b of the King's Lynn and West Norfolk Strategic Flood Risk Assessment (SFRA) Part 2, in an area of significant flood risk identified by the Wash Shoreline Management Plan (SMP). This area is covered by a Coastal Flood Risk Planning Protocol, introduced by the Environment Agency and the Borough Council, and within the Coastal Flood Risk Hazard Zone covered by Policy DM18 (Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)) of the Site Allocations and Development Management Plan (2016).

A previous application for a replacement dwelling on the site was refused for providing a level of habitable accommodation materially greater than the existing dwelling, which would result in an increase in the amount of people at risk from flooding.

The current application seeks to overcome the previous reason for refusal by proposing a smaller increase in the overall area of habitable floor space, and an internal arrangement that would prevent future subdivision of the property to create additional bedrooms.

Key Issues

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

- the principle of development and flood risk;
- the impact on the form and character of the area; and
- the impact on residential amenity.

Recommendation

APPROVE

THE APPLICATION

The application involves the construction of a replacement dwelling on the west side of North Beach, Heacham. The proposed replacement dwelling will consist of concrete support pillars at ground-floor and the habitable accommodation split between first-floor and a smaller second-floor volume. The second-floor will be faced with horizontal timber boarding and the first-floor will be rendered. The balustrade around the second-floor terrace will be constructed from galvanised steel.

The application site also includes two caravans that will remain on the site. The two caravans were granted permission by 05/00121/F (Application Permitted: 15/08/06 – Retention of holiday homes). The existing house and the two caravans both have permission to remain permanently on the site, but have restricted occupancy (April to September). The status of the caravans will be unaffected by this application.

The existing two-storey dwelling consists of a flat-roof volume that rests on several 3 metre tall concrete support pillars. The existing habitable floor-space measures approximately 70 metres squared and provides 3 bedrooms for the occupants. The proposed habitable floor-space will measure slightly over 70 metres squared and will provide 3 bedrooms for the occupants, the same as the existing dwelling.

The application has been supported by a Flood Risk Assessment, habitable floor-space calculations, an engineers report detailing measures to withstand hydrostatic pressure from a potential tidal surge, and details of flood resistance and resilience measures.

Habitable accommodation is defined by Policy DM18 (Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)) of the Site Allocations and Development Management Plan (2016) as bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets, storerooms, pantries, cellars and garages, are not considered to be habitable. Floor-space taken up for internal stairways is not counted as habitable floor-space.

SUPPORTING CASE

A supporting statement hasn't been submitted.

PLANNING HISTORY

19/01975/F: Application Refused: 14/01/2020 - Part demolition of and re-building of a detached three bedroom dwelling

2/94/1358/F: Application Withdrawn: 07/11/94 – Retention of holiday caravan

05/00121/F: Application Permitted: 15/08/06 – Retention of holiday homes

RESPONSE TO CONSULTATION

Parish Council: OBJECTION

“The Borough Planning Committee refused the last application 19/01975/F on a number of issues including increased habitable area.

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There is no single legal definition of "habitable room", as its use and meaning is subject to context. The Lower ground floor though is designated in item 2 of the D&A statement as Non habitable, so is taken out of the equation.

The existing plans of the Upper Ground floor (area) is 69.7sqm.

The Proposed plans the Upper Ground floor has been decreased to 61.06sqm (so smaller footprint) BUT! They then put a structure for a bedroom and en-suite, on the first floor of 17.27sqm making a proposed total floor area of 78.33sqm, an increase of 8.63sqm in area or an increase of just over 11%.

We note that in the revised plan the stairs have been relocated but no fresh floor plan has been submitted, which could impact on the 'habitable' area on the first floor.

Our objection is an increase of floor space and the Flood risk Zones 3a & 3b as per the original refusal."

Highways Officer: NO OBJECTION

Public Rights of Way Officer: NO OBJECTION

"We have no objection in principle to the application but would highlight that access to the site is via a Public Right of Way, known as Heacham Byway Open to All Traffic 3. There is no responsibility upon the Highway Authority to maintain the route to facilitate private vehicular access. It would be expected that any damage caused to the Public Right of Way by the exercise of the private rights remains with the private rights holders to repair.

The full legal extent of this PROW must remain open and accessible for the duration of the development and subsequent occupation."

Environment Agency: NO OBJECTION

"National Planning Policy Framework Flood Risk Sequential Test

In accordance with the National Planning Policy Framework (NPPF) paragraph 158, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the Local Planning Authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.

By consulting us on this planning application we assume that your Authority has applied and deemed the site to have passed the NPPF Sequential Test. Please be aware that although we have raised no objection to this planning application on flood risk grounds this should not be taken to mean that we consider the proposal to have passed the Sequential Test.

Review of Flood Risk Assessment (FRA)

We have reviewed the Flood Risk Assessment (FRA) submitted and find the details acceptable. However, to reduce the risk of flooding to the development and future occupants in extreme events, your authority may wish to consider applying a condition to any subsequent permission to ensure the implementation of proposed mitigation measures.

The proposed development will only meet the requirements of the National Planning Policy Framework if the measures outlined in the FRA, by Geoff Beel Consultancy, Ref: GCB/Anglian Building Consultants, dated September 2019 are implemented in full unless otherwise agreed

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by the planning authority. The mitigation measures shall be fully implemented prior to occupation or in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

The EA does not need to be consulted on any matters related to this condition. It should be noted that the submitted FRA states that:

- The finished first floor level will be set at a minimum of 7.32m above Ordnance Datum;
- No ground floor habitable accommodation;
- The dwelling will only be occupied between 1st April and 30th September in any one year.

Advice to LPA

With regard to the second part of the Exception Test, your Authority must be satisfied with regards to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety, including safe refuges within buildings, and the ability of the emergency services to access such buildings to rescue and evacuate those people.

In all circumstances where flood warning and evacuation are significant measures in contributing to managing flood risk, we expect local planning authority to formally consider the emergency planning and rescue implications of new development in making their decisions.

We strongly recommend that your Emergency Planner is consulted on the above issues.”

Emergency Planning Officer: NEUTRAL COMMENT:

“As this site lies within policy area DM18 I have no objections assuming the seven criteria are ultimately satisfied:

- A Flood Risk Assessment (FRA) must be undertaken for the development; All habitable accommodation will be provided above ground floor level (habitable accommodation would usually include bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets, storerooms, pantries, cellars and garages, are not considered to be habitable);
- The dwelling will only be occupied between 1st April and 30th September in any one year;
- The dwelling will incorporate flood mitigation and resiliency measures in accordance with
- the Department for Communities and Local Government publication: “Improving the flood performance of new buildings, flood resilient construction” (2007);
- The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences;
- A flood warning and evacuation plan will be prepared for the property and retained on site;
- 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.”

Environmental Quality Officer: NO OBJECTION (with informative):

“Based on the information supplied, I have no objections to make regarding contaminated land or air quality.

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However, due to the age of the existing dwelling, I would recommend the following informative:

The proposed development will include the refurbishment of the existing building which could contain asbestos materials. The Control of Asbestos Regulations 2012 (CAR 2012) require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out. CAR 2012 requires that a suitable written plan of work must be prepared before any work is carried out and the work must be carried out in accordance with that plan. If asbestos is not managed appropriately then the site may require a detailed site investigation and could become contaminated land as defined in Part 2A of the Environmental Protection Act 1990.”

Natural England: NO OBJECTION.

REPRESENTATIONS

None.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 – Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

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

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- the principle of development and flood risk;
- the impact on the form and character of the area; and
- the impact on residential amenity.

The Principle of Development and Flood Risk

The proposed development involves the replacement of an existing dwelling within the Coastal Flood Risk Hazard Zone covered by Policy DM18 (Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)) of the Site Allocations and Development Management Plan (2016). The proposal is not required to pass the sequential test as it involves the construction of a replacement dwelling, not the construction of a new dwelling.

Policy DM18 of the Site Allocations and Development Management Policies Plan (2016) states the following:

“Replacement dwellings will only be permitted in Tidal Flood Zone 3 where all of the following seven criteria are satisfied:

- A Flood Risk Assessment (FRA) must be undertaken for the development;
- All habitable accommodation will be provided above ground floor level (habitable accommodation would usually include bedrooms, sitting rooms, dining rooms, kitchens and any other room designed for habitation. Rooms that are not normally used for living in, such as toilets, storerooms, pantries, cellars and garages, are not considered to be habitable);
- The dwelling will only be occupied between 1st April and 30th September in any one year; The dwelling will incorporate flood mitigation and resiliency measures in accordance with the Department for Communities and Local Government publication: “Improving the flood performance of new buildings, flood resilient construction” (2007);
- The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences;
- A flood warning and evacuation plan will be prepared for the property and retained on site;
- 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 submitted FRA is considered acceptable by both the Local Planning Authority and the Environment Agency ; all habitable accommodation is above ground-floor and above the maximum predicted flood level; a condition has been imposed restricting the occupancy period; the dwelling will be constructed with flood resilience and resistance measures; the submitted engineering details demonstrate the ability of the proposed replacement dwelling to withstand and be resilient to hydrostatic pressure resulting from a breach/overtopping of the tidal defences; and a condition has been imposed requiring the submission of a flood warning and evacuation plan prior to the first occupation of the replacement dwelling.

The previous application for a replacement dwelling on the site (19/01975/F: Application Refused: 14/01/2020 - Part demolition of and re-building of a detached three bedroom dwelling) was refused for providing a level of habitable accommodation materially greater than the existing dwelling, which could have resulted in an increase in the amount of people at risk from flooding. The second-floor element of the previous application was large enough to be subdivided so that the replacement dwelling could provide 4 bedrooms (I.e. an increase of 1 from the current dwelling).

The proposed replacement dwelling has reduced the extent of habitable floor-space compared with the previous scheme so that the second-floor area cannot be subdivided to create an additional bedroom and so that overall increase in habitable floor-space compared with the existing dwelling is negligible (approximately 2 metres squared if the internal stairway between the first and second-floor is discounted). The proposed first-floor area is also smaller than the

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existing dwelling, so it couldn't be subdivided to create an additional bedroom. The level of habitable accommodation is not considered materially greater than the existing dwelling.

The proposed replacement dwelling meets the requirements of Policy DM18, so the principle of development is considered acceptable.

The Impact on the Form and Character of the Area

Along the Snettisham, Heacham and Hunstanton coastline there is a wide mixture of different height dwelling and different architectural styles. North Beach is characterised by a mixture of different height dwellings, both modern and more traditional, and the proposed replacement dwelling will add to this mix. The combination of materials (render, timber boarding, steel balustrades) is found in several of the modern dwellings along coastline and is typical of modern coastal dwelling.

The proposed dwelling will be more prominent than some of the surrounding dwellings, but it will add to the wide mixture of different style houses in the vicinity. Its scale and height is not considered excessive and will match other dwellings along the road and the visual massing will be broken up by the slim galvanised steel balustrade and the horizontal cladding at first-floor. The overall extent of glazing is not considered excessive and the combination of materials will work well together.

Overall, the proposal won't be unduly prominent in the street-serene and won't cause significant harm to the wider form and character of the area.

The Impact on Residential Amenity

The proposed replacement dwelling will be set significantly away from neighbouring dwellings, which will prevent significant overshadowing, loss of daylight or overbearance.

The existing dwelling allows significant overlooking of the neighbouring dwelling to the south from both the existing terrace and the windows on the south elevation, and both the neighbouring dwelling to the south and the neighbouring dwelling to the north are significantly overlooked from the Public Right of Way running along the sea wall to the west of the site. There will be a slight increase in overlooking from the roof terrace and balcony; however, the level of overlooking is not considered significantly greater than currently exists. Given the separation distance to the neighbouring dwellings and the current level of overlooking, the overall level of overlooking is considered acceptable.

CONCLUSION

The principle of development is acceptable, and the flood risk implications of the proposed development is considered to comply with Policy DM18 and the provisions of the NPPF, and the proposal won't cause harm to the form and character of the area or neighbour amenity.

The proposal is therefore considered to comply with Policies CS01, CS02 and CS08 of the Borough Council of King's Lynn and West Norfolk's Core Strategy (2011), Policies DM15 and DM18 of the Site Allocations and Development Management Policies Plan (2016), and the provisions of the National Planning Policy Framework (2019).

RECOMMENDATION:

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

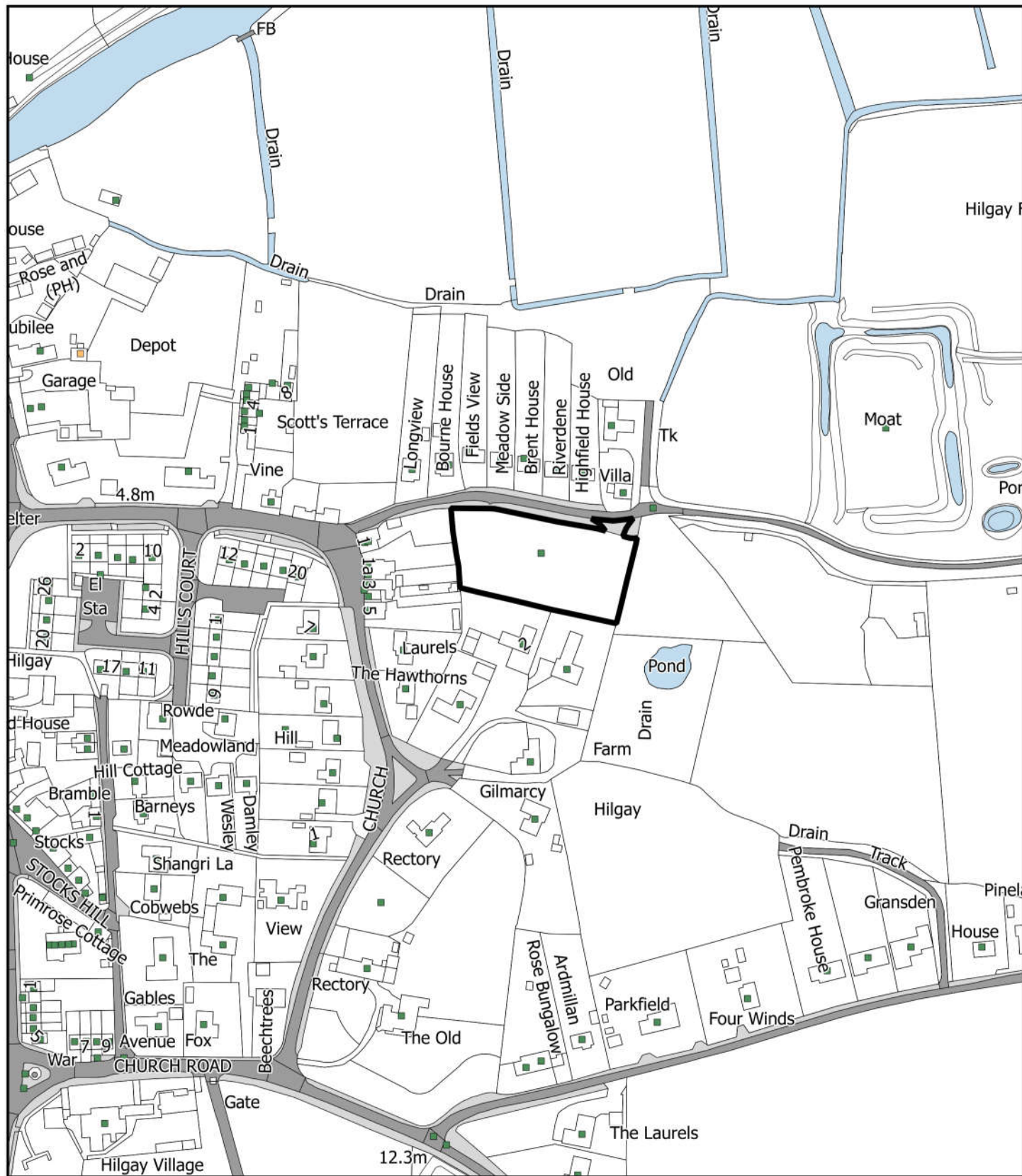
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- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
- 19-1878-1 Location plan;
 19-1878-4 A Proposed site plan;
 19-1878-5 A Proposed floor-plans; and
 19-1878-6 A proposed elevations, roof plan, and site section (25th of March 2020).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The replacement dwelling, hereby approved, shall be constructed in accordance with the flood resistance and resilience measures dated the 22nd of May 2020 (drawings AJ 19-210A, AJ 19-210B, and AJ 19-210C).
- 3 Reason: To protect the replacement dwelling and its occupants from the significant flood risks of the site, particularly hydrostatic pressure during a tidal surge, and to comply the requirements of Policy DM18 and the NPPF (2019).
- 4 Condition Occupancy of the replacement dwelling shall be limited to the period from 1st April to 30th September in any calendar year.
- 4 Reason: To reduce the risk of flooding to occupants of the development in accordance with the NPPF (2019) and to comply the requirements of Policy DM18.
- 5 Condition Prior to the first occupation of the replacement dwelling, an evacuation plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall include:
- a) actions to take on receipt of the different flood warnings levels;
 b) evacuation procedures e.g. isolating services, taking valuables etc.; and
 c) evacuation routes.
- 5 Reason: To ensure an appropriate evacuation plan is in place prior to the first use of the replacement dwelling in the interests of reducing the risks associated with flooding in accordance with the NPPF and Local Plan.
- 6 Condition The development, hereby approved, shall be carried out in full accordance with the submitted Flood Risk Assessment (FRA) prepared by Geoff Beel, dated September 2019, and retained thereafter in perpetuity. In particular, the FRA states that:
- The finished first floor level will be set at a minimum of 7.32m above Ordnance Datum;
 - No ground floor habitable accommodation; and
 - The dwelling will only be occupied between 1st April and 30th September in any one year.
- 6 Reason: In the interests of protecting life and property in the event of a flood, in accordance with the provisions of the NPPF.

- 7 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, D and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, the erection or construction of a porch outside any external door of a dwelling house, or the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool, shall not be allowed without the granting of specific planning permission.
- 7 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the above mentioned Order, and to prevent an increase in the amount of people at risk from flooding by restricting the level of habitable accommodation.

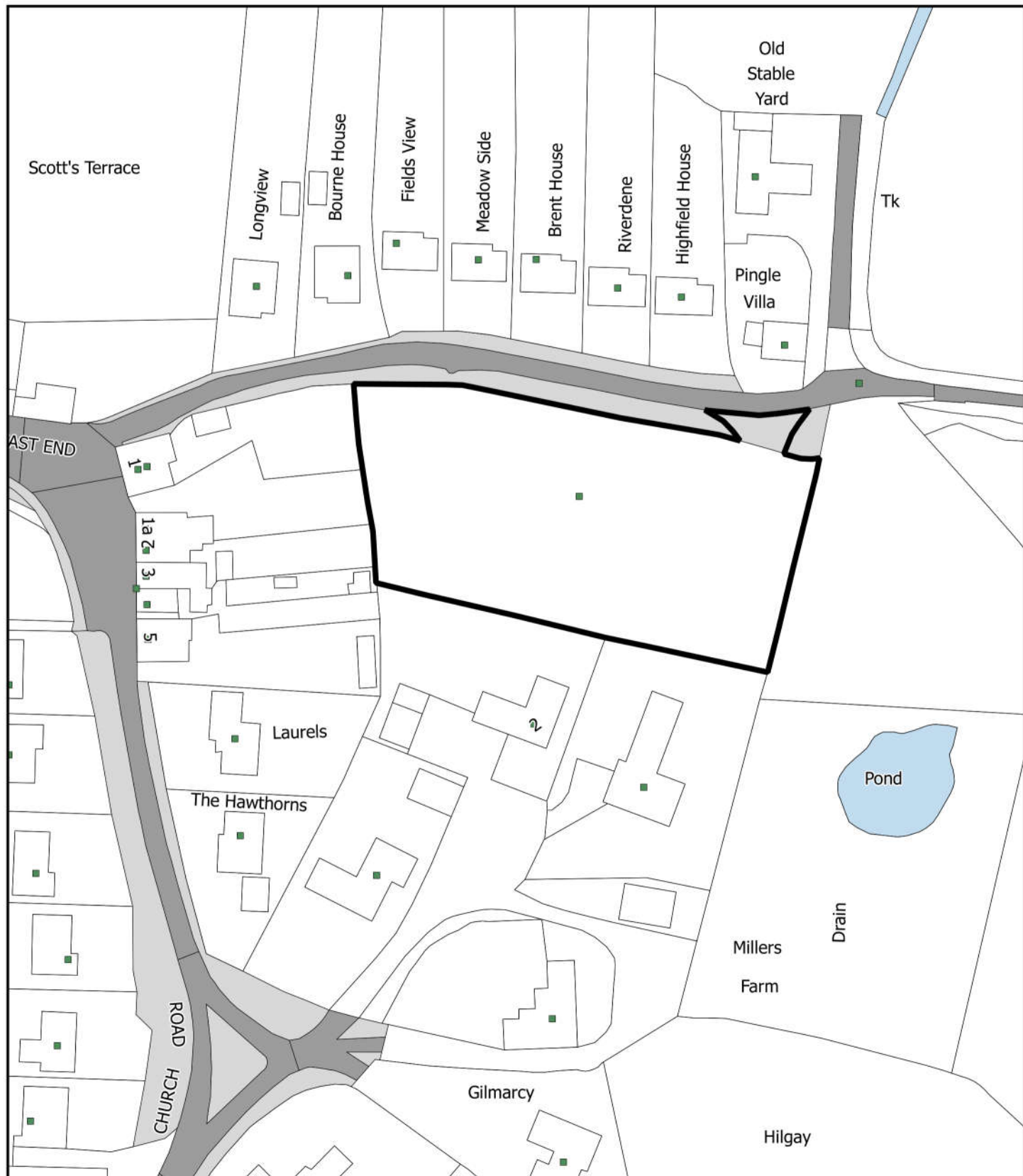
20/00198/F

Land south of Brett House East End



20/00198/F

Land south of Brett House East End



Parish:	Hilgay	
Proposal:	Proposed 4-Bed dwelling and triple garage with associated parking and private amenity space.	
Location:	Land South of Brett House East End Hilgay Norfolk	
Applicant:	Mr Ben Saxby	
Case No:	20/00198/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 24 April 2020 Extension of Time Expiry Date: 20 June 2020

Reason for Referral to Planning Committee – Called in by Cllr Holmes

Neighbourhood Plan: No

Case Summary

The site is located on the south side of East End, Hilgay, some 50m from the junction of the East End and Church Road. The site is currently paddock land set higher than the road network. The site is located adjacent to the development boundaries for Hilgay as defined by the Site Allocations and Development Management Policies Document 2016.

This application is a full application for the construction of one 4 bed detached dwelling with triple garages. The dwelling has a substantial footprint and the appearance of a sizable one and a half storeys in height (at 8.8m to ridge height). The application also seeks to reduce the ground level within the site by 0.5m to reduce the impact of the dwelling in the street scene. The dwelling is situated within a substantial plot with gardens to the west and a parking and turning area to the east. The dwelling is accessed off East End and the dwelling fronts on to the road.

The site currently has planning consent for two five-bedroom detached dwellings, one and a half storeys in height (with ridge heights of 7.7m) and located centrally within the application site, with access from East End. The consent was in the form of an outline consent (Ref: 15/01830/O) and a reserved matters consent (Ref: 18/01890/RM). The applicant also previously submitted a full application (Ref: 19/01389/F) for a large single detached dwelling on the site, however this was refused due to the height, scale, and positioning of the dwelling. The scheme did not respond to the local setting and was detrimental to the form, character and visual amenity of the locality.

Key Issues

Site history
Principle of development
Highway/ Access
Form and character
Impact on the Scheduled Ancient Monument and archaeology
Neighbour amenity
Other material considerations

Recommendation**APPROVE****THE APPLICATION**

The site is located on the south side of East End, Hilgay, some 50m from the junction of the East End and Church Road. The site is currently paddock land set higher than the road network. The site is located adjacent to the development boundaries for Hilgay as defined by the Site Allocations and Development Management Policies Document 2016.

This application is a full application for the construction of one 4 bed detached dwelling with triple garages. The dwelling has a substantial footprint and the appearance of a sizable one and a half storeys in height (at 8.8m to ridge height). The application also seeks to reduce the ground level within the site by 0.5m to reduce the impact of the dwelling in the street scene. The dwelling is situated within a substantial plot with gardens to the west and a parking and turning area to the east. The dwelling is accessed off East End and the dwelling fronts on to the road.

The site currently has planning consent for two five-bedroom detached dwellings, one and a half storeys in height (with ridge heights of 7.7m) and located centrally within the application site, with access from East End. The consent was in the form of an outline consent (Ref: 15/01830/O) and a reserved matters consent (Ref: 18/01890/RM). The applicant also previously submitted a full application (Ref: 19/01389/F) for a large single detached dwelling on the site, however this was refused due to the height, scale, and positioning of the dwelling. The scheme did not respond to the local setting and was detrimental to the form, character and visual amenity of the locality.

SUPPORTING CASE

The application has been called to Committee, despite having support from the Planning Authority.

This application is the product of multiple rounds of discussions and applications for the site at East End Hilgay. There have been numerous rounds of neighbour concerns, but, through working with the planning department we feel these have been addressed and the development will have very limited adverse impact upon the surrounding area.

It is worth noting that there have been no formal objections from any statutory bodies with regards to this latest iteration. It should also be stated that the site currently has planning for

2 number 5 bed units on it – this application serves to reduce this number to one number executive 4 bed family home (to be built for the Applicant to move in to).

The design of the building echoes its surroundings with design cues taken from the surrounding properties. Red brick, conservation style windows, plinth detailing, parapet roof and pantile roof coverings can all be found in neighbouring properties. This was done to satisfy the local vernacular and ensure the property is in keeping. Some of the largest properties in the village are located adjacent to this site, so the size is not out of context with those that neighbour it, particularly those to the South. The positioning of the building has been derived through consultation with the Planning Officers and its position parallel with the East End road ensures continuity of the street scene.

The property, as seen on the site layout plan, cannot be considered as overdevelopment. The private amenity space is over 50% of the plot and the distances to adjacent properties are significant on all elevations. The south elevation is where the nearest distance to adjacent properties can be found and this, not only is over 15m away, but also the design of the building is single storey at that point and has no overlooking windows. We do not consider privacy of neighbours to be impacted in any way. The landscaping, consisting of acoustic close board fencing and hedging interspersed with taller sprouting trees only serve to further maintain privacy of the plot and its neighbours. Concerns were raised by Council's Community Safety and Neighbourhood Nuisance Team regarding noise from the games room but the positioning within the house and boundary treatments have been amended to alleviate this concern. The East End road elevation will also be improved greatly as currently the verge is left wild and the vegetation severely overgrown and unruly. The proposals for boundary treatments will significantly improve the appearance of this eyesore, whilst maintaining the 'country' lane feel on this edge of village road. This is something that Historic England were keen to ensure as it helped mitigate any impact on the approach to the Scheduled Ancient Monument in the fields to the north east of the site. Historic England, through multiple consultations have no objections to this application.

The edge of village location is suited to a single property as the access into East End is limited. This is some of the local residents main reasons for objection, however, one unit significantly reduces the traffic movements to and from the property and such a single dwelling is seen by the Applicant as a safer option for the area. The existing planning, if built out, will generate more than double the vehicle movements than this application and take significantly longer to build causing prolonged disruption to the residents. The Highway Authority has welcomed this reduction in numbers from two units to one. They have also welcomed the provision of a turning head at the end of the road, enabling large vehicles (refuse lorries) to enter and leave East End in forward gear, something that is currently impossible, thus greatly improving highway safety for all in the area.

Drainage capacities have been raised by neighbours but Anglian Water has raised no objection and the reduction to one property can only serve to assist the situation.

Through careful dialogue with the planning department and suites of revisions to plans and designs, we believe all concerns have been addressed and hope that the Committee is in agreement and can pass this application.

PLANNING HISTORY

19/01389/F: Application Refused: 12/11/2019. Proposed 4-bed dwelling including detached garages, with associated parking and private amenity space AT Land south of Brett House, Hilgay - (Delegated decision)

18/01890/RM: Application Permitted: 05/06/19 - Proposed 2 x 5-bed, one and a half storey detached dwellings with associated landscaping. - Land South of East End - (Committee decision)

18/01052/F: Application Permitted: 02/08/18 - REMOVAL OR VARIATION OF CONDITION 13 OF PLANNING PERMISSION 15/01830/O: Outline application for site for construction of two dwellings - Land South of East End - (Delegated Decision)

15/01830/O: Application Permitted: 08/02/16 - Outline application for site for construction of two dwellings - Land South of East End - (Committee Decision)

RESPONSE TO CONSULTATION

Parish Council: NO COMMENTS RECEIVED

Highways Authority: NO OBJECTION

The highway considerations for this application are similar in general terms to a previous application on the site under planning reference 19/01389/F.

I am aware that this site has previously been granted permission for an increased number of houses and an approval of this application would secure a reduction which is welcomed given that road conditions found. On balance, I would not be against the principle of the application subject to a number of conditions relating to the vehicular access.

Environmental Quality: NO COMMENTS

Public Rights of Way (NCC): NO OBJECTION

We have no objection to the application as although the Public Rights of Way, known as Hilgay Footpath 5 and Bridleway 2 are in the vicinity, they are not affected by this application.

Internal Drainage Board: NO COMMENTS

Community Safety and Neighbourhood Nuisance (CSNN): NO OBJECTION

- Given concerns raised regarding drainage, Anglian Water should be consulted prior to the determination of the application.
- The site is an adequate size.
- Raises concerns regarding the golf simulator room; and the large opening proposed. This could give rise to noise implications for neighbouring residents. This large opening should be removed.
- Cannot clarify boundary treatments but request 1.8m close board fencing is proposed along southern boundary.
- Requests consent is subject to conditions relating to construction site hours, foul and surface water drainage, air source heat pumps and informatives relating to the Environmental Protection Act and Noise, Dust and Smoke from Construction.

Subsequent discussions were held regarding the golf simulator room, however the applicant has decided to swap this room with the gym, so the gym is closest to the southern boundary thereby reducing any noise impacts on the neighbouring dwellings.

Historic England: NO OBJECTION

On the basis of the information available to date, and the fact that this is now a proposal for a one and a half storey dwelling, Historic England do not wish to offer any comments. We would therefore suggest that you seek the views of your specialist conservation and archaeological advisers, and other consultees, as relevant.

Natural England: NO COMMENTS

REPRESENTATIONS FIFTEEN letters of **OBJECTION** have been received to the scheme from neighbouring residents regarding the following issues-

- The scheme will generate noise and disturbance and light pollution to neighbouring residents.
- The scheme will be intrusive and overlook neighbouring dwellings.
- The dwelling proposed is two-storey not one /one and a half storey.
- *This new application for 1 large 4 bed executive property is even higher and still it does not respond sensitively or sympathetically to the local setting. Excavating tonnes of earth to build a two storey property [instead of 1.5 storeys], doesn't address the matter of height, overbearing and overlooking for adjacent residents.
- *The size and design of the property are not in keeping with the setting, bring no architectural or aesthetic quality and is detrimental to the visual amenity of this rural setting.
- The elevated position of site means the scheme will dominate the landscape.
- *Repositioning of dwelling creates additional light pollution for neighbours and takes development closer to the site boundaries/ neighbours.
- A third storey could be created utilising the velux windows currently proposed in the roof.
- The golf simulator will generate repetitive, noise pollution which will not only be detrimental to the properties nearby, 2 and 3 Millers Farm, but is wholly inappropriate for a rural residential setting. If the plans are approved then there should be conditions attached that the room should be sound proofed with no opening doors to the patio area.
- *The removal of topsoil will create noise and disturbance for residents.
- *The road is not suitable for additional traffic both during a protracted build nor during occupation of an additional property.
- Additional traffic will cause disturbance to residents.
- Dangerous for pedestrians using East End.
- *East End residents regularly suffer with sewage backing up and overflowing onto our properties, this will contribute.
- No regard has been given for the applications and representations made to date on the site.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transportation

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main issues are:

- Site History
- Principle of development
- Highway/ Access
- Form and character
- Impact on the Scheduled Ancient Monument and archaeology
- Neighbour amenity
- Other material considerations

Site History

The site was originally granted outline planning consent (with access only) for the construction of two dwellings at land south east of East End, Hilgay (ref 15/01830/O). The application included only an indicative layout plan.

A reserved matters application (ref 18/01890/RM) was then submitted for two detached dwellings on the application site, one and a half storeys in height (with a ridge height of 7.7m) located centrally within the site, broadly in the position as identified on the indicative layout for the outline planning consent, and facing onto East End. Consideration was given to the increased size of the units proposed and the relationship between these and the existing neighbouring dwellings surrounding the application site, and on balance, the Planning Committee determined that the proposed scheme was acceptable.

In 2019 an application was submitted for a large 4 bed detached dwelling with associated garages (Ref: 19/01389/F). This application was refused for the following reason-

‘The proposed development by reason of height, scale, and positioning perpendicular to the highway, does not respond sensitively or sympathetically to the local setting or add to the overall quality of the area and would therefore be detrimental to the form, character and visual amenity of the locality. This would be contrary to the NPPF in general and specifically paragraph 127, Core Strategy Policies CS06 and CS08 (2011), and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016)’.

The current application seeks to address this reason for refusal.

Principle of development

Hilgay is classed as a Rural Village in the adopted Local Plan, and as such has a development boundary. The application site itself lies adjacent to but outside of the development boundary.

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Therefore, in line with Policy DM2 of the Site Allocations and Development Management Policies Plan (SADMP) (2016) housing would normally be restricted in this location.

However, the principle of development has been established on this site by the extant planning consents 15/01890/O and 18/01890/RM for two five bedroom, one and a half storey dwellings. This is a material consideration in the determination of the application.

In summary, while the application site is on land classed as countryside in the adopted Local Plan, consideration should be given to the extant planning consent for two detached dwellings on this site i.e. the fallback position. On balance, the principle of development in this location is acceptable, subject to compliance with the other policies in the Local Plan.

Highways / Access

The objections received relating to highways and access issues centre on the view that East End is not appropriate for any new development, and that additional traffic will cause disturbance for residents and increased risk for pedestrians.

The proposed dwelling is to be served by one vehicular access off East End. While the objections raised have been noted, the principle of development has been established here already by the existing planning consents. The Local Highway Authority (LHA) has not raised any objections to the proposed scheme but has welcomed the reduction in dwelling numbers as a result of this application. They do request conditions are attached to the consent related to the vehicular access. In highways terms, the proposal complies with Policy CS11 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Form and character

The site is located on the south side of East End in an elevated location. It is surrounded on 3 sides by residential development.

The proposed development is for the construction of one substantial detached four bedroom dwelling, with triple detached garages. The proposed dwelling has a ridge height of 8.8m. The applicant is proposing to reduce the ground levels by 0.5m and argues therefore that the dwelling would in effect be 8.3m in height to the ridgeline. Catslide dormer windows and roof lights are proposed within the dwelling. The dwelling is situated within a sizeable plot providing ample amenity space to the west.

In terms of the neighbour concerns regarding the height of the proposed dwellings, initially they were restricted to single storey only, reflecting concerns raised by Historic England and with the intention of limiting the impact of the new development on the Scheduled Ancient Monument nearby. This was then amended to 1.5 storeys, to which Historic England did not object. The dwellings subject to the extant consent on the application site, have a ridge height of 7.7m.

Application 19/01389/F was refused because the view was taken that the bulk, scale and massing of this scheme was greater than that of the two dwellings previously approved. The scheme had the appearance of a two storey dwelling and given its substantial footprint, and the proposed additional outbuildings, had a greater presence in the street scene. The dwelling was also perpendicular to the street and therefore had a poor relationship to the locality.

In terms of how this application differs to that previously refused, the Applicant has sought to address some of the points raised. The dwelling now faces onto East End which better reflects the existing form and character in this part of Hilgay, and better contributes to the street scene.

Secondly, the footprint of the dwelling has been reduced which has reduced the overall scale and massing of the proposed dwelling.

However, the height of the dwelling (compared to the extant dwellings) has increased to an overall ridge height of 8.8m, and while this is reduced by lowering the ground level by 0.5m, it could be argued that it does still have the appearance of a two storey dwelling. The applicant has provided cross-sections to show the height of the proposed dwellings in relation to those dwellings neighbouring the site. These indicate that the dwelling is at 8.3m at ridge height, and comparable to the dwellings to the north on East End and the south at Millers Farm. The Applicant therefore argues that whilst the site is set higher than the carriageway and the land surrounding the site, given the reduction in ground levels, the ridge height of the proposed dwelling would not be out of keeping with surrounding residential properties which are mainly two storey in height.

The materials proposed are Ibstock Ivanhoe Olde Village bricks with featheredge barn style cladding painted black. The roof tiles proposed are Marley Mendip double pantiles in Olde English Dark Red, and the windows/ doors grey Upvc. The materials respect the locality and are considered to be acceptable. The applicant intends to retain existing trees and existing planting at the boundaries of the site as well as the landscaped highway verge which will reduce the visibility of the dwelling in the street scene. The retention of the existing landscaping which is identified on the site plan, will be controlled by condition. They have also provided an initial landscaping scheme, but a condition has been attached for a detailed scheme to be submitted and approved prior to occupation of the dwelling.

In summary, this proposal goes some way to address previous concerns and objections raised to development on this site. The footprint and orientation of the dwelling and the general site layout is considered to be acceptable in this locality. Likewise, the materials proposed are acceptable and the boundary treatments are to be retained by condition. While concerns have been raised regarding the height of the dwelling, the Applicant argues that this reflects the heights of surrounding dwellings, and is therefore not out of character, and this is illustrated on the site sections plan. On balance, it is considered that despite the height proposed for the the dwelling on the whole, it is not sufficiently out of character in this locality so as to warrant refusal of the application.

The proposal therefore complies with the NPPF, and Policies CS08 of the Core Strategy (2011) and DM15 of the Site Allocations and Development Management Policies Plan (2016).

Impact on the Scheduled Ancient Monument and archaeology

The site is located to the south west of the Scheduled Ancient Monument (SAM) - Hilgay Fen (an earthwork complex relating to a moated site and fishponds). Historic England has commented previously that single storey or one and a half storey dwellings would be unlikely to harm the setting of the SAM. They have also previously stated that a substantial two storey development would result in some harm to the significance of the designated asset through development within its setting, but this harm would be less than substantial in policy terms.

Given the proposed height of the previous application (ref: 19/01389/F) and the current scheme, concerns were raised that the dwelling was tantamount to a two-storey dwelling and that this increased the prominence of the development and contributed to the erosion of the rural setting of the SAM. As set out in the NPPF chapter 16, it is for the LPA to determine if there is clear and convincing justification for the development (para 194), and whether the public benefit would outweigh this harm (para 196), particularly with regard to the 'great' weight that is given to designated assets as set out in paragraph 193. In this case there is not clear justification of the public benefit of the scheme. However, Historic England stated previously

that the development was not considered to be of substantial harm and have no objections to the current proposal.

In summary, while there are concerns that the proposed height of the dwelling would have a detrimental impact of the setting of the SAM, Historic England has not objected to the proposed scheme. Therefore on balance it is not considered that the impact of the proposed dwelling (given the reduction in numbers to one dwelling and limited ridge height increase from the extant approval) is sufficient to warrant a refusal of this application on this basis.

With regard to archaeological heritage assets, the Historic Environment Service (HES) previously commented that given that the SAM is located approx. 70m to the north east of the site, there is potential for heritage assets of archaeological significance to be present on the site. As a result the planning consent should be conditioned to require a programme of archaeological works for the site in accordance with the NPPF and Policy CS12 of the Core Strategy 2011.

Neighbour amenity

A number of objections have been received from neighbouring dwellings which raise concerns regarding the scale of development on the site; that the dwelling is two-storey, the scheme is overbearing, dominant and intrusive, and would give rise to overlooking and a loss of privacy. Objectors argue that the siting of the dwelling and the overbearing nature of the development will lead to noise, disturbance and light pollution for neighbouring residents, and would have a negative impact on neighbour amenity. Issues are also raised regarding the disturbance during excavating the land, as well as the construction of the dwelling itself.

To the south of the site the two-storey element of the scheme is some 21m to the site boundary, and 30m to the nearest dwelling. To the north of the site, the closest dwelling opposite on East End is 27m in distance. The gym/ golf simulator and the garages are 5m in height and while the garage in particular is located close to the boundary given these are single storey structures they would not give rise to any overlooking and would not be considered overbearing. The garage is 3m from the boundary but the roofline slopes away and the gym is 7m from the boundary. On the south (rear) elevation the three first floor windows proposed are bedroom or bathroom catslide dormers and there are three high level small rooflights. The applicant proposes to retain existing trees and planting at the site boundaries, as well as a close boarded acoustic fence on the southern boundary. Details of the boundary treatments are to be provided via conditions.

It is suggested that the siting, spacing and orientation of the proposed dwelling means that it would not overshadow neighbouring dwellings, or be overbearing. The combination of effects of the increased proximity of the outbuildings along the boundary and the depth of the two storey dwelling will impact upon visual amenity. Notwithstanding this increased proximity however there is still sufficient distance that the dwelling would not result in a loss of amenity for existing dwellings to the extent that would warrant refusal of the application on this basis.

Concerns were raised by objectors, and the CSNN officer regarding the potential noise impacts from the golf simulator room on neighbours to the south of the site. However, the Applicant has decided to swap this room with the gym, so the gym is closest to the southern boundary thereby reducing any potential noise impacts on the neighbouring dwellings. The Applicant has also stated that they will provide an acoustic close boarded fence on the southern boundary of the site to further alleviate noise. Details of this fence will be required via condition.

The CSNN officer requested that a condition restricting on site parking and hours of construction should be attached to the planning consent. Given the nature of the site and

objections, a construction management plan submitted to and agreed in writing by the LPA to manage the potential noise and disruption during construction is reasonable and consistent with conditions attached to the original outline planning consent.

A landscaping scheme has been submitted with the application which proposes a minimum of 1.8m hedging at boundaries, and in addition some trees are identified along the rear boundary of the site. These are to be retained as shown on the proposed plans.

The applicant argues that the reduction in the number of dwellings proposed for the site will in fact lessen the impact of the development by reducing pressure on infrastructure, the number of vehicular movements to and from the site, and any potential noise and disturbance.

On this basis, the proposal would have a limited impact on residential amenity which would not amount to significant and demonstrable harm and thus would be in accordance with the NPPF, Policy CS08 of the Core Strategy 2011 and Policies DM15 and DM 17 of the Site Allocations and Development Management Policies Document 2016.

Other material considerations

The IDB and Environmental Quality raise no objection. The Public Rights of Way Officer also raises no objection.

Objectors consider that additional pressure on the existing foul sewage network would give rise to foul drainage problems. These matters have been dealt with appropriately through the imposition of a condition requiring foul and surface water drainage details to be submitted prior to commencement of any development on the site.

A comment received from the objectors stated that no regard has been given for previous applications on the site. The report outlined above does provide comparisons between the approved scheme, and that more recently refused. However, it is important to note that each planning application should be judged on its own merits.

CONCLUSION

The principle of development has been established on the site, through the extant planning consents, and many of the statutory consultees have not objected to the scheme. However, a number of neighbouring residents have objected raising concerns regarding the form and character, impact on highways and neighbour amenity issues. It is the view of officers that on balance, the design, the orientation, plot size and separation of the scheme means that the impact on neighbouring dwellings and on the locality, including the Scheduled Ancient Monument is acceptable. The application is in accordance with the NPPF, Policies CS06, CS08, CS11 and CS12 of the Core Strategy (2011) and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).

RECOMMENDATION:

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

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

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

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 2342-001 and 2343-002 received 2 June 2020, 2343-003 received 28 April 2020 and 2343-004 and 2343-005 received on 10 February 2020).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the vehicular access / over the verge / shall be constructed in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 3 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- 4 Condition: Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.
- 4 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- 5 Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 5 Reason: In the interests of the safety of persons using the access and users of the highway.
- 6 Condition: Prior to the first occupation/use of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 6 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 7 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 8 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

An assessment of the significance of heritage assets present 2. The programme and methodology of site investigation and recording 3. The programme for post investigation assessment of recovered material 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of

the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

- 8 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 9 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 8.
- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 10 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 8 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: Prior to commencement of any development on the site, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include:
- * Hours of construction (including timing of deliveries, machinery operations and construction phasing and processes);
 - * Location and sound power levels of equipment;
 - * Mitigation methods to protect residents from noise and dust;
 - * On site parking arrangements.

The development shall be implemented in accordance with the details agreed.

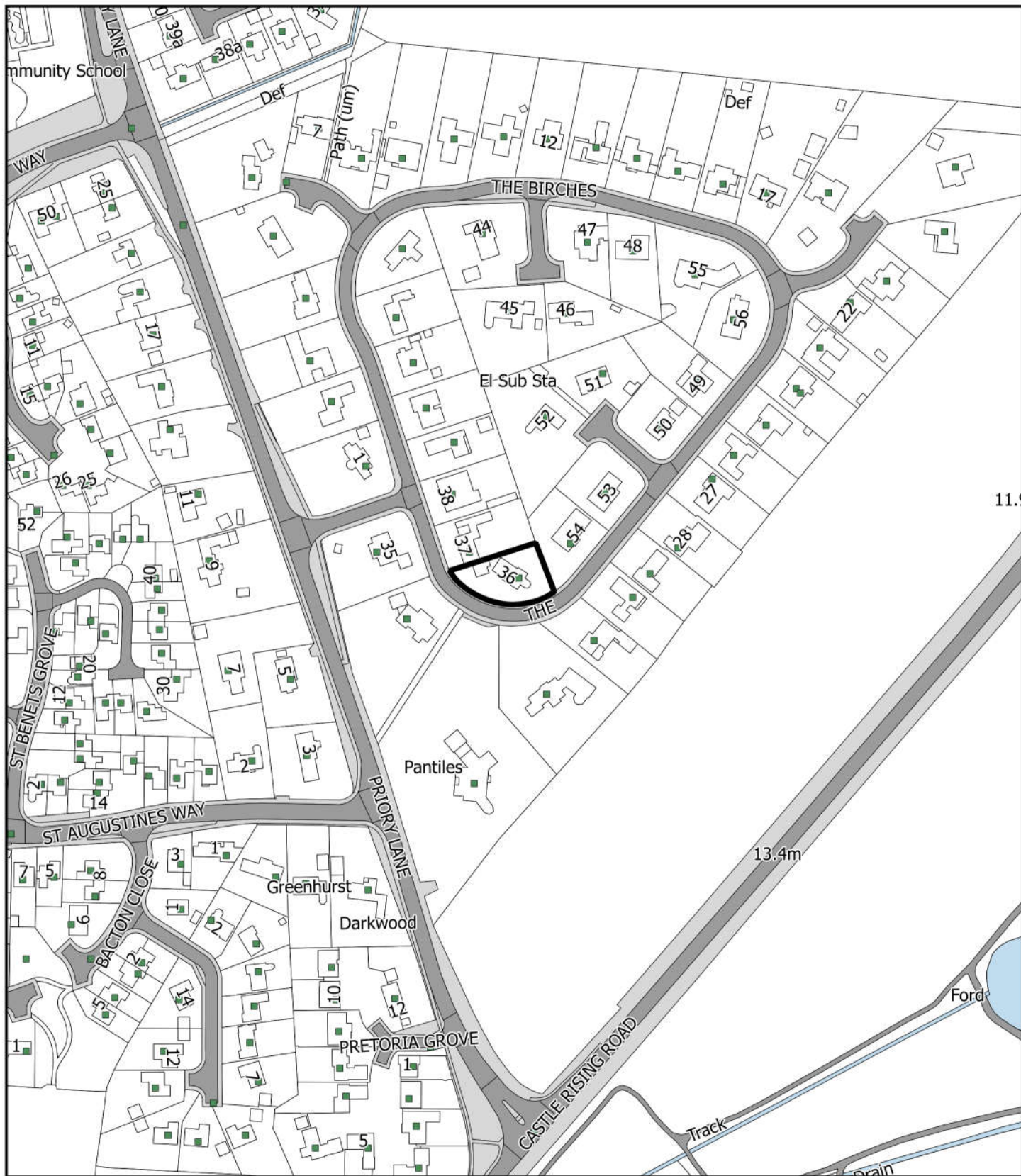
- 11 Reason: In the interests of the amenities of residents and highway safety in the locality in accordance with the principles of the NPPF. This needs to be a pre-commencement given the need to ensure that potential noise and disturbance to neighbours is fully dealt with at the outset of development
- 12 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 12 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 13 Condition: Prior to the installation of any air source heat pumps a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed units, the siting

of the units and the distances from the proposed units to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.

- 13 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 14 Condition: Notwithstanding the details hereby approved, prior to the occupation of the dwelling 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.
- 14 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 15 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 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.
- 15 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 16 Condition: Notwithstanding the details hereby approved, prior to first occupation of the development hereby permitted, full details for the boundary treatment for the southern site boundary 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 dwelling is 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.
- 16 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 17 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 17 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.

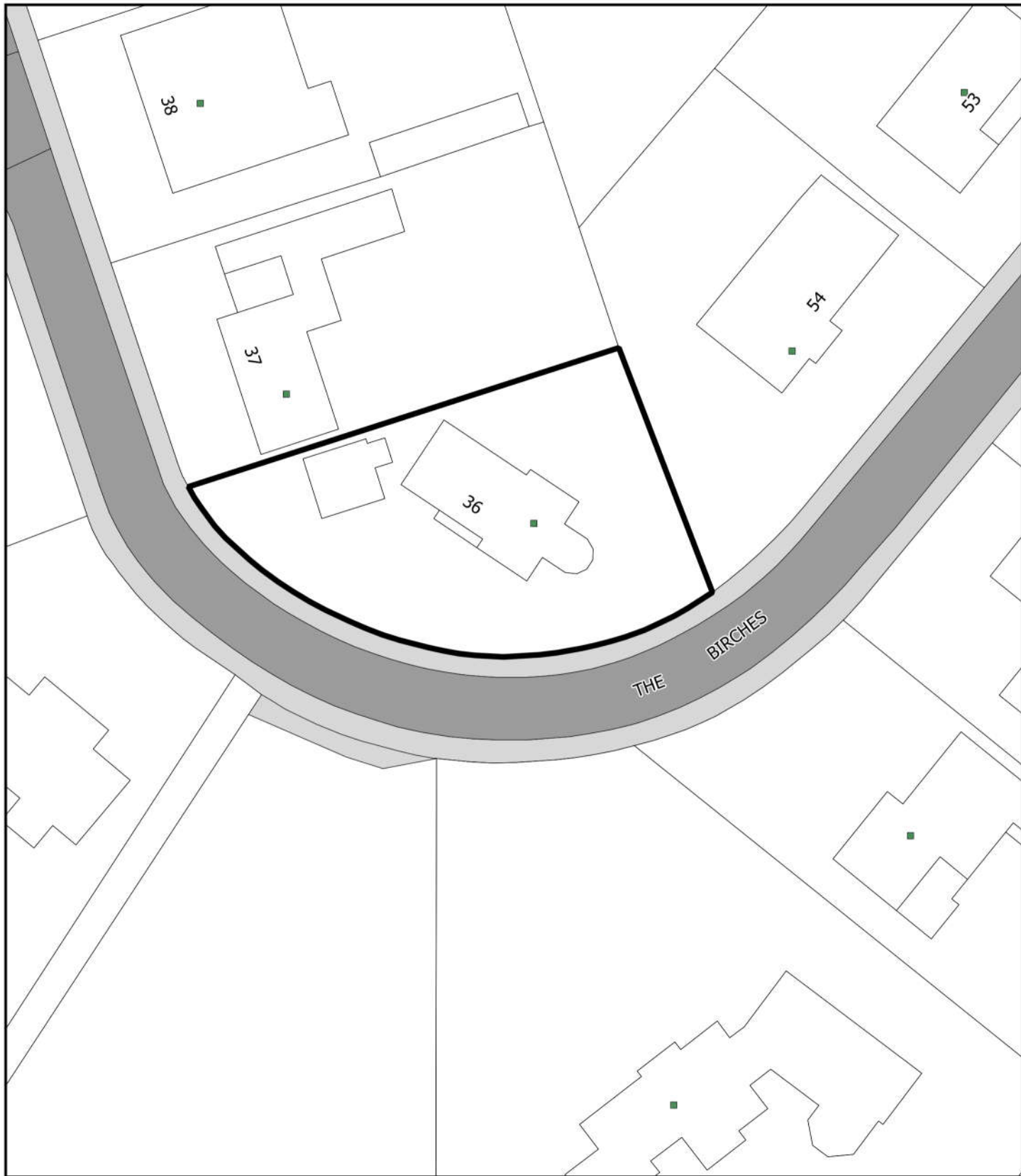
20/00350/F

36 The Birches



20/00350/F

36 The Birches



Parish:	South Wootton	
Proposal:	Proposed single storey side extension	
Location:	36 The Birches South Wootton King's Lynn Norfolk	
Applicant:	Mr & Mrs Harpham	
Case No:	20/00350/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 30 April 2020 Extension of Time Expiry Date: 19 June 2020

Reason for Referral to Planning Committee – Referred to the Planning Committee as the Applicant is an employee of the King's Lynn and west Norfolk Council, involved in the planning process.

Neighbourhood Plan: Yes

Case Summary

The land is situated in The Birches, South Wootton, approximately 50m south of the access road into and serving this circular estate of mixed dwellings, situated on the eastern side of Priory Lane.

The application seeks to construct a single storey side extension to abut the south-east elevation of a detached two storey dwelling at 36 The Birches, South Wootton.

This is a revised application of that presented to the Planning Committee and approved on 1/07/19 (19/00728/F) which related to the construction of a two storey side extension of contemporary design to abut the south-east elevation and a 1.8m high fence with new hedge planting to the southern boundary.

The National Planning Policy Framework 2019, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016 are relevant to this application.

Key Issues

Principle of development
Form and character of the locality
Impact on neighbours
Other considerations

Recommendation

APPROVE

THE APPLICATION

The land is situated at the southern end of The Birches, South Wootton. an area developed predominantly in the 1970's with individually designed houses giving a varied and mixed character within spacious plots.

The site comprises a detached two storey dwelling with a single storey projection and conservatory attached to the south-east elevation and a detached double garage sited at the front of the dwelling on the northern boundary.

The dwelling is angled on the site, and the frontage, formed by the south-west elevation, is generally open to parking and turning, but is part garden. It is a typical gable ended dwelling of the 1970 era, with large windows and a fairly low pitched roof.

The east and northern boundaries are lined by conifer hedges, whilst the southern boundary is edged by a mixed conifer / laurel hedge where it abuts the highway footpath, the latter providing garden screening and privacy to the garden of this corner plot.

The application seeks to construct a single storey extension in traditional pitched roof design to abut the south-east elevation of the main two storey section of the dwelling, following alterations and demolition of the existing south-east projections.

The dwelling is constructed from sand-faced bricks which are not of a particularly good quality and the applicant seeks not to match the existing materials but instead to alter the existing dwelling so that the proposed extension, existing house and garage would form a more cohesive whole using render and natural timber cladding, with the garage rendered and clad to match

The application identifies the installation of a 1.8m green mesh fence with new hedge planting proposed to form the south side boundary with the footpath, following removal of the existing conifer /laurel hedge.

Members will recall the proposed fencing and hedge also formed an integral part of the application approved in 2019 and is submitted in the same format in the current application.

Parking arrangements are as existing.

PLANNING HISTORY

19/00728/F: Permitted - Planning Committee - 01/07/19 - Proposed side 2 storey extension and installation of 1.8m Green Mesh Fence with new hedge planting - 36 The Birches South Wootton (works not commenced)

09/00380/LDP: Was-Would be Lawful: 30/04/09 - Lawful Development Certificate: construction of proposed porch

93/0749/F: Permitted - delegated: 02/07/93 - Construction of conservatory

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

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

Highways Authority: NO OBJECTION

Aboricultural Officer: NO OBJECTION

Norfolk Coast Partnership: NO RESPONSE

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy H2 - Encouraging High Quality Design

Policy H4 - Local Character

Policy H5 - Residential Garages

NATIONAL GUIDANCE

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

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

National Design Guide 2019

PLANNING CONSIDERATIONS

Key Issues:

Principle of development
Form and character of the locality
Impact on neighbours

Other considerations

Principle of development:

The application seeks to construct a single storey extension, which in principle is acceptable in this locality.

The main issues in relation to the determination of this application are whether the proposal is acceptable in design terms and whether it will be of detriment to the locality or to the amenity of neighbours.

The 2019 approval has not been implemented and there have been no specific changes to the site to date.

Form and character of the locality:

The Birches is a triangular shaped, no through road estate, accessed from the east side of Priory Lane, approximately 300m north of Castle Rising Road junction, in an area (formerly part of Ling Wood) designated an Area of Outstanding Natural Beauty (AONB).

The estate comprises mixed forms (scale, design and materials) of detached two storey or single storey dwellings, some with detached garages. Many have been extended in various forms, with deviation from original materials. Plots are also irregular, due to the nature of the layout of the estate. The proposal site is no exception.

The site is found at the southern edge of the inner rim of dwellings, at an angle and effectively sited on a corner plot, Similar 2 storey dwellings are found on adjoining sites east and north, but scale and design continues to vary in the street scene.

It is considered feasible that any projection should be applied to the south-eastern elevation. This application, with alterations and demolition effectively seeks to extend the south-east elevation of the two storey dwelling with a single storey projection, traditional pitch to the roof and mostly a glazed end elevation.

No two dwellings are alike on this estate, with many already extended in a modern design. The low level design of this proposal has taken into account any amenity impact on neighbours. The visual projection of the street scene has also been considered taking into account the 'corner' site. The use of render and natural timber cladding would be acceptable and sympathetic to the dwelling and garage given the overall setting.

The estate still supports a number of trees, some of which are subject to Tree Preservation Orders. There are, however, no trees on this or adjacent sites affected by this proposal.

Notwithstanding some sites may have an open frontage, others have a differing degrees of frontage including trees, shrubs, hedge and even high hedge. The application seeks to remove the existing poor quality hedge and replace it with a 1.8m green mesh fence, set-back from the footpath, with new hedge planting either side of that fence to ultimately form the south side boundary with the footpath and thus screen the garden and provide a degree of privacy.

Members will recall the fence and new hedge planting formed part of the 2019 application presented to the planning Committee and approved

The continued provision of a hedge to the said boundary is considered appropriate to the layout of the site and the character of the estate. There is no impact on the AONB through this proposed development.

Overall, it is considered that the proposed extension, materials and replacement fencing with new hedge planting would be in character with the locality.

Impact on neighbours:

Two storey dwellings (No's 37 and 54) occupy the plots respectively to the north and east of the proposal site. Boundaries north and east comprise conifer hedge at minimum height 2.5m /3m. In addition there are small growth trees approximately 4/5m high on the eastern boundary, on the hedge line, but within the garden of No 54, and which provide further screening between the proposal site and the south-west side garden of No 54. This single storey proposal would not adversely impact on the neighbours.

Other considerations:

Crime and Disorder: There are no issues of concern in this locality.

CONCLUSION:

It is considered that the proposed extension and replacement fencing is in character with the locality, would not have an adverse impact upon neighbour amenity nor would it have a detrimental impact upon the AONB within which The Birches sits.

Planning Applications should conform to the Policies laid out in the South Wootton Neighbourhood Plan and in this case it is considered the proposal is of a high quality design that responds to the character of the area, without intruding on neighbours or the street scene (Policies H2, H4 and H5).

Overall, the proposal is considered to be in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant Policies of the Development Plan.

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

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - * Block plan, roof plan, elevations, layout and garage elevations – drawing HAR04.01.02 REV D – receipt dated 5/03/20
 - * Section through – part of drawing HAR04.01.01 REV A – receipt dated 5/03/20

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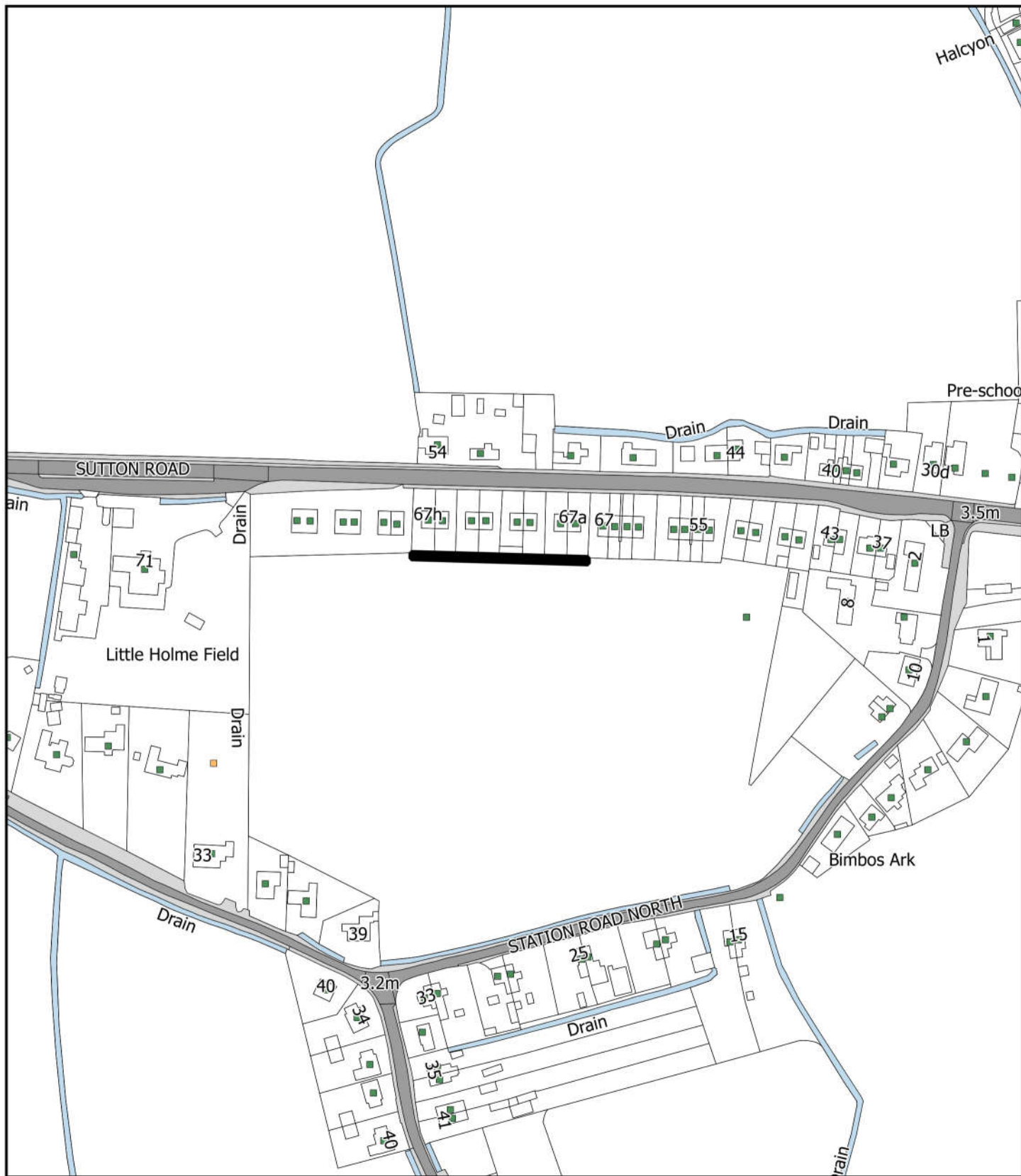
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the erection of the mesh fence on the southern boundary of the proposal site, being that area marked 4 on the approved drawing HAR04.01.02 REV D, a planting programme shall be submitted to and agreed in writing with the Local Planning Authority and shall include the species of hedge plants to be used.

The works shall be implemented in accordance with the approved scheme and any 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.

- 3 Reason: In the interests of visual amenity, in accordance with the NPPF 2019.

20/00095/CU

67A-H Sutton Road



20/00095/CU

67A-H Sutton Road



Parish:	Walpole Cross Keys	
Proposal:	Change of use of a strip of land to the rear of new dwellings 67A – 67H Sutton Road from agricultural to gardens	
Location:	67A – 67H Sutton Road, Walpole Cross Keys	
Applicant:	Stinders Developments Co Ltd	
Case No:	20/00095/CU	
Case Officer:	Mr K Wilkinson	Date for Determination: 10 April 2020 Extension of Time Expiry Date: 19 June 2020

Reason for Referral to Planning Committee – The views of the Parish Council are contrary to the Officer Recommendation, and at the instruction of the Sifting Panel (15/04/20).

Neighbourhood Plan: Yes

Case Summary

This is a retrospective application relating to a strip of land, formerly part of an agricultural field, which has extended the rear gardens of 4 pairs of recently built semi-detached houses by 2.5m on the southern frontage of Sutton Road, Walpole Cross Keys.

This application is the result of an Enforcement investigation, reported by the Parish Council, and seeks to regularise the situation.

Key Issues

- Principle of development
- Impact on form and character
- Drainage
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site effectively comprises a strip of land (2.5m x 78m) which has extended the rear gardens to 8 no. dwellings on the southern side of Sutton Road by 2.5m respectively. The rear boundary comprises 1.8m high close boarded fencing as does the common boundaries of the properties.

The extended parts of the gardens are confirmed by the agent to be grassed and permeable.

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The 4 pairs of semi-detached houses were approved in September 2018 under delegated powers with the support of the Parish Council. They form part of ribbon development which has been progressively approved along this road frontage, with the inclusion of affordable units secured via Section 106 agreements.

The site technically lies outside the development area of the village, as did the plots for the dwellings, however they were approved as it was considered they were in accordance with the Neighbourhood Plan.

SUPPORTING CASE

This is classified as an 'other' type of planning application and is not required to be accompanied by a Design & Access Statement; however the agent submits the following statement:

“Just to confirm that there will be no impact on the surface water drainage system as the area of land will all be permeable grass surface as it currently is. “

PLANNING HISTORY

(Application site)

18/00620/NMA_1: Application Permitted: 06/05/20 - Non-material amendment to planning permission 18/00620/F - Construction of 4 semi-detached dwellings (Delegated)

18/00620/F: Application Permitted: 12/09/18 - Construction of 4 semi-detached dwellings (Delegated)

18/00579/NMA_1: Application Permitted: 06/05/20 - Non-material amendment to planning permission 18/00579/F - Construction of 4 semi-detached dwellings (Delegated)

18/00579/F: Application Permitted: 12/09/18 - Construction of 4 semi-detached dwellings (Delegated)

(Site to east)

17/02107/NMA_1: Application Permitted: 28/08/18: Non-material amendment to planning permission 17/02107/F: Development of 4 No. 2 bedroom Terraced houses built in 1 block of 4 with parking and landscaping to the front and gardens to the rear (Delegated)

17/02107/F: Application Permitted: 29/03/18 - Development of 4 No. 2 bedroom Terraced houses built in 1 block of 4 with parking and landscaping to the front and gardens to the rear (Delegated)

(Site to west)

19/00063/F: Application Permitted: 29/06/19 - Erection of 4 x 2 bedroom semi-detached houses (Delegated)

RESPONSE TO CONSULTATION

Parish Council: OBJECT - 1 The Parish Council objects to the loss of agricultural land and has objected to similar cases along with the Borough Council; 2 The application is not in accordance with the Walpole Cross Keys Neighbourhood Plan; 3 The water drainage strategy for the properties does not include drainage of additional land.

Water Management Alliance IDB: The Board has no comment on this application as I cannot see that any adopted or riparian watercourses are directly affected, nor is there any additional impermeable area.

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

WALPOLE CROSS KEYS NEIGHBOURHOOD PLAN

Policy 5 – Development Design (all developments)

Policy 6 – Managing and Reducing Flood Risk

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The key considerations when assessing this application are as follows:

Principle of development

Impact on form and character

Drainage

Other material considerations

Principle of development

Walpole Cross Keys is defined as a Rural Village in the settlement hierarchy, set out under Policy CS02 of the Local Development Framework (LDF) (2011), capable of accommodating modest growth to support essential rural services. The adopted Site Allocations and Development Management Policies Plan (SADMP) shows the application site lying outside

the village development area and therefore falling within 'countryside' as indeed does the approved residential plots.

The Neighbourhood Plan has been formally adopted. As the most up-to-date planning policy this application must also be judged against the provisions of the Neighbourhood Plan (NP), and if there is a conflict with the Local Plan then the Neighbourhood Plan will take precedence.

Clarification was sought from the Parish Council as to the grounds of their objection (outlined above in the Consultations section) and which Policies were contravened by the proposal. They responded as follows:

"...policy 6 of the Neighbourhood Plan is relevant because the proposed garden extensions are not part of the drainage strategy.

However, the main point is that in recent months, the Parish Council has considered the Neighbourhood plan as a whole, rather than focusing on individual sentences to suit the situation. The plan's intention for development is well summarised on page 10 "The vision & objectives" and specifically in the development area map on page 13.

It's worth noting that the properties in question were constructed outside the development area shown on the map...but that's history now.

It's also very noticeable that the developer has often submitted modified plans after the work has been completed, as in this case (claiming more agricultural land as gardens) and the ongoing issue on Station Road North that changes the whole drainage plan after approval."

Whilst the 'Vision and Objectives' part of the Neighbourhood Plan sets the context, proposals for development must be judged against the Policies clearly identified therein. It is officer opinion that the relevant NP policies are as follows:

Policy 5 - Development Design (all developments)

- a. All developments will be sympathetic to neighbouring properties in terms of size, general design features, and materials. These sympathies will be greater depending on their proximity.
- b. Where an area is already a mix of building styles there can be more leeway for further variety.
- c. Where one building style predominates, this should inform the size, material, and design of newer properties.
- d. Development will ensure maintenance of a good standard of residential amenity for nearby occupiers.
- e. Developments will be carried out in such a way that is mindful of the safety of road users.

Policy 6 – Managing and Reducing Flood Risk

All development proposals will be expected to contribute towards effectively managing flood risk in the Neighbourhood Plan area. This means (but may not be limited to):

- a. the development being designed and constructed so as not to increase, and wherever possible to reduce, the overall level of flood risk both to site and elsewhere when compared to the current situation
- b. rates and volumes of surface water run-off being discharged from a site will be minimised, and wherever possible will be no greater than the appropriate greenfield rates and volumes
- c. proposals that would create new culverts or result in the loss of an open watercourse will not be permitted unless the culvert is essential to the provision of an access and it

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can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage in the Neighbourhood Plan area

Planning applications designed specifically to improve surface water drainage such as works to reinstate an effective drainage scheme are encouraged.”

With regards to Policy 5 the proposal to have garden depths of 11m rather than 8.5m provides for improved amenity space for the residents of those dwellings, which are 3 bed family homes. If the original application had 11m rather than 8.5m gardens, the reality is they would have been supported, as that length of garden would have been deemed fully acceptable. The proposal would also provide a good standard of amenity to the adjoining residents. The dwellings to both the east and west of the application site have rear gardens which are on the same alignment. This consistency of garden depths creates a continuous feature/fenceline, when viewed from public areas to the south (Staton Road North).

This loss of a strip of former agricultural land would be acceptable in conjunction with Policy CS06 of the LDF, in that it would not have a significant impact upon the intrinsic character and beauty of the countryside, and certainly would not be cropped as it is not in the same ownership as the field to the immediate south. This also corresponds with paragraph 70 of the NPPF.

NP Policy 6 will be addressed later in this report.

Form and character

This part of the village is defined by linear development fronting directly onto the southern side of Sutton Road. There is a mix of both semi-detached and terraced properties in similar styles and materials which have been built over recent years.

The site plan indicates 4 no. pairs of semi-detached 3 bedroomed houses, set back approx. 12m back from the highway, with a similar 'building line' to the adjoining residences on this side of the road. The plot depths, including this additional strip of land to the rear, are consistent and therefore in terms of form and character, the proposal is considered to be acceptable and complies with Policy 5 of the NP (as stated above) and Core Strategy Policy CS08 of the LDF.

Flood risk and drainage

The site is located in Flood Zones 2 & 3a in the Strategic Flood Risk Assessment adopted by the Borough Council. The Parish Council raised objection on the grounds of the water drainage strategy for the properties does not include drainage of additional land and contravened NP Policy 6. Planning permission and subsequent discharge of conditions for the dwellings included details of surface water drainage covering disposal of water from roofs and impermeable surfaces.

The developers have provided improvements to the surface water drainage system by creating a new ditch along the frontage of Sutton Road, then the western periphery of the overall field to the rear, and linking at the junction with Littleholme Road/Station Road North to the IDB adopted system. Once completed the drains may be submitted for adoption by the IDB for long-term maintenance.

The inclusion of this strip of land within the garden areas of the dwellings, which is grassed and permeable, would drain naturally – the same as if it was retained as part of the field. It would have no impact upon the drainage of this locality. It will be noted in the Consultation section above that the IDB commented as follows:

“The Board has no comment on this application as I cannot see that any adopted or riparian watercourses are directly affected, nor is there any additional impermeable area.”

The current development proposed does not therefore contravene Policy 6 of the NP.

Walpole Cross Keys has experienced localised foul and surface water flooding issues over previous years and it is understandable that the Parish Council may still have concerns regarding the overall suitability of the new system. However all development has been undertaken to date in liaison with the IDB.

Other material considerations

During processing of this application it was noticed that the alignment of the pairs of semi-detached dwellings were parallel to the road, and not slightly staggered as initially approved. This has been authorised by the submission and approval of two non-material amendment applications (refs: 18/00579/NMA_1 & 18/00620/NMA_1). It was considered that the repositioning of the dwellings to have a similar set back from the highway would not create a significant impact upon the appearance of the overall development and is consistent with the building line created along this road frontage.

The Parish Council criticises that the developer has often submitted modified plans after the work has been completed; any unauthorised works are undertaken at the developers' risk.

The application raises no significant issues regarding crime and disorder as the land is contained by appropriate fencing.

CONCLUSION

Whilst the extension of gardens into the countryside is not usually encouraged by virtue of the likely impact upon the intrinsic character and beauty of the countryside and loss of agricultural land, for the reasons stated above in this instance the proposal is considered to be acceptable. Notwithstanding the concerns raised by the Parish Council, there would be no adverse implications regarding surface water drainage as the land is grassed and permeable – a view endorsed by the IDB.

It is concluded that the development complies with the provisions of the NPPF, Policies CS06 & CS08 of the LDF and Walpole Cross Keys Neighbourhood Plan Policies 5 & 6. The application is therefore duly recommended for approval subject to certain condition stated below.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition:

- 1 Condition: The development is approved in accordance with the following plan: 1:1250 scale Site Location Plan submitted on 06.03.20.
- 1 Reason: To define the terms of this permission in the interests of proper planning.

Planning Committee

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 1 June 2020 Planning Committee Agenda and the 15 June 2020 agenda.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 30% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of Decisions issued between 20/05/2020 – 02/06/2020

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	DCB decision	
								Approved	Refused
Major	1	1	0		1	100%	60%	2	0
Minor	16	13	3			100%	70%	5	0
Other	21	21	0			81%	80%	0	0
Total	38	35	3						

PLANNING COMMITTEE -

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
23.03.2020	28.05.2020 Application Permitted	19/00059/NMA_1	10 Stanhoe Road Bircham Tofts King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 19/00059/F: Proposed first floor extension, single storey extension and alterations to dwelling	Bircham
13.12.2019	22.05.2020 Application Refused	19/02145/O	Land Formerly Garden To Chance House Cross Lane Brancaster Norfolk OUTLINE SOME MATTERS RESERVED: Proposed dwelling and garage	Brancaster

03.03.2020	20.05.2020 Application Permitted	14/01681/NMA_1	Brecklands Main Road Brancaster Staithe KINGS LYNN NON-MATERIAL AMENDMENT TO PLANNING CONSENT 14/01681/F: Revised design to planning permission 09/01846/F: To allow for the erection of one dwelling only in the grounds of plots 2 and 3 and increase garden land to plot 1	Brancaster
23.03.2020	21.05.2020 Application Permitted	20/00461/F	Chiswick House Creake Road Burnham Market King's Lynn Rear single and two storey extensions to the rear of the property, window alterations to the front elevation, render finish to the whole property.	Burnham Market
24.01.2020	22.05.2020 Application Permitted	20/00116/F	84 Howdale Road Downham Market Norfolk PE38 9AH Construction of replacement dwelling and garage following demolition of existing dwelling	Downham Market
28.01.2020	22.05.2020 Application Permitted	20/00127/F	Keepers Cottage 35 Docking Road Fring Norfolk Erection of cart shed	Fring
07.04.2020	02.06.2020 Application Permitted	20/00525/F	18 Margarets Close Hunstanton Norfolk PE36 5NN Single storey rear extension, and construction of new roof over existing rear extension	Hunstanton
13.02.2020	21.05.2020 Application Permitted	20/00229/F	61 Vancouver Avenue King's Lynn Norfolk PE30 5RD Extension and Alterations	King's Lynn

13.03.2020	18.05.2020 Application Permitted	20/00409/LB	8 King Street King's Lynn Norfolk PE30 1ES Listed Building Application: Alterations	King's Lynn
24.03.2020	26.05.2020 Application Permitted	20/00471/F	White's House 1 St Nicholas Street King's Lynn Norfolk Conversion of office back to 2 dwelling houses	King's Lynn
27.03.2020	22.05.2020 Application Permitted	20/00484/F	7 Grafton Close King's Lynn Norfolk PE30 3EZ Proposed extension	King's Lynn
06.04.2020	28.05.2020 Application Permitted	20/00514/F	27 Baldwin Road King's Lynn Norfolk PE30 4AL Proposed Single Storey Extension and Internal Alterations	King's Lynn
23.12.2019	28.05.2020 Application Permitted	19/02208/F	Woodfield 69 Castle Rising Road South Wootton King's Lynn Extension to dwelling.	South Wootton
28.02.2020	28.05.2020 Application Permitted	20/00314/F	Land North of Ryalla Drift South Wootton King's Lynn Norfolk Construction of replacement stable block	South Wootton
04.03.2020	26.05.2020 Application Permitted	20/00345/F	Land West of Bryanville 6 Ryalla Drift South Wootton King's Lynn Variation of Condition 2 of Planning Permission 19/01703/F: Construction of one residential dwelling	South Wootton

10.03.2020	02.06.2020 Application Permitted	20/00387/F	Surgery House Mill Road Terrington St John Wisbech Variation of condition 2 of Planning Permission 20/00171/F: Erection of 3 x 4 bedroom dwellings	Terrington St John
23.01.2020	02.06.2020 Application Permitted	20/00109/F	Ronsdale 151 Church Road Tilney St Lawrence King's Lynn Conversion of first floor storage room above an existing detached triple garage to annexe ancillary to the existing dwelling	Tilney St Lawrence
23.12.2019	20.05.2020 Application Permitted	19/02204/F	The Mill 190 St Pauls Road South Walton Highway Norfolk Proposed extensions and alterations	West Walton
23.12.2019	19.05.2020 Application Permitted	19/02205/LB	The Mill 190 St Pauls Road South Walton Highway Norfolk Listed building application for proposed extensions and alterations	West Walton
17.01.2020	20.05.2020 Application Permitted	20/00090/FM	Wretton Farm Farhill Drove Wretton King's Lynn Demolition of dwelling and development of 4No Great Grand Parent broiler poultry breeding units (26,400 birds) with ancillary structures including farm office/staff amenity/egg storage building and replacement dwellig at Wretton Farm	Wretton