

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



Planning Committee

Agenda

Monday, 8th March, 2021
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
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PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 8th March, 2021

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 8 February 2021.

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 Chair 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 Chair of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

6. CHAIR'S CORRESPONDENCE

To receive any Chair'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 - 65)**

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

9. DELEGATED DECISIONS (Pages 66 - 92)

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.

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.

Public Speaking

2. 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, this will be **Friday 5 March 2021**.

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 8 MARCH 2021**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	DEFERRED ITEMS			
8/1(a)	20/00643/F Bunessan Herrings Lane Demolition of existing house and rebuilding with new garage and art studio	BURNHAM MARKET	APPROVE	8
8/1(b)	20/01082/F Derelict Esso Filling Station 36 West Winch Road Demolition of existing built form on site, and replacement with 2 x 3 bedroom bungalows	NORTH RUNCTON	APPROVE	22
8/2	OTHER APPLICATIONS/ APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
8/2(a)	20/01422/O Willow Dale Winch Road Outline Application: Proposed residential development for 1 unit.	GAYTON	APPROVE	37
8/2(b)	20/01054/F Simla 42 Low Road Congham Change of use from residential dwelling to residential dwelling and the keeping/breeding of dogs (retrospective).	GRIMSTON	REPORT TO FOLLOW	
8/2(c)	20/01381/F Walnut Lodge 29 Church Lane Whittington Variation of conditions 2, 7, 8, 10 and 11 of planning permission 15/00884/F	NORTHWOLD	APPROVE	47
8/2(d)	20/01840/F Magdalene 61 Archdale Close Demolition of existing bungalow & garage and construction of new bungalow and patio area	WEST WINCH	APPROVE	58

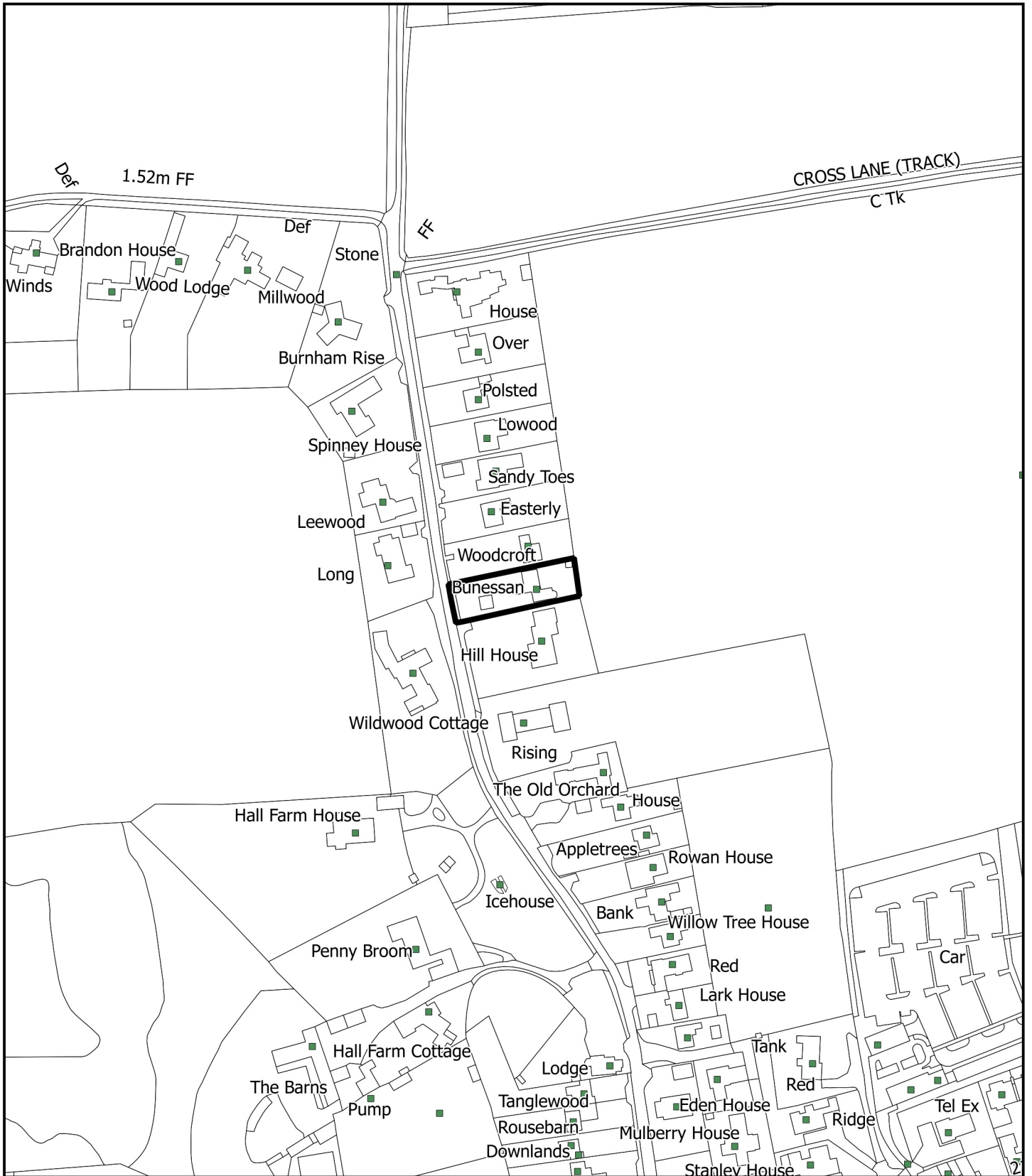
20/00643/F

Buessan Herrings Lane Burnham Market



20/00643/F

Bunessan Herrings Lane Burnham Market



Parish:	Burnham Market	
Proposal:	Demolition of existing house and rebuilding with new garage and art studio	
Location:	Bunessan Herrings Lane Burnham Market King's Lynn	
Applicant:	Mr And Mrs R Sumroy	
Case No:	20/00643/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 30 June 2020 Extension of Time Expiry Date: 28 July 2020

Reason for Referral to Planning Committee – Deferred by Planning Committee 11 January 2021

Neighbourhood Plan: No

Case Summary

The site comprises an existing detached dwelling with detached garage to the front garden.

The site is surrounded by residential properties to the north and south, with other residential properties on the other side of Herrings Lane to the west. Vehicle access is already in place from Herrings Lane.

This application seeks full planning permission for the demolition of the existing house and construction of a replacement dwellinghouse and detached garage/ art studio.

The site is within the settlement of Burnham Market, which is a Key Rural Service Centre. The whole village of Burnham Market is within the Area of Outstanding Natural Beauty (AONB).

Members will recall that this application was considered at the Planning Committee on 11 January 2021 and was deferred, in relation to the effect on the AONB and to see if the applicant would reduce the amount of glazing or use methods which would reduce the impact.

The applicant has now submitted amended plans showing a reduced amount of glazing and proposing the use of electrochromic (EC) glass.

Key Issues

- The principle of development on this site;
- Impact upon the AONB;

- Design, character and appearance
- Impact upon Residential Amenity;
- Highway Issues;
- Crime and Disorder Act 1998;
- Other Material Considerations.

Recommendation

APPROVE

THE APPLICATION

The site comprises an existing detached dwelling with detached garage to the front garden.

The site is surrounded by residential properties to the north and south, with other residential properties on the other side of Herrings Lane to the west. Vehicle access is already in place from Herrings Lane.

The application seeks full planning permission for the demolition of the existing house and the construction of a replacement dwelling with new garage/ art studio. This application has been amended since it was submitted, and the number of outbuildings reduced to the front of the site from 2 to 1.

The existing 6-bedroom dwelling is a rendered property which features three gabled sections when viewed from the front and rear. It spans the width of the site with eaves of 4m to some sections and 5m to others. The ridge rises to 7m.

The proposed replacement dwelling is proposed to be constructed of red brick with flint panels and a zinc sheet roof with solar panels set in between the roof valleys. The proposed dwelling sits on a similar footprint as the existing, with eaves heights of approximately 5.5m and ridge of 7.5m.

The site is within the settlement of Burnham Market, which is a Key Rural Service Centre. It is also within the AONB but outside of the Burnham Market conservation area.

Since the January Planning Committee meeting amended plans have submitted showing a reduced amount of glazing and proposing the use of electrochromic (EC) glass for the larger glazed areas.

SUPPORTING CASE

The applicant has submitted the following supporting text:-

The design concept of the new house

The existing house is at the end of its life, is poorly designed, unsustainable and cannot be economically upgraded to an environmentally acceptable level moving forward into the 21st century.

However, the new house is closely related to the existing house, which has the same three gabled form facing Herrings Lane and the same building width side to side of the plot.

In terms of scale the ground floor level is the same as existing and the ridge height is the average of the two neighbouring properties and so fits snugly in the street scene. This is particularly apparent from Bellamy's Lane where all the houses in the row are clearly visible and Bunessan is designed not to draw attention to itself.

The scale is further broken down by the staggering forwards and backwards of the three gabled sections. Between these gables, balconies – none of which overlook neighbours – add visual interest and lessen the impact by providing a contrast to the two solid flint outer gable elements.

The wall materials are vernacular – flint on the public faces and brick on the sides - and the roof is of a sustainable coated zinc with photovoltaic cells mostly hidden in the valley gutters. There are several modern designs on Herrings Lane which use modern materials, but it was felt that the use of local flint would contribute to local distinctiveness.

The garden will be a major element of the design and the intention is to enhance the appearance of the outbuilding by growing plants up it as a living wall.

Our response to the concerns from the planning officer

In response to comments and suggestions from the planning officer the house was moved forward in the plot to reduce overshadowing of the garden to the new house to the north. It sits pretty much in the same position as the existing house so there will be little change to this neighbour from the existing house.

In the front garden the original two outbuildings – thought to be overly crowded and too overbearing on the rural feel of Herrings Lane by the planning officer – have been reduced to one building end-on, lowered slightly and set back from the road, which is now considered acceptable. This provides a lower key frontage than other houses along Herrings Lane, which often have garages with tall and overbearing pitched roofs.

Setting the outbuilding back will create space for planting at the front of the property to reinforce the leafy nature of Herrings Lane, a major concern of the planning officer.

Summary

To summarise we believe this distinctive design will be an asset to the village, be neighbourly to the houses adjacent and contribute to the high standard of design and detailing we have come to expect in the borough.

PLANNING HISTORY

2/03/1445/F: Application Permitted: 04/09/03 - Construction of detached garage and extension to dwelling – Bunessan Herrings Lane Burnham Market

2/03/0760/F: Application Permitted: 15/05/03 - Construction of replacement conservatory – Bunessan Herrings Lane Burnham Market

2/98/0510/F: Application Permitted: 14/05/98 - Demolition of garage and construction of 2 storey extension – Bunessan Herrings Lane Burnham Market

RESPONSE TO CONSULTATION

Parish Council: **OBJECT** – On the following grounds:

Overshadowing - The main house is too close to the boundary fence on both sides.

Layout and Density of Building - The visual appearance of the building with a zinc roof with PVC and excessive glazing overall.

Question - is the Art Studio for private or business use? The application mentions employment for local traders and crafts so does this apply to the building work or the Studio? It's rather vague. The 'art studio' just looks like extra accommodation and is therefore a second dwelling.

The Parish council would like to see a condition put on any approval that the art studio and new garage are not used for business or commercial purposes or as a separate dwelling.

Local Highway Authority: NO OBJECTION – conditionally – standard parking and turning condition plus restriction on use of studio to remain incidental to the use of the main dwellinghouse.

Norfolk Coast Partnership: (Amended plans) - Our main objection was due to the glazing, this has been slightly reduced but we were very pleased to see that EC glass has been incorporated on most of the windows.

This being the case, the light pollution should be dramatically reduced and we remove our objection but we would still like to see conditions on external lighting.

National Planning Policy Framework Clause 125 and Norfolk County Council's Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be:

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

Please also refer to the Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights which gives guidance for lighting in an AONB.

I am still unsure about the zinc roof, whilst I accept that this isn't the first zinc roof in the area, it sets a precedent and slowly and cumulatively erodes the special qualities of the AONB. As this is not in a Conservation Area this will have less of a visual impact, but worth noting our concerns.

Previous comments:-

OBJECT – the excessive glazing and pv panels will have detrimental visual impact in the AONB thus going against NNPF para 172 which aims to 'conserve and enhance' the AONB. Increased light pollution will have an impact on our dark skies, a special feature of the AONB (sense of Remoteness, Tranquility and Wildness), currently under cause for concern.

Recommend condition re: external lighting.

If glazing were reduced and lighting mitigated it may elicit a more favourable response.

Natural England: NO OBJECTION

Arboricultural Officer: NO OBJECTION - conditionally

Environmental Quality: NO OBJECTION– recommend informative re: asbestos

REPRESENTATIONS

ONE third party comment received, referring to the following:-

- We live opposite this property. Whilst we have no objection to the demolition or build we are very concerned about the access and parking of the construction workers.
- We and other neighbours already have damage to our property from the construction traffic from a build next door to this property.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

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 for consideration in this case are:-

- The principle of development on this site;
- Impact upon the AONB;

- Design, character and appearance and impact upon the Conservation Area
- Impact upon Residential Amenity;
- Highway Issues;
- Crime and Disorder Act 1998;
- Other Material Considerations.

The principle of development

The site is within the village settlement boundary but in any case, is replacing an existing dwelling. Burnham Market is a Key Rural Service Centre where development of a scale and nature appropriate to secure the sustainability of each settlement will be supported within the Development Limits of the Key Rural Service Centres, in accordance with Policies DM1, DM2 and CS06 Development in rural areas.

The site is also within the AONB. There are a number of policy statements relevant to this application and the key aspects are summarised below.

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

Core Strategy Policies CS01, CS02, CS06, CS08 and CS012 are relevant. CS06 promotes sustainable patterns of development to ensure strong, diverse economic activity whilst maintaining local character and a high quality environment.

SADMP Policies DM1, DM2 and DM15 also apply.

Impact upon the AONB

The existing dwelling is a two storey detached property in a row of residential properties. It is flanked to the north and south by other detached dwellings that have replaced older dwellings. The existing dwelling has three gables to the front and rear which breaks up the scale and mass of the dwelling in the street scene and from longer views.

AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site is at the north western edge of the village; to the west are open fields. The land levels drop from north to south as do the properties in the row along Herrings Lane, which are set north/south. The siting of the development plays an important role in the transition between open countryside and the built form.

Currently views of the existing dwelling from Herrings Lane are partially screened by existing planting on the site. The siting and design of the replacement dwelling means that no significant or high-quality trees will be affected by the proposal; only one apple tree would need to be removed for development purposes. To the western field boundary there are significantly less trees and foliage and the same can be said to the northern boundary.

Like the dwelling it seeks to replace, the proposed replacement dwelling is also of two storey height and has low pitched roofs. The dwelling is proposed to be sited in the same position as that it seeks to replace, which means that the rear garden is smaller than the front. The application site is large and a significant amount of space remains to the front and rear of the proposed dwelling. The amount of spacing between this and neighbouring dwellings would remain the same as the current arrangement.

The upper floor and the roof will be the main visible parts of the development. The walls are proposed to be constructed from brick and flint panelling and it is proposed that the modest pitched roof will be zinc sheeting. The ridge height of the proposed replacement dwelling is taken from the average of the two neighbouring properties to ensure that it is in keeping.

There are only long public views from across the fields to the west. From this distance the proposed development will be seen in a row of other properties of similar heights. Given that the dimensions of the dwelling are compatible with surrounding development, the planting on the site is to be retained and the development proposes a series of shallow roofs, and the development will not be viewed in isolation, it is considered that the proposed development will not have a detrimental impact upon the natural beauty of the landscape in this designated area.

Objection to the original plans was received from the Norfolk Coastal Partnership to the amount of glazing and photovoltaic panels to the roof.

However, since the January Planning Committee meeting amended plans have been submitted showing a reduced amount of glazing and proposing the use of electrochromic (EC) glass for the larger glazed areas.

NCP's main objection was due to the impact of the extent of the glazing. NCP acknowledges that this has been slightly reduced in area and they are very pleased to see that EC glass has been incorporated on most of the windows.

They acknowledge that the light pollution should be dramatically reduced and they confirm the removal of their former objection. They do, however, request a condition be imposed regarding external lighting.

NCP comment about the proposed zinc roof, which they accept this isn't the first zinc roof in the area. They raise concerns about this setting a precedent which may slowly and cumulatively erode the special qualities of the AONB. However, as this is not in a Conservation Area they acknowledge that this will have less of a visual impact.

In terms of government advice regarding light pollution and dark landscapes it is necessary to consider whether new lighting would be conspicuously out of keeping with local nocturnal light levels, making it desirable to minimise or avoid new lighting. In this case it is noted that there is already a dwelling on the site which has existing fenestration and the capacity for external lighting. This domestic use will not change.

The house is located in a residential street where many houses have glazed sections facing both towards Herrings Lane and to the open countryside, which is separated from public views by a large field. In context, this house will be viewed amongst other dwellings which flank the site.

The amended plans show a small reduction in glazing, but the use of EC glass, which would provide benefits in terms of light pollution overcomes the objection from NCP. In this case it is considered that the degree of glazing and light pollution would not be materially greater or have any greater visual impact in the AONB than the dwelling it seeks to replace. There is therefore no conflict with NNPF para 172 which aims to 'conserve and enhance' the AONB.

It is recommended that a condition be imposed requiring the details of the EC glass to be submitted prior to installation, to ensure that the concerns about light pollution are satisfied.

NCP also raise concern regarding increased light pollution which will have an impact on dark skies, a special feature of the AONB (sense of Remoteness, Tranquillity and Wildness).

They recommend that a planning condition be imposed to restrict the degree of light spillage beyond the site.

However, the site is already a dwellinghouse and this use is not changing. The proposal will not lead to an anticipated excessive increase in external lighting and it would not be considered reasonable or necessary to impose a planning condition restricting external lighting in this case.

Design, character and appearance

There is no defined built characteristic in the locality, with Herrings Lane comprising a mix of, generally large dwellings of differing ages, scales, designs and materials. The ground levels rise markedly from south to north along Herrings Lane so that the houses step up the hill.

The existing detached dwelling comprises three gabled elements, with a rear conservatory. It is sited towards the rear of the plot in line with other dwellings to the north and south. The front garden has mature planting.

The amended plans raise no new, material design issues. The use of EC glazing to the larger areas of fenestration may result in a darker appearance to these sections, but this will be assessed once the details of the glazing to be used has been submitted by way of planning condition.

The proposed replacement dwelling follows a similar three gabled design. The mass of the building has therefore been disguised, by breaking up the main roof with gables and using fenestration of varying sizes which reduces the overall mass of built form. Overall these elements mean that the design has interest and that the scale of the building will not be apparent from any one viewpoint. As the land levels change from south to north along the lane, the low ridge height will result in a dwelling that does not dominate the dwelling to the south.

By comparison the proposed replacement dwelling is 1m higher at eaves level than some of the existing eaves levels on site, and half a metre taller to the ridge. In terms of materials, the proposed dwelling would result in high quality materials through the use of traditional red brick and flint panels, which is more typical of Burnham Market than the render of the existing property.

Whilst the proposed replacement dwelling takes reference from existing, traditional dwellings, the proposed design also introduces some modern, contemporary elements, including modern fenestration detailing and the mix of traditional flint with modern zinc roof materials. Outside space in the form of first floor balconies and ground floor terracing have all been designed in at this stage.

There are many bespoke, individually designed dwellings along Herrings Lane that carefully blend traditional design elements and materials with a contemporary twist. The use of zinc as a roofing material along the coastal villages can be evidenced, with some of these properties being located in conservation areas. It is recommended however, that a condition be imposed seeking the non-reflective nature of this roof material to ensure that it fits within the street scene.

During the course of the application the number of outbuildings to the front of the site has been reduced from two to one, in response to concerns from the planning officer. The proposed outbuilding has a flat roof, is just 3m high, and has been set back further in the site to retain the soft landscaping at the front of the site closest to Herrings Lane.

Burnham Market's conservation area covers a significant amount of the village and the nearest section covers a garden to a property on the opposite side of the road to the south west. The closest point is approximately 50m from this site. It is considered the proposed replacement dwelling will have no impact on the character and appearance of the conservation area.

In terms of design the proposed replacement dwelling is considered to reflect the building characteristics of the village and the surrounding area. It is considered that the proposal relates well in terms of scale and mass to the village and proposes matching or contrasting building materials. The proposal is considered acceptable and accords with the provisions of the NPPF, Local Plan and Core Strategy Policies, in particular Policy DM15.

Highway Issues

The access remains in the same position and adequate parking and turning can be achieved within the site.

The Highways Authority has not raised an objection regarding the proposal. Conditionally there are no outstanding highway safety issues.

Impact upon Residential Amenity

Existing residential properties are to the north and south, and on the opposite side of the lane to the west. The relationship between the development as proposed and existing dwellings has been examined.

The site to the north has recently been constructed. Consideration has been given to the relationship between the two properties in terms of overlooking, the development being overbearing, overshadowing and causing loss of light. The distance between the two dwellings remains unchanged. The eaves of the side elevation of the proposed new dwelling are in the same position, albeit higher.

The property to the north is sited at a higher ground level so that the eaves and ridge height are higher than Bunessan. Given the change in ground levels between the properties, however, the proposed replacement dwelling will remain at a lower level and will not be overbearing. The only windows proposed facing north serve bathrooms or non-habitable rooms.

There is a detached dwelling to the south of the site. Again, there is no change to the separation distances between these two properties. The element of the property closest to the application boundary is the garaging of this neighbouring property. The only windows facing south are a high level kitchen window to the ground floor and windows to bathrooms or non-habitable rooms.

Although the property to the south is set at a lower ground level, the proposed dwelling will not appear over dominant due to the design of the dwelling and the way its mass has been broken up into sections and the roof pitch kept low.

The distances between the proposed development and the dwellings north and south are such that there will be no significant concerns regarding overshadowing or loss of light.

Similarly the nearest properties to the west are on the opposite side of the road and set back in their sites. There are no concerns regarding the development being overbearing, overshadowing or causing loss of light.

The combination of internal layout, existing planting to the site boundary and neighbouring site and distance between properties mean that the proposal will not result in significant overlooking of neighbouring properties.

In summary, there will be no significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, being overshadowed or the dwelling being over bearing, as a result of this proposal.

Landscaping

The application has been supported by a Tree Survey and Arboricultural Impact Assessment. This concludes that no significant harm to existing landscaping will result from the proposal.

One apple tree will be removed for development purposes and replaced with a heavy standard tree. All other trees featured in the submitted report will be retained and protected throughout the development.

The proposal seeks to retain the existing planting to the front boundary. As this is important in softening the impact upon the AONB, and for the character of the village it is recommended that a condition be imposed which retains the planting, or if it is destroyed that a replacement be planted.

The Tree Officer raises no issues subject to the imposition of conditions.

Other material considerations

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

The site lies within 2km of a SSSI (North Norfolk Coast). However, the proposed development would not have a significant adverse effect on the features on which the SSSI is designated.

The recently received third party comments are noted. However, concern over potential damage to highways or neighbouring properties during construction is beyond the powers of planning legislation and not a material planning consideration.

CONCLUSION

In principle a replacement dwelling on this site in Burnham Market is supported as it is considered to be sufficiently in harmony with the building characteristics of the area. To address comments made by councillors at the January Committee, the amended plans show a reduced amount of glazing, and also provide electrochromatic glazing (EC) glazing, the details of which can be controlled through planning condition.

The applicant has incorporated traditionally used local materials to give the design a context as well as introducing contemporary elements such as a zinc roof. Providing details are controlled by condition, this is considered fully acceptable, and the design of the proposal promotes local distinctiveness.

There are no outstanding concerns regarding overlooking, overshadowing or the development being overbearing.

Conditionally there are no outstanding landscaping issues. There are no nature conservation or flood risk issues.

The proposed development is considered to comply with Core Strategy Policies CS01, CS02, CS06, CS08 and CS12, SADMP Policies DM1, DM2, DM15 and DM17 and advice within the NPPF and therefore it is recommended that the proposal for the development 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. GA, Proposed Site Plan, drawn 04.11.2020, scanned 6 January 2021

* Drawing No. GA, Proposed Garage, drawn 04.11.2020, scanned 6 January 2021

* Bunessan Floor Plans revised 04.02.21, Scale 1:100, scanned 8 February 2021

* Bunessan Roof Plans, Scale 1:100, scanned 6 January 2021

* Bunessan Elevations Rev 1, Scale 1:100, scanned 8 February 2021

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

3 Condition: No development or other operations shall commence on site until the existing trees have been protected in accordance with the scheme as detailed in the Arboricultural Impact Assessment, prepared by A.T. Coombes Associates Ltd, dated 1 April 2020.

The protective fencing and the ground protection shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing or ground protection are damaged all operations shall cease until they are repaired in accordance with the approved details.

Nothing shall be stored or placed in any protected area in accordance with this condition.

In all other regards the development shall be carried out in full accordance with the details contained in the above mentioned Report including appropriate tree replacement

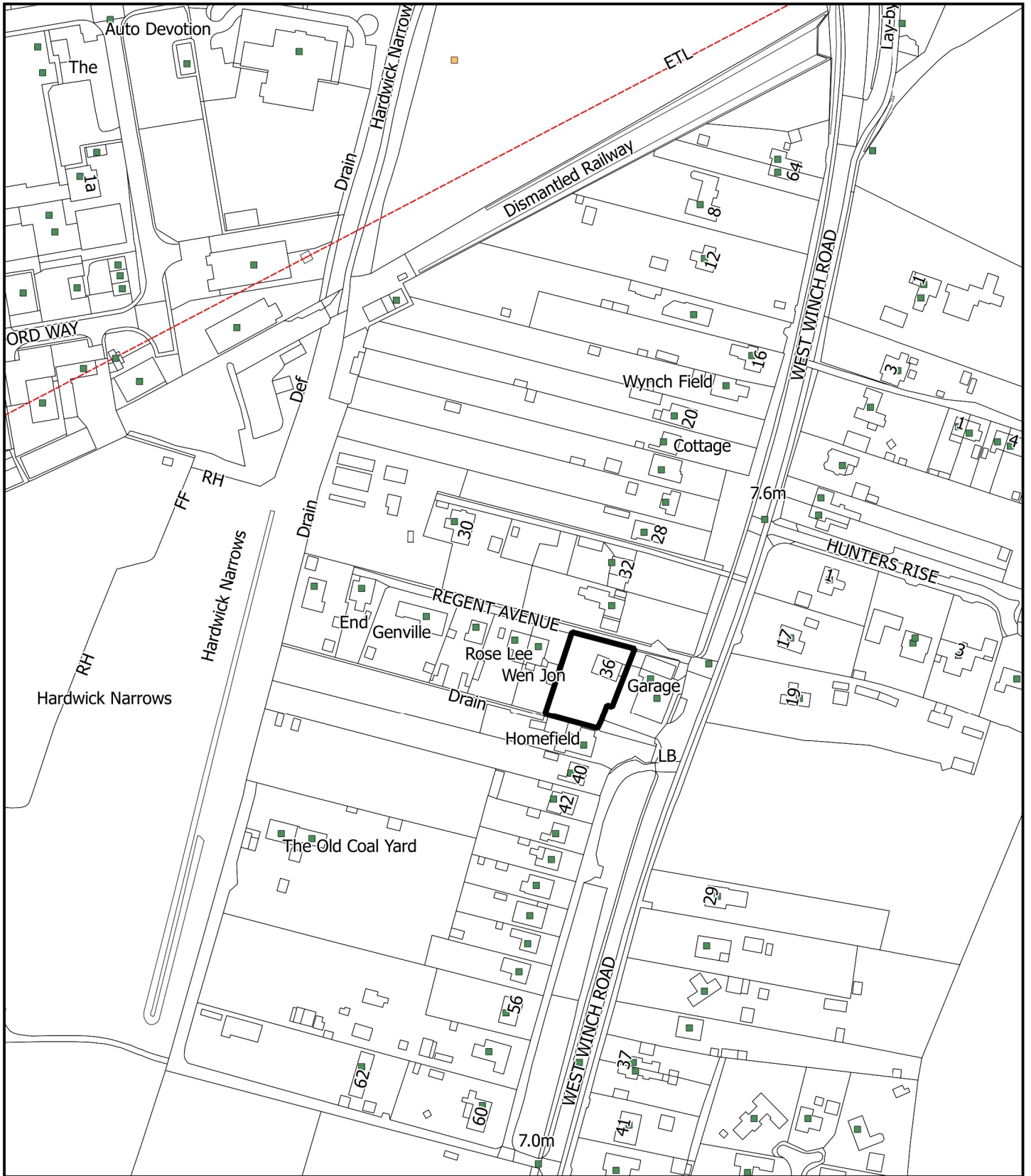
3 Reason: To ensure that the existing trees and hedgerow are properly protected in accordance with the National Planning Policy Framework 2019.

4 Condition: The zinc roof material of the replacement dwelling hereby permitted shall have a non-reflective finish, unless otherwise approved in writing by the Local Planning Authority.

- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and to limit the impact of the replacement dwelling in the wider landscape.
- 5 Condition: Details of the electrochromatic glazing, shown as 'EC' on Drawing No. GA rev 1, shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The development shall be carried out in accordance with the approved details.
5. Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and to limit the impact of the replacement dwelling in the wider landscape.
6. Condition: Prior to the first occupation/use of the development hereby permitted the proposed on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
6. Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
7. Condition: The Studio/garage building hereby approved shall be incidental to the use of the main dwelling and shall not be occupied at any time as a separate and un-associated unit.
- 7 Reason: In the interests of highway safety and neighbour amenity.
- 8 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 8 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.

20/01082/F

Esso Filling Station 36 West Winch Road North Runcton



20/01082/F

Esso Filling Station 36 West Winch Road North Runcton



Parish:	North Runcton	
Proposal:	Demolition of existing built form on site, and replacement with 2 x 3 bedroom bungalows	
Location:	Derelict Esso Filling Station 36 West Winch Road West Winch	
Applicant:	Motor Fuel Group	
Case No:	20/01082/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 15 October 2020 Extension of Time Expiry Date: 12 February 2021

Reason for Referral to Planning Committee – Application deferred from 8 February Planning Committee meeting.

Neighbourhood Plan: No

Members Update

The application was considered at Planning Committee on 8 February 2021, and Members took the view that the decision should be deferred until clarification was sought regarding the legality of the proposed access to the site.

Legal advice has been provided by East Law -

‘An application for planning permission needs to identify the land in respect of which development is proposed. ‘Development’ is defined in the Town and Country Planning Act 1990 as operational development (building, mining, engineering or other operations) or the making of a material change of use. If no operational development or change of use is proposed, planning permission is not required.

This is supported by Planning Practice Guidance on making a planning application, which states:

What information should be included on a location plan?

.... The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (eg land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site. (Paragraph: 024 Reference ID: 14-024-20140306. Revision date: 06 03 2014)

The examples given as to what land to include in a plan are indicative but not prescriptive, the key requirement being to include “all land necessary to carry out the proposed development”. If no development (whether operational or change of use) is proposed on land then that land does not need to be included as part of the application site, planning permission not being required. There is no requirement in planning law for a development site to have access to or from a public highway, development off unadopted roads would not be possible if that were the case, but if development (operational/change of use) is proposed to provide such access that will need to form part of the application.

Planning is concerned with land use in the public interest, such that issues such as easements, rights of way, or other private restrictions on development that may exist are not considered to be material planning considerations.’

A recent appeal decision in the borough has reinforced this stance. The appeal was made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission for extensions and alterations to Leonardslee, Broomsthorpe Road, East Rudham (application ref 20/00498/F and appeal ref: APP/V2635/D/20/3259536). In this case the Inspector, Graham Wyatt BA (Hons) MRTPI, in paragraph 10 of the appeal statement states-

‘10. Comments have been made concerning the ownership of the access onto Back Lane from Clock Cottage. However, the planning process does not override separate legal rights, nor does it provide legal rights where none currently exist. As such, it remains for the appellant to secure and maintain any rights required to develop or access the site, separately from the planning application and appeal process.’

This information clarifies that the application, in its current form, is valid and should be determined accordingly. The initial queries raised by the Local Highway Authority officer were the views of that officer, and they have stated that they have nothing further to add to the discussion.

In addition to the legal clarification provided above Members raised the following additional queries:

The ownership of the adjoining site was queried. A revised plan has been submitted which identifies the adjoining petrol station as within the same ownership as the application site and this is indicated in blue. This should replace the previous plan (and recommended conditions have been updated accordingly).

Concerns were raised that residential development was not appropriate within close proximity to the petrol filling station due to the noxious gases given off. No objections were received to the planning application on this basis. Further advice has been sought from the Environmental Quality team and a full response will be provided in advance of the Planning Committee meeting but is not available at this current time.

Additional third party representations have also been included in the relevant section below in bold.

Case Summary

The application site is located to the east of the A10, and falls within the development boundary of West Winch. The site is immediately adjacent to the existing petrol filling station, and was last used as a commercial repair garage in association with the filling station.

The application seeks consent for the construction of a pair of single storey semi-detached bungalows. The bungalows are three bedroom with parking and turning areas to the front and side, and private gardens to the rear. Access for the dwellings is proposed via Regent Avenue.

Key Issues

- * Principle of Development
- * Highways / Access
- * Form and Character
- * Residential Amenity
- * West Winch and North Runcton Neighbourhood Plan
- * Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located to the east of the A10, and falls within the development boundary of West Winch. The site is immediately adjacent to the existing petrol filling station, and was last used as a commercial repair garage in association with the filling station.

The application seeks consent for the construction of a pair of single storey semi-detached bungalows, with a ridge height of approximately 6.75m. The bungalows are three bedroom with parking and turning areas to the front and side, and private gardens to the rear. Access for the dwellings is proposed via Regent Avenue. The dwellings proposed are of a modern design with red multi brick and grey roof tiles. There is some minimal planting proposed to the front of the site. The boundary treatments proposed are existing low level hedging/planting on the western boundary in line with the parking and turning area, which then changes to 1.8m close boarded fencing to enclose the rear garden. A solid wall is to be constructed on the eastern boundary of the site, the details of which are to be agreed through condition.

The application site was last used in conjunction with the adjacent petrol filling station as a workshop for car repairs, and therefore formed part of a larger commercial use. This commercial use could be reinstated at any time, and as such the 'use' of the land is a material consideration in the assessment of this application, particularly in regard to vehicle movements as discussed below.

SUPPORTING CASE

The applicant has addressed the objection by the Parish Council as below, and goes on to clarify policy compliance with Core Strategy policy CS10 'The Economy':

Access

A consultation response received by the North Runcton Parish Council objects to the scheme due to alleged unsafe access from the A10.

The Norfolk County Council Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangement and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway and concluded that they do not object to the proposals and have proposed one compliance condition in relation to the surfacing.

Retention of Employment Land (Policy CS10)

The site is not located within any site-specific allocations but is within the identified development limits of West Winch. Planning permission is sought for the demolition of the existing redundant workshop building on the site which results in an incongruous addition to the streetscape. The proposal would provide a visual enhancement to the site and the wider area whilst providing much needed new residential dwellings.

The National Planning Policy Framework (February 2019) within paragraph 84 is clear that 'the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'. The application site in this instance currently comprises a vacant site, within a sustainable location, well connected to the existing facilities offered in West Winch.

Applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities,

Paragraphs D.1.23 – D.1.25 of the Site Allocations and Development Policies document (SADMP) is clear that the Borough Council supports the use of brownfield sites for residential uses. The site is no longer suited in land use terms for continued employment use by way of its incompatibility with surrounding land uses and is considered to be in accordance with Policy CS10.

PLANNING HISTORY

No recent relevant history.

RESPONSE TO CONSULTATION

Parish Council: OBJECT

As other consultees and neighbours have stated, the Parish Council would have concerns about the safety of access to this site from the A10. However, as we have noted in regard to other nearby applications, both BCKLWN and NCC appear to have been inconsistent in deciding what development is and isn't acceptable along this section of road. We feel more clarity is required for applicants.

The Parish Council confirm that they must OBJECT because if other developments along the A10 are being refused on the grounds of unsafe access – then this access must surely be considered unsafe, located as it is close to the petrol station access and also a bus stop. Sight lines up and down the A10 are limited and there is a steep ramp up to the edge of the highway. These are all issues previously noted in nearby refusals.

Local Highway Authority: NO OBJECTION

Following our recent discussions there would appear to be two key factors that are relevant to the highway considerations for this proposal. One, being that it is the view of the planning authority that the site being considered does retain a use class that allows commercial

ventures and therefore it can generate traffic in its own right. Two, being that the site could currently create an access, with the consent of the private track owners, to serve the site and operate the class uses that the site will currently enjoy.

In our view an approval of the application and in particular utilising a narrow private drive is far from ideal. However, on balance of the factors set out above, I believe that it would be difficult to substantiate an objection to this application on highway grounds and I therefore recommend a condition is attached.

IDB: NO OBJECTION SUBJECT TO STANDARD IDB CONDITIONS

CSNN: NO OBJECTION SUBJECT TO CONDITIONS

The storage of petroleum is regulated by the Petroleum Enforcement Authority which in Norfolk is part of Norfolk Fire & Rescue Service. They would be the appropriate authority to comment on the proximity of the proposed development to the existing petrol station. Contact details for the PEA can be found here <https://apea.org.uk/pages/contacts/petroleum-licensing-and-enforcingauthorities?search=norfolk>

Having looked at the proposed layout I am concerned about the bedroom on the east facing façade of the building (Plot 1) as this has a window directly facing the petrol station and A10. I am concerned about potential noise levels inside this bedroom and would therefore recommend a condition is attached looking at these noise levels and necessary remediation required for the dwelling.

No information has been submitted in relation to the proposed drainage for the site. It is likely that the dwellings would be able to connect to the main foul sewer. It is assumed that soakaways would be proposed for surface water drainage of roof water but percolation tests would be required to validate that method of drainage. Therefore it is requested that drainage is conditioned.

Environmental Quality: NO OBJECTION SUBJECT TO CONDITIONS

Contaminated Land - The application is for land including a derelict workshop building directly to the west of the operational petrol filling station. The land has the potential to have been contaminated due to the previous use. The applicant has submitted a Preliminary Land Quality Risk Assessment report, SLR July 2020.

The PLQRA report reviews desk study information and maps, and also refers to previous reports and site investigation. The report concludes that the previous use of the site as a workshop has created the potential for contamination to be present in site soils. However, measures are recommended in the report for further investigations and remediation.

The proposed redevelopment strategy is:

- dismantle the existing buildings;
- inspect the exposed soils/rock following removal of the buildings and any associated excavations;
- re-assess the conceptual site model identified potential pollutant linkages; and
- remove any unsuitable contaminant impacted soil materials that may be encountered locally during the removal works as part of placement of suitable soil materials in garden areas.

As further work is required, and as there is the potential for asbestos materials to be present in the workshop building, I recommend conditions and an informative is attached to any approval. I note that demolition may be required prior to further site investigation and site

Planning Committee
8 March 2021

characterisation, but this further investigation should be undertaken prior to other groundworks.

Norfolk Fire and Rescue: NO OBJECTION

Please find below the information you requested regarding safety distance from petrol filling stations.

Fill Points - Public thoroughfares and property boundaries should not be within 4 metres of fill points. Where there is independent occupancy within the building, there should be an increased separation distance of 9 metres where the occupancy is residential with 30 minutes fire resistance. Where the building is occupied by vulnerable populations this should be increased to 60 minutes fire resistance.

Dispensing - As above.

Vent Pipes - Vent discharge points should not be within 3 metres in any direction of opening windows or any other opening to a building or located less than 2 metres from a boundary.

Risk Assessment - A risk assessment should be carried out to consider the type of occupancy of the buildings and where necessary provide additional controls for higher risks.

Further discussions were held verbally with Norfolk Fire and Rescue about the proximity of the vents to the boundary of the site. The view of the F&R Officer was that given the fact that the vents will be adjacent to the back garden of the proposed dwelling, and the distances between the vents and dwelling, that they could not ask the petrol filling station to make alterations to the existing vents. They would not object to the scheme in its current form on the basis that the 2m solid brick boundary wall was to be provided.

Natural England: NO COMMENTS

REPRESENTATIONS FOUR letters of **OBJECTION** have been received from neighbouring residents. These raise issues summarised as-

- All residents of Regent Avenue should have been informed of application.
- Trying to join/ leave A10 from/ to Regent Avenue is dangerous due to high traffic levels and proximity of entry/ exit to Petrol Station next door to the access.
- No passing places on Regent Avenue so can cause delays onto A10
- Additional dwellings will add further stress on poor road layout and will be a major safety concern.
- Dwellings should be 100ft from petrol station for health and safety reasons.
- Also light and noise pollution from garage, affect neighbour amenity.
- Surely there are better sites for new development
- Vans park at garage which restricts visibility for leaving Regent Avenue
- Who will be responsible for maintenance of lane?
- Machinery / delivery lorries will block access to road for residents and emergency vehicles
- Is there a need for more new housing on this stretch of A10?
- Litter created from petrol station, and customers of petrol station urinate up their wall.

ONE letter of OBJECTION was received as 'Late Representations' to the February Committee and stated the following (summarised):

- **The Local Highway Authority has missed the safety issues regarding the site and quotes the following "The site being considered does retain a use class that allows commercial ventures and therefore it can generate traffic in its own right". The problem with the statement is that access to the building was from the petrol Station and not Regent Avenue. There is no drop down kerb and never has been in Regent Avenue.**

- **The new build states it will have parking and turning, which in the objectors' opinion, is not sufficient turning for everyday delivery vans and lorries. There is no gas main in Regent Avenue so oil needs to be delivered normally in large lorries. Queries whether they will be able to turn around or reverse onto the A10.**
- **An application for a single bungalow with allocation for passing vehicles may have been a better option.**

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

Policy E2.2 - Development within existing built-up areas of West Winch

NEIGHBOURHOOD PLAN POLICIES

Policy WA11 - Adequate Provision for Bicycles

Policy WA07 - Design to Protect and Enhance Local Character

Policy WA10 - Adequate Provision for Cars

Policy WA12 - Adequate Outside Space

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The key issues in assessing this application are considered to be as follows:

Principle of Development
 Highways / Access
 Form and Character

Principle of Development

Policy CS10 of the Core Strategy (2011) seeks to retain land currently/ last used for employment purposes unless it meets one of the stated criteria. In this case the applicant has made the point that the site is no longer suited in land use terms for continued employment use by way of its incompatibility with surrounding land uses. The use of the site for a commercial use is likely to give rise to amenity issues for residents of Regent Avenue, and neighbouring dwellings to the south, and therefore it is considered that the scheme does accord with policy CS10.

The application site lies within the development boundary for West Winch as outlined in the Site Allocations and Development Management Policies Plan (SADMPP)(2016). Policy DM2 allows for new development within development boundaries, providing the scheme is in accordance with other Local Plan policies. Policy E2.2 goes on to state that in the existing built up areas of West Winch policy DM2 applies but there are additional provisos. In this case many of these provisos are not relevant given the location of the application site, however 1(a) refers to the need to restrict new development resulting in new traffic / accesses onto the A10. This is addressed fully later in the report.

The site falls within the designated neighbourhood of the adopted West Winch and North Runcton Neighbourhood Plan, and as such is also subject to the relevant policies within this document. The proposal meets the requirements of policies WA07 in terms of the design of the dwellings responding to the locality; policies WA10 and WA11 in providing adequate provision/ space for car parking and bicycles; and provides well above the required minimum amount of outside space to meet policy WA12. The application is therefore in accordance with the Neighbourhood Plan.

As this report identifies, subject to conditions attached to the consent, the scheme does meet the policy requirements of the adopted Local Plan.

Highways / Access

The objections received to the application from both the Parish Council and neighbouring residents centre around traffic issues in this locality. These comments and concerns are detailed above. It should also be noted that each application must be considered on its own merits. The Local Highway Authority has stated in their response that the site under consideration does, in the view of the Local Planning Authority, retain a commercial use class. While the site has not been used for a period of time, it does not meet the tests of abandonment (broadly these include the physical condition of the premises; the period of non-use; whether there has been any intervening use; and evidence regarding the owners intentions) and therefore the commercial use could be reinstated at any time. Furthermore, with this existing use in mind the site could currently create an access onto Regent Avenue, with the consent of the private track owners, to serve the site and operate this commercial use. In this specific case, given the site could easily be brought back into use, it cannot be considered in the same way as a site with limited use (such as garden land for example) with regard to traffic generation and access. While utilising a narrow private drive is far from ideal, the Local Highway Authority is of the view it would be difficult to substantiate an objection to this application on highway grounds. Therefore the scheme does accord with Policy CS11 of the Core Strategy (2011) and Policy E2.2 and DM15 of the SADMPP(2016).

Form and Character

The dwellings proposed are a standard design pair of single storey semi detached 3 bedroom dwellings. The scheme includes driveways and turning areas to the front and side, and rear gardens. The site levels are to remain as existing and the finished floor levels of the dwellings to be raised by 150mm above existing levels (at +6.37). Given it is a single storey development, the small increase in FFL and the fact that site levels will remain the same, the proposed scheme is acceptable in the street scene. In terms of the design of the dwellings proposed this largely reflects the scale and form of neighbouring dwellings. The materials proposed are red multi brick with grey roof tiles and white upvc windows, which given the mix of materials and styles in this locality is considered acceptable and accords with Policy DM15 (SADMPP 2016).

Residential Amenity

The construction of two single storey dwellings on the site would not cause a detrimental impact on neighbouring dwellings to the extent to warrant refusal of the application. While there is likely to be some inconvenience during the construction, a condition has been attached to the consent to require the submission of a Construction Management Plan for the site, which would include parking and delivery arrangements for construction vehicles, and is considered necessary given the narrow access road to the site. Furthermore a condition will also be added restricting hours of construction on site, to protect neighbour amenity.

The dwellings proposed are single storey only with the proposed boundary treatment to the rear and to the western side a 1.8m close boarded fence. To the front of the site on the western boundary the existing low level planting/ hedge will be retained. Taking into account the small increase in finished floor levels of 150mm, this would not give rise to any issues of overshadowing or overlooking to neighbouring dwellings. This relationship is considered to be acceptable.

In terms of the residential amenity of the new dwellings; the proximity of the existing petrol station immediately adjacent to the east of the application site does give rise to some concerns regarding the noise/ lighting from the petrol station and the impact of this on the proposed dwellings. This is especially the case for plot 1, the dwelling to the east. CSNN has requested that the applicant submit a report, completed by an appropriately qualified acoustician, to the LPA demonstrating that internal and external night time noise levels in the east facing bedroom in Plot 1 are compliant with the WHO guidelines on Community Noise. Based on the results of this, details of any necessary remediation measures will also need to be submitted and agreed by the Council. CSNN are satisfied that it would be possible to improve the acoustic performance of the window installation, such as by the type of glazing, passive ventilation etc.

Paragraph 182 of the NPPF refers to the need to effectively integrate businesses, and specifically that 'existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.' The existing petrol station should therefore not be restricted as a result of this development. The hours of operation of the petrol station are not conditioned, although currently it operates from 0600 to 2300 hours 7 days a week. Potentially these hours could increase further, and so the report and remediation measures referred to above should consider this. It is our view that there will be sufficient remediation measures in place to prevent complaints related to noise/ disturbance from these proposed dwellings, and thus the petrol station would not be restricted as a result. It is important to note that the petrol station is already surrounded by existing residential development.

Consideration has also been given to the safety implications of new residential development within close proximity of the petrol station. The eastern most dwelling (plot 1) is approximately 18m to the nearest fuel pump, and approximately 7m to the vent pipes. As detailed above Norfolk Fire and Rescue has not objected to the scheme given the distances between the petrol pumps, the vent pipes, the positioning of the new boundary wall and new dwellings proposed. It is necessary for the applicant to construct a solid brick wall approximately 2m in height along the eastern boundary of the site. This would act as a barrier in the case of any fire / blast incidents to the new dwellings. However there is a change in levels on site between the application site and the petrol station hard standing, therefore it is necessary to attach a condition to the planning consent requiring the applicant to submit full details of this boundary wall to be agreed by the Council. This will enable the officers to balance the safety requirements against the residential amenity.

Concerns were raised at the February Planning Committee meeting that residential development was not appropriate within close proximity to the petrol filling station due to the noxious gases given off. No objections were received to the planning application on this basis. Further advice has been sought from the Environmental Quality team and a full response will be provided in advance of the Planning Committee meeting but is not available at this current time.

On the basis of the above, the proposal complies with the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Other Material Considerations

The issues raised in the objections received to the application have largely been discussed above. Where concerns have been raised with regard to the operation of the petrol station, these are not for consideration as part of this application. In terms of the maintenance of the private access road, this is not a material consideration in the planning process but rather a civil matter and details would be contained within property/land deeds.

Flood risk – A small part of the site, to the far south, is identified in the Strategic Flood Risk Assessment as being at risk of surface water flooding. However the view has been taken that given this is for such a small area and will remain as garden land, a site specific flood risk assessment was not required. Foul and surface water drainage arrangements are conditioned.

CONCLUSION

The proposal constitutes the development of a pair of semi-detached bungalows within the existing built up area of West Winch, and within the development boundary for the village (Policy DM2 of the SADMPP 2016). While the land has a previous commercial use, the physical constraints of the site and proximity to neighbouring residential dwellings means that the scheme does accord with the criteria set out in Core Strategy policy CS10. The principle of residential development in this location is in line with the NPPF and Local Plan policies.

The Parish Council has objected to the scheme on the grounds of highway safety, and that 'BCKLWN and NCC appear to have been inconsistent in deciding what development is and isn't acceptable along this section of road (A10)'. However, the view of the Local Highway Authority is that given there is an existing commercial use on the land, in terms of traffic movement, the circumstances are different to if this were a site with limited use (such as garden land for example) and therefore they cannot substantiate an objection to this scheme.

Conditions are recommended to manage the relationship between the existing petrol filling station to the east of the site and the residential dwellings proposed, and on this basis CSNN does not object to the scheme.

The proposal is therefore considered to be sustainable development and accords with the provisions of the NPPF, Core Strategy Policies CS06, CS08, CS10 and CS11, Policies DM2, DM15 and E2.2 of the SADMPP (2016), and Policies WA07, WA10, WA11 and WA12 of the West Winch and North Runcton Neighbourhood Plan. The application is therefore duly recommended for approval.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos WESTWH-IWD-XX-XX-M2-A-2000 Rev P04, WESTWH-IWD-XX-XX-M2-A-2101 Rec P01, and WESTWH-IWD-XX-XX-M2-A-2102 Rev P1, WESTWH IWD XX XX DR A 1000 Rev P02).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the details that accompanied the application hereby permitted, prior to occupation of the dwelling full details of the boundary treatment for the eastern boundary of the site shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment should be in the form of a solid brick wall and run the full length of the eastern boundary. The wall shall be constructed in accordance with the approved details prior to the occupation of the dwelling and retained in perpetuity.
- 3 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking area shall be levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 5 Condition: Notwithstanding the details shown on the approved plans, prior to the first occupation of the dwellings hereby permitted a detailed scheme to protect the dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before any of the dwellings are occupied and shall be retained and maintained in that condition thereafter.

- 5 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 6 Condition: Prior to commencement of development a construction management plan must be submitted to and approved by the Local Planning Authority; this must include deliveries/collections, the location of contractor parking, mitigation methods to protect residents from noise, dust and litter, and also communication methods to the residents of Regent Avenue regarding the construction phases and likely disruptions. The scheme shall be implemented as approved.
- 6 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 7 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets,
 - woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

- 7 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 8 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as

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

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

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

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

9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 10.

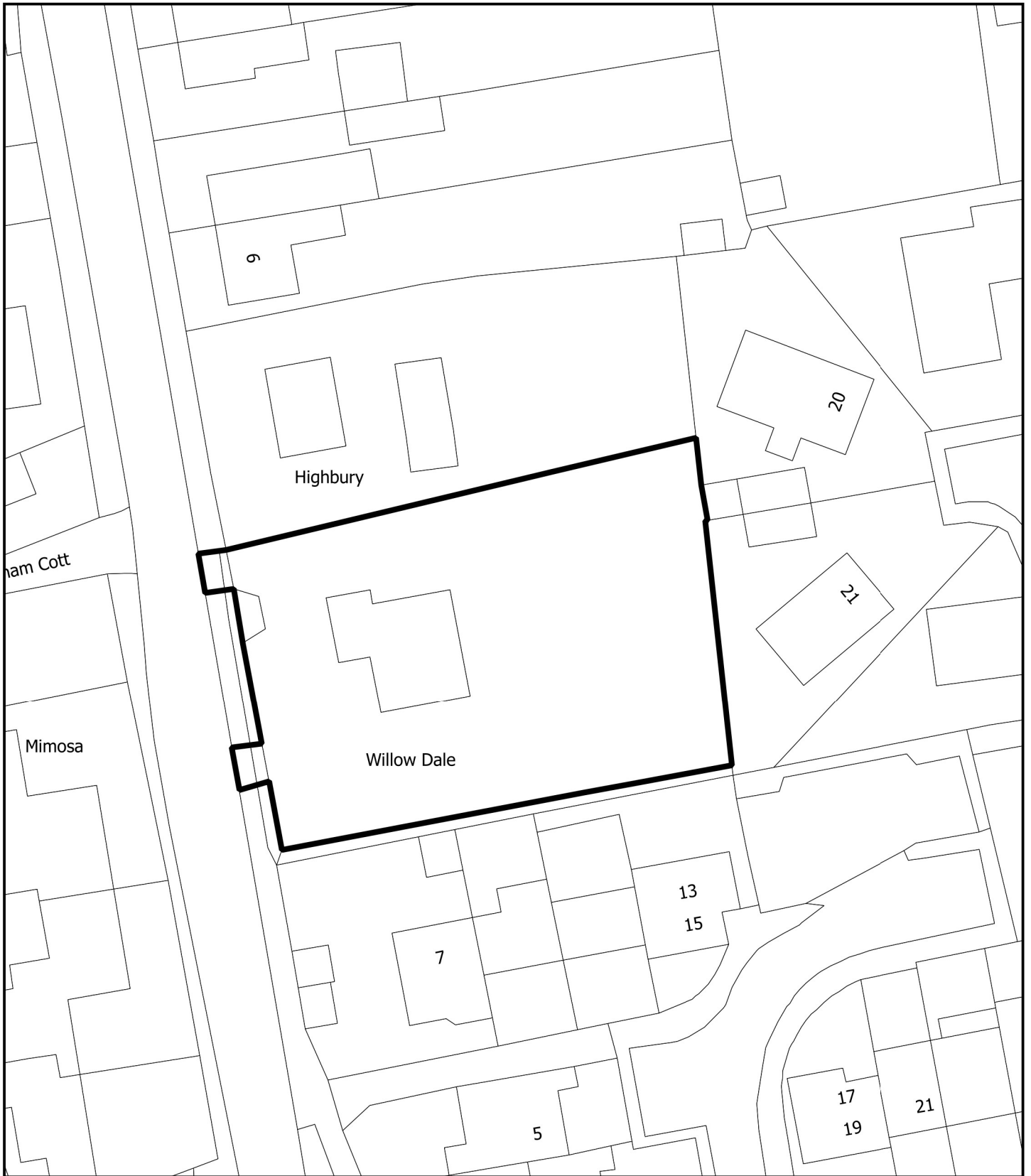
10 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site, including percolation test results, 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.

11 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

20/01422/O

Willow Dale Winch Road Gayton



Parish:	Gayton	
Proposal:	Outline Application: Proposed residential development for 1 unit.	
Location:	Willow Dale Winch Road Gayton King's Lynn	
Applicant:	Mr D Garrard	
Case No:	20/01422/O (Outline Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 22 December 2020 Extension of Time Expiry Date: 12 March 2021

Reason for Referral to Planning Committee – Officer recommendation contrary to Parish Council comments and called in to Planning Committee by Cllr de Whalley

Neighbourhood Plan: No

Case Summary

The application seeks outline planning consent with all matters reserved by access for one residential unit.

The application site is located to the east of Winch Road, to the west of the village of Gayton. The site is currently garden land to the donor dwelling Willow Dale. Willow Dale is a detached bungalow situated within a substantial plot. The proposed dwelling is on land to the south of the existing dwelling with a new access created to the front of the proposed site off Winch Road.

The application site is located within the development boundary for Gayton. Gayton is categorised as a joint Key Rural Service with Grimston and Pott Row in the Site Allocations and Development Management Policies Plan (SADMPP)(2016).

Key Issues

- Principle of Development
- Form and Character / Residential amenity
- Highways / Access
- * Drainage
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks outline planning consent with all matters reserved bar access for one residential unit.

The application site is located to the east of Winch Road, to the west of the village of Gayton. The site is currently garden land to the donor dwelling Willow Dale. Willow Dale is a detached bungalow situated within a substantial plot. The proposed dwelling is on land to the south of the existing dwelling with a new access created to the front of the proposed site off Winch Road.

The application site is located within the development boundary for Gayton. Gayton is categorised as a joint Key Rural Service with Grimston and Pott Row in the Site Allocations and Development Management Policies Plan (SADMPP)(2016).

Initially the application was submitted for an additional three dwellings, with one in the position as proposed and two the rear of the donor dwelling. However the applicant was advised that the proposal represented an overdevelopment of the site and did not respond to the form and character of the locality. The applicant revised the scheme and has therefore submitted an indicative site layout plan to illustrate that the application site is capable of accommodating a detached dwelling with adequate parking and turning to the front of the site, and private garden to the rear.

SUPPORTING CASE

This statement supports the Outline Planning Application for the proposed new dwelling at Willowdale, Winch Road, Gayton, King's Lynn. Only matters of access are committed for consideration at this stage.

The site at present is currently residential curtilage associated with Willowdale, Winch Road, Gayton. The surrounding area is dominated by residential properties.

The proposal will provide a good-sized dwelling for private use within the village assisting in community cohesion. It is designed to have minimal impact on the surrounding properties with no overlooking issues at all. The proposed dwelling will include landscaping and off-road parking to the front of the site with planting to soften the front of the property. The garden will be levelled and seeded with grass and enclosed within 1.8m high timber fencing for privacy to the residents and all neighbouring properties.

The Host property will be left with ample rear and front amenity space along with ample parking.

The existing access point to Willowdale will remain and a new access will be provided to serve the new unit.

The site is located in Flood Zone 1 which further emphasises the proposal as new development should be designated to areas that are not prone to flooding.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: OBJECTION.

Gayton Parish Council wishes to recommend refusal on the above application on the grounds of overdevelopment of the site and not in keeping as the garden would not be the same as the surrounding properties and any additional property on the site would be better on the back of the site. It was also resolved to ask our Borough Councillor to call the application in.

Local Highways Authority: NO OBJECTION.

Plans now detail that only one unit is to be provided and it offers access and parking that would accord with the adopted standard. As a result the specified conditions should be attached to the consent.

Internal Drainage Board: NO COMMENTS.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

Contaminated Land - Following a review of our records, there appears to have been demolition of three outbuildings/sheds to the rear of the existing dwelling. The screening assessment also indicates the storage of heating oil fuel to the rear of the building. As the site has been amended (to exclude the land to the rear) a condition should be attached to ensure the reporting of any unexpected contamination due to the site history.

Natural England: NO COMMENTS

Anglian Water: NO OBJECTION

Wastewater Treatment - The foul drainage from this development is in the catchment of Grimston Water Recycling Centre that will have available capacity for these flows.

Used Water Network - The sewerage system at present has available capacity for these flows via a gravity fed connection to the public foul water sewer on site. We recognise that a number of customers on Winch Road have been affected by flooding recently. We can confirm that this is due to heavy rainfall and a fault at our pumping station. We have been using tankers. We are still investigating the issue and work is ongoing. The flooding is not caused by lack of hydraulic capacity in the foul system.

Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

REPRESENTATIONS 10 letters of **OBJECTION** received from neighbouring dwellings. The following issues were raised-

- Development is out of keeping with local area
- Overdevelopment / Inappropriate density in village location
- Insufficient amenity space
- Loss of privacy / overlooking
- Light pollution/ noise / disturbance from additional dwellings

- Overshadowing
- Poor relationship to bungalows on Lansdowne Close
- Design should respond to locality
- Increased pressure on local drainage. Anglian Water has issues at Winch Rd pumping station.
- Access and traffic issues – Vehicular and pedestrian movements along Winch Rd. This would increase traffic further at a difficult 'pinch point'. Existing access opposite and parked cars on the road. The footpath also on one side in this location.
- Winch Road is busy with traffic moving too quickly. The new school will increase traffic further.
- Commentary on outbuildings previously to the rear of the site (the buildings have been removed)
- Reference to a clause on land restricting additional residential development
- No ecology studies have been produced. There are snakes, toads etc within neighbouring gardens.
- Request removal of tree at front of application site as it is encroaching on neighbouring land.

CIlr de Whalley raises the following concerns-

With respect to the flooding experienced in Gayton and Grimston Ward this winter along with Anglian Water's written concerns, dated as far back as 2016, I am extremely worried at the ability of the locality's foul water infrastructure to handle any additional development without consequence until significant improvements are made. This is of particular relevance to this application as a number of properties at the top end of Winch Road have experienced sewage contaminated flooding and/or the inability to flush loos etc.

LDF CORE STRATEGY POLICIES

CS11 – Transport

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS02 - The Settlement Hierarchy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The key issues in assessing this application are considered to be as follows:

- Principle of Development
- Form and Character / Residential amenity
- Highways / Access
- Drainage
- Other Material Considerations

Principle of Development

The application site lies within the development boundary for Gayton as outlined in the Site Allocations and Development Management Policies Plan (SADMPP)(2016). Policy DM2 (of the SADMPP) allows for new development within development boundaries, providing the scheme is in accordance with other Local Plan policies.

Therefore, the principle of development is considered to be acceptable and in line with the Local Plan policies CS06 and CS08 (Core Strategy) and DM2 (SADMP), subject to accordance with other Local Plan policies.

Form and character / Residential amenity

The proposed site layout and the form of the dwelling proposed is yet to be submitted given this is an outline application with all matters reserved bar access. The applicant has submitted an indicative plan to illustrate that a dwelling can be accommodated within the application site, with adequate private amenity space to the rear and parking and turning to the front.

Initial discussions as part of the application process identified that the form of development along this part of Winch Road is predominantly frontage development. The initial application sought development for three dwellings in total, with two to the rear of the donor dwelling which represented backland development. The applicant was advised this scheme would be contrary to the form and character of the locality as well as an overdevelopment of the site.

The amended application seeks to reflect the established built form by proposing a single new dwelling in line with the donor dwelling to the north. The positioning of the application site is commensurate with the locality and therefore at this stage the form and character is acceptable and in line with Policies CS08 (Core Strategy) and DM15 (SADMPP).

In terms of neighbour amenity, this will be fully assessed as part of the reserved matters application. The site is of an adequate size that a single dwelling could be appropriately designed to sufficiently minimise impacts on neighbouring residential amenity. In terms of noise and disturbance caused by additional traffic to the proposed dwelling, given the nature of Winch Road, it is not considered that one additional dwelling would have a significantly detrimental impact on neighbouring dwellings. The proposal would therefore comply with Policy CS08 of the CS and Policy DM15 of the SADMPP.

Highways / Access

A number of objections have been received regarding highway safety, although most of these were to the initial proposals for three new dwellings on the site. Nevertheless the objections raise concerns about increasing traffic on Winch Road, and increasing the number of stopping/ turning movements opposite an existing access. Neighbours state it is already a busy road with a pinchpoint close to the site access. They state that cars are

parked along the road, and pedestrians cross over to use the footpath in this location and that this is alongside the fast moving traffic.

The Local Highway Authority (LHA) does not raise an objection to the proposal. The proposed dwelling will require the creation of a new access, and sufficient parking and turning is possible within the site as shown on the indicative plan. The LHA officer does request conditions are attached to a consent related to the access. The arrangements for the parking and turning area will be determined with the layout as part of the reserved matters application. In summary, the scheme is considered acceptable in terms of the proposed access and the impact on the highway, and is in accordance with policies CS11 (Core Strategy) and DM17 (SADMPP).

Drainage

Objections have been raised regarding drainage in the locality both in terms of the existing capacity of the sewerage system to accommodate additional foul water, and also the disposal of surface water. Instances of flooding within the village are referred to and specifically some foul water flooding on Winch Road.

This is an outline application and so given the site layout is yet to be established a detailed drainage plan has not yet been submitted. It is proposed that a condition is attached to the planning consent requesting full details of foul and surface water drainage arrangements to be submitted and agreed by the Local Planning Authority prior to the commencement of the development.

Anglian Water has also confirmed that there is sufficient capacity within the Grimston Water Recycling Centre catchment and the sewerage system to accommodate these flows. The recent flooding has been due to heavy rainfall and a fault at the pumping station. Work is ongoing to resolve this and tankers are being used but the flooding is not caused by lack of hydraulic capacity in the foul system. In terms of surface water drainage, Anglian Water refer to the preferred methods and who should be consulted when taking this forward. However at this stage no drainage plans have been submitted, and the best method for the disposal of surface water will be determined and agreed in accordance with the proposed condition.

Other material considerations

Contamination – To the rear of the site there were previously outbuildings and sheds. As the application site now excludes the land to the rear of the site the Environmental Quality officer has requested a condition is attached related to any unexpected contamination found.

Ecology - Natural England had no comments to make on the application. While the site falls within a SSSI Impact Risk Zone, the site is within the built extent of the village and would have minimal if any impact on the SSSI. An objection to the site queries the lack of ecological studies submitted. However, this is garden land currently laid to lawn within an established residential area and no evidence has been put forward of any protected species on the site, and therefore it is not considered necessary to request this additional information in this case.

Other - Neighbouring objections received include a request for the removal of a tree on the front boundary of the site, and also refer to clauses on the land to prevent residential development. Any clause on the land is a legal/ civil matter and not for consideration as part of this application. The presence of the tree (and whether this should be retained) will be addressed during the reserved matters application. However, at this stage it is considered the scheme could be designed so as not to be harmful to the tree, should it be retained.

CONCLUSION

The principle of development in this location, for one dwelling, is acceptable and in line with the adopted Local Plan (Core Strategy Policy CS08 and Policy DM2 from the SADMPP). This is an outline application with access only, and the applicant has provided an indicative plan to illustrate that the site is capable of accommodating a single detached dwelling. The site layout, design, scale and landscaping are all to be determined as part of a reserved matters application at a later date. While concerns have been raised about highway safety in this locality, the LHA has no objections to the creation of a new access to serve the proposed dwelling. Similarly objections refer to the capacity of the drainage systems to accommodate new development and Anglian Water has confirmed that there is sufficient capacity within the sewerage system and Water Recycling Plant at this time to accommodate the development.

The application is therefore in accordance with the adopted Local Plan specifically Core Strategy policies CS02, CS06, CS08 and CS11 and SADMPP policies DM2, DM15 and DM17, and therefore is duly recommended for approval.

RECOMMENDATION:

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

- 1 Condition: Approval of the details of the means of layout, scale, appearance and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition: The development hereby permitted shall be carried out in accordance with the following approved plan (Drawing No SE-1299 PP1000 E) insofar as access only.
- 5 Reason: For the avoidance of doubt and in the interests of proper planning.

- 6 Condition: Prior to the first occupation of the development hereby permitted the vehicular / pedestrian/ cyclist access footway shall be constructed in accordance with the highways specification TRAD 2 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.
- 6 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.
- 7 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason: In the interests of highway safety.
- 8 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 (and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details).The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 8 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 9 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.
- 9 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.

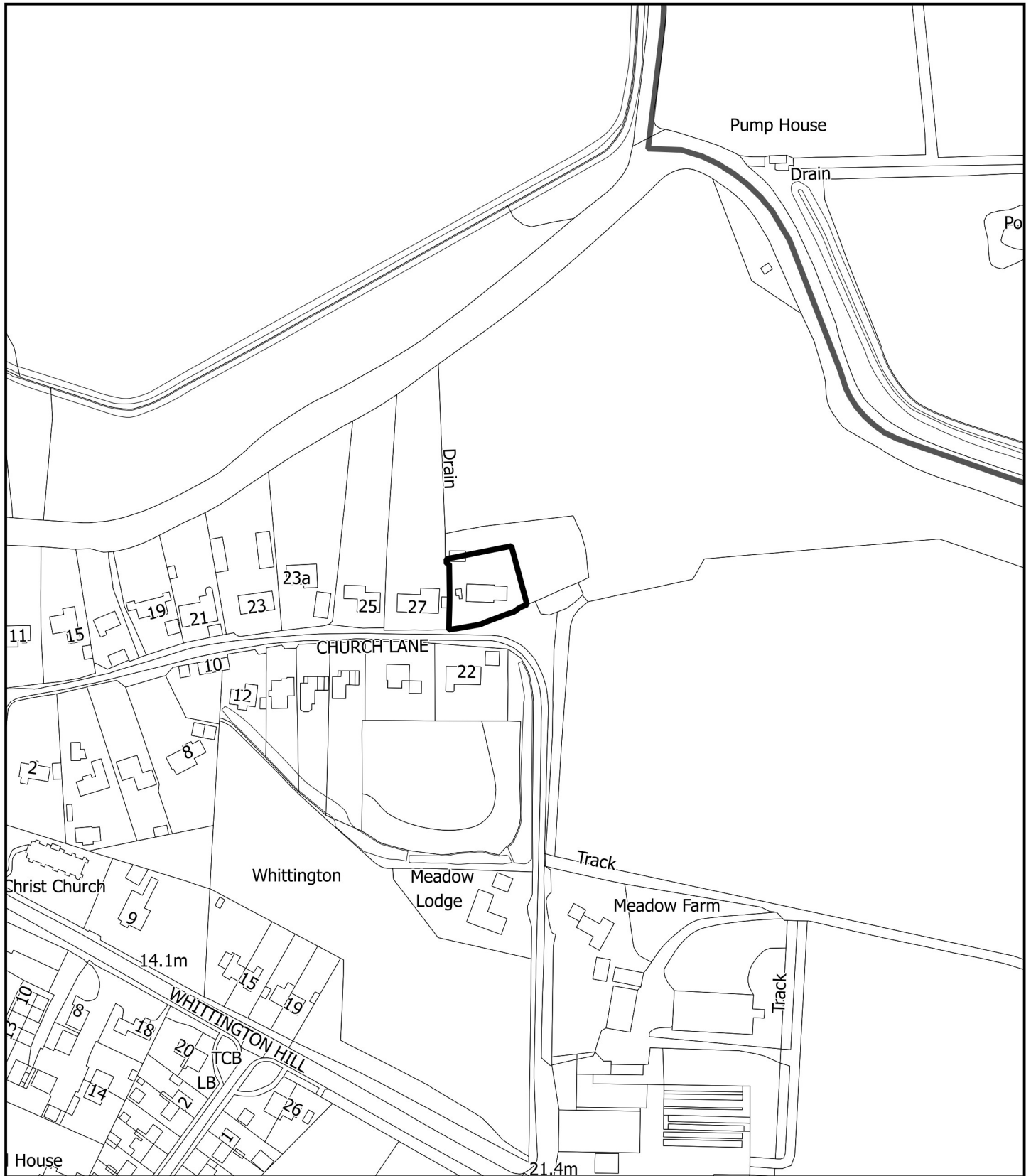
- 10 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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

- 10 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.

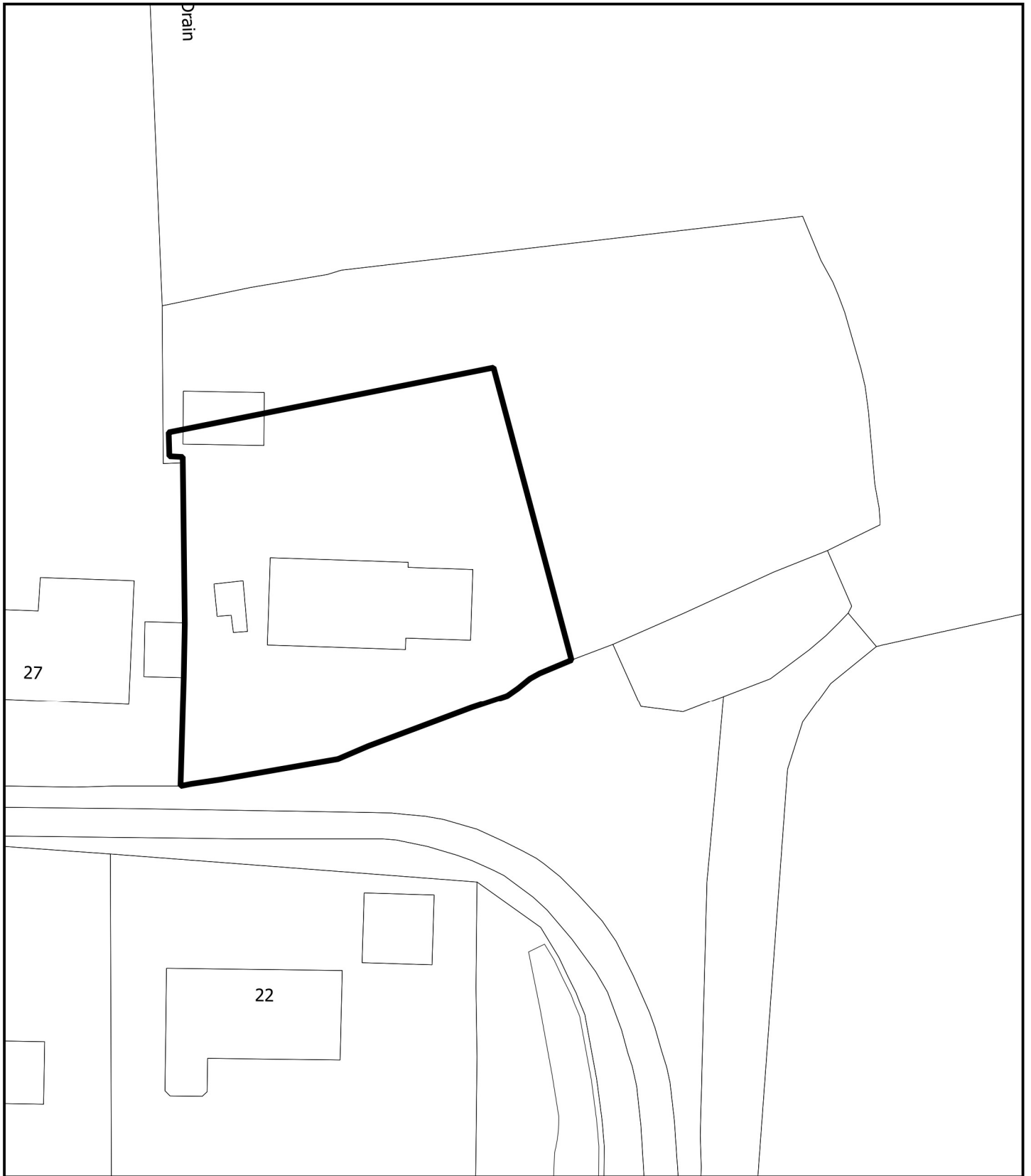
20/01381/F

Walnut Lodge 29 Church Lane Whittington



20/01381/F

Walnut Lodge 29 Church Lane Whittington



Parish:	Northwold	
Proposal:	Variation of conditions 2, 7, 8, 10 and 11 of planning permission 15/00884/F	
Location:	Walnut Lodge 29 Church Lane Whittington Norfolk	
Applicant:	Mr Mervyn Douglas	
Case No:	20/01381/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 27 November 2020 Extension of Time Expiry Date: 12 March 2021

Reason for Referral to Planning Committee – Officer recommendation contrary to Parish Council and the Sifting Panel requires the application to be determined by Planning Committee

Neighbourhood Plan: No

Case Summary

The application seeks to vary an existing planning consent for a single detached dwelling (ref 15/00884/F) to alter the design and access/parking arrangements. The changes have already been made and therefore this application is retrospective.

The site is situated to the north of Church Lane, Whittington. Whittington is a Smaller Village and Hamlet in the adopted Local Plan.

Key Issues

- * Principle of Development
- * Highways & Access
- * Form and Character
- * Neighbour Amenity
- * Other Material Considerations.

Recommendation

APPROVE

THE APPLICATION

The application seeks to vary an existing planning consent for a single detached dwelling (ref 15/00884/F) to alter the design and access/parking arrangements. The changes have already been made and therefore this application is retrospective.

The application site is situated to the north of Church Lane, Whittington. Whittington is a Smaller Village and Hamlet in the adopted Local Plan.

The application seeks to vary the following conditions from planning consent ref. 15/00884/F-

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg: 705/02;
Dwg: 705/03B;
Dwg: 705/04D.
7. Prior to the first occupation of the development hereby permitted details of a method of screening of the western element (in its entirety) and of the north-western element (for the first 1.5 metres) of the balcony shall be submitted to and approved in writing by the Local Planning Authority. The details shall include material(s) that are solid / obscure and shall be no lower than 2 metres in height. The screen shall be constructed / erected as approved prior to the first occupation of the development and shall thereafter be retained in that condition.
8. Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing no 705/04D) in accordance with the highway specification drawing No: TRAD 5. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
10. Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.
11. Prior to the first occupation of the development hereby permitted the proposed on-site access car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

SUPPORTING CASE

The agent has submitted the following commentary-

Condition 2 refers to the original drawings which have been superseded by our Sketcher Partnership Ltd drawing 10256 1 which brings all the details and improvements together.

Condition 7 relates to the method of screening, this was included due to concerns by the neighbour with regards to overlooking, and therefore the inclusion of a glazed screen was deemed inappropriate and as was the fence panel option originally put forward. It was felt a purpose built 2.0 m high boarded screen would be more in keeping and resolve any overlooking problems.

Condition 8 relates to vehicular access , the immediate road access is still where originally approved and in accordance with highways requirements , the driveway within the site has

Planning Committee
8 March 2021

been re-routed to the opposite side to use the sites contours and lessen the gradient and to also move it further away from the immediate neighbour to reduce the possible noise and traffic inconvenience.

Condition 9 refers to details of the access gates installed which are deemed appropriate.

Condition 10 addresses on-site parking. The drawings submitted show the actual layout which works out extremely well and is an improvement on that originally proposed.

PLANNING HISTORY

15/00884/DISC_A: Discharge of Condition final letter: 20/01/21 - DISCHARGE OF CONDITIONS 3, 4, 5 AND 6 OF PLANNING PERMISSION 15/00884/F: Proposed new chalet bungalow - Land At 27 Church Lane Whittington

15/00884/F: Application Permitted: 07/09/15 - Proposed new chalet bungalow - Land Adjacent No 27 Church Lane

RESPONSE TO CONSULTATION

Parish Council: OBJECTION on the following grounds (summarised):

1. The amendments are written as though everything has been completed but many of the conditions or amendments have not yet been completed or agreed.
2. Local residents were told that when the building was completed the derelict garage would be demolished. It is not shown on the original drawings but is now expected to be retained to support solar panels. The garage is clearly visible from the lane and the addition of solar panels on a flat roof is not in keeping as item 3.
3. Much was made of the intention to match the new building with the surrounding properties.
 - ii) Design and layout - The proposed new chalet bungalow is designed to closely match the existing properties in the vicinity. The overall scale, ridge height and floor slab levels and the roof pitch are determined by the existing properties on either side and opposite. As a result, the proposed new chalet bungalow fits in well with its neighbours and generally accords with Local Authority design guidance in terms of the street scene. The driveway slopes down with the contours of the site. This reflects the vehicular arrangements next door at No 27. The garaging serving the proposed new dwelling is invisible from the highway.
 - iii) Materials - The proposed materials relate well to those used in the construction of the surrounding properties. The applicant is willing to discuss sample materials as necessary with a view to ensuring that the proposed new dwelling sits appropriately in the street scene. ‘

The house itself is of a larger scale than the surrounding properties, but otherwise in keeping. However, the new fencing and gates are too high at 1.8 metres as all other properties in the road have open plan front gardens or have low walls, hedges or fences.

4. The barrier at the end of the balcony is lower than specified in the planning conditions and timber fencing is not an appropriate material and gives the impression that it is a temporary measure.
5. An unfinished spiral staircase can be seen from the road at the western end of the balcony which is not on any plans and if used would overlook the neighbouring amenity.
6. There is reference to a temporary generator in the "amendments to the scheme correspondence". This is housed in a purpose built structure which is shown on the revised plans. This suggests that the generator is a permanent fixture which would require planning permission. The noise of the generator is excessive and has already disturbed the neighbourhood for extended periods for the last six months and continues to do so.

Local Highway Authority: NO OBJECTION and recommends that the highway related conditions be reapplied but with reference to the revised drawings.

Historic Environment Service: NO COMMENTS.

REPRESENTATIONS

FIVE letters of **OBJECTION** received, and **ONE NEUTRAL**. The following objections are raised-

- The new metal railings and gates are too high at 1.8 metres as all other properties in the road have open plan front gardens or low walls, hedges or fences. There also appears to be no provision for pedestrian access.
- The railings do not provide security as our wall which is the boundary between 27 and 29 Church Lane is low enough to provide access and the rear of 29 has only a low, two wire, fence which makes a secure front irrelevant.
- The house sale particulars include a 3 phase backup generator which is now described as a temporary generator in the amendments. The noise from the generator is excessive and has disturbed the neighbourhood for extended periods over the last six months. What assurances would there be that this "temporary generator" would be removed?
- The material for the screen at the end of the balcony should have been agreed before its erection, and the timber fencing is not an appropriate material and gives the impression that it is a temporary measure. It is a cheap solution, unlike appropriate materials chosen to be in keeping with the quality of construction of the house.
- There is a spiral staircase exterior to the screen and are concerned that this will be retained and the screen removed in the future. used which would invade privacy.
- The solar panels are described as being fitted, this is not the case.
- The existing dilapidated garage can already be clearly seen from the lane and solar panels on its roof would be even more intrusive. Furthermore the roof overhang is only 700mm from our boundary so would not be allowed now under permitted development, if this even applies to an unfinished development. The garage is an eyesore from our

property, and solar panels on the roof would be even more intrusive as well as potentially increasing the height to over 2.5 metres. The garage has major cracks in the structure and base, and houses vermin and wildlife. It is visible from Church Lane. If the solar panels are not to be installed the garage should be removed.

The neutral representation stated-

- Queries regarding the height of the fencing and gates.
- The railings do not conform well with the locality, but the embellishments will likely fade in time and planting will help them blend in.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The matters for consideration are-

- Principle of Development
- Highways & Access
- Form and Character
- Neighbour Amenity
- Other Material Considerations

Principle of Development

The principle of development for the erection of a dwelling has been established under planning consent 15/00884/F. This application seeks to amend elements of the proposed design and site layout of the approved dwelling.

Highways & Access

The application seeks to amend conditions 8,10 and 11 of the existing planning consent. These conditions relate to the parking and turning arrangements previously approved, as well as the vehicular access and the entrance gates / railings / hedging alongside the front access/ highway.

The previously approved scheme included the retention of an existing 0.8m low boundary wall either side of the access, and beyond this on the eastern boundary was established planting (some of which has been retained). The approved scheme sited the parking and turning area / driveway to the west of the plot in line with the access and then curving round behind the dwelling towards the east to access the garages/ workshops to the rear.

The revised scheme includes new entrance gates, railings and planting along the front boundary with amendments to the layout of driveway and parking area also. The current application seeks to amend the layout so that vehicles enter the site and drive to the east around the dwelling and then the driveway curves back round to access the garages/ workshops to the rear.

In addition, an existing garage on site is now proposed for retention. This was to be demolished previously as part of the approved scheme but given it has been in place for some time and is lawful in its own right..

The Local Highway Authority does not object to the revised scheme but requests that the same conditions are carried forward to ensure the revised scheme is completed in accordance with the plans hereby submitted.

Objections from the Parish Council and neighbouring dwellings raise concerns at the nature of the fencing and entrance gates already installed, fronting onto Church Lane as well as the retention of the garage. These objections are from a visual point of view though rather than raising highway safety concerns and the visual appearance of the site is addressed below.

Notwithstanding the above, insofar as access and parking arrangements, the proposal complies with Policies DM15 and DM17 of the SADMPP.

Form and Character

As stated above the previously approved scheme included the retention of an existing 0.8m low boundary wall either side of the access, and beyond this on the eastern boundary was established planting (some of which has been retained).

The applicant has already installed large decorative entrance gates to the dwelling. These are set back 5m from the highway, in accordance with LHA requirements, however they are clearly visible in the street scene at over 2m in height. Railings (1.8m high) have also been installed along the front of the dwelling although these are more subtle. The applicant has retained some of the existing front hedge to the east and laurel planting (900 mm high plants) is in place on the inside of these.

Neighbouring objectors and the Parish Council state that the railings and in particular the gates, are not in keeping with the locality. They are too high and intricate and at odds with the rural character of Church Lane. They state that the applicant's reasoning that these are needed for security is not valid. The immediate neighbouring dwellings have low boundary walls and hedges to the front and in considering the street scene along Church Lane, the majority of boundaries are walls/ hedging with a couple of examples of railings further west on Church Lane (although these are not at this same height).

However, on balance, given this is not a conservation area, the fact that the gates are set back from the highway, and that the form of these is such that there are gaps within the gates and railings which allow views through and into the site (they are not a solid mass), it is not considered that these are not of sufficient harm in the street scene to warrant refusal and removal.

This application also seeks to retain an existing garage structure which is on site, and was historically in place prior to the construction of the dwelling. Neighbours argue that the garage is in poor condition and that the structure is not sound and it is an eyesore and should be removed. The siting of the garage is such that there is limited visibility from the highway, due to the significant change in land levels on the site the garage is set down to the rear of the dwelling. Furthermore, given the garage is lawful and it does not require planning consent, it can remain on site.

The amended scheme is in accordance with policies CS08 (Core Strategy 2011) and DM15 (SADMPP 2016).

Neighbour Amenity

A number of neighbour amenity issues have been raised in response to this application. As stated below the electricity generator should not be considered as part of this application. Similarly, the installation of solar panels does not form part of this planning application, and so these objections are no longer relevant.

The remaining issue is that of the privacy screen to the western end of the rear balcony, which was required as part of the 2015 consent to prevent any overlooking / loss of privacy to the neighbours to the west. The applicant has installed a timber purpose built privacy screen 2m in height in line with the requirement of condition 7 of 15/00884/F and exceeds the minimum width required (the screen is 2m in depth and the condition required a minimum of 1.5m) and is therefore seeking to retain this screen. Neighbouring objections state the fact that it is timber means it is not of sufficient high quality in design terms and gives the impression of a temporary nature. The screen is to the rear of the dwelling and as such has little impact on the street scene (it is just visible as you approach the dwelling along Church Lane from the west). It is suggested that a condition securing the retention and maintenance of a privacy screen in this location is carried forward to this planning consent if approved. Should the screen be amended or removed, this can be enforced against. In neighbour amenity terms the application is considered acceptable and complies with policy DM15 of the SADMPP.

Other Material Considerations

Temporary electricity generator- when the application was submitted there was reference made to an electrical generator on site. This did give rise to noise issues and CSNN did visit the site and held discussions regarding this. However the presence and use of a generator does not require planning permission and this does not form part of this application. More recently the dwelling is in the process of being sold and the agent has confirmed that now mains electricity has been connected (in December 2020) this is surplus to requirements and was disconnected on 22 December and will now be removed from site.

Solar panels- Objections were also raised to the initial inclusion in this application of solar panels on the garage roof. The applicant has confirmed that it is now not their intention to install any solar panels, so these are removed from the application and they are not included on the most recent plans submitted for approval.

Spiral staircase - Previously, during construction, there was a spiral staircase in place on the western end of the balcony, which neighbours refer to in their objections. This was not part of the approved scheme, and is not included on the proposed plans. This is also due to be removed from site.

CONCLUSION

This application seeks to amend the scheme approved under application 15/00884/F, therefore the principle of development has been established. The revisions to the access, and parking and turning areas are acceptable to the Local Highway Authority. In residential amenity terms, the proposed scheme includes the retention of a privacy screen which was a requirement of condition 7 of the 2015 consent, and this is also considered acceptable. Neighbour objections and comments from the Parish Council raise a number of concerns regarding the visual appearance of the amendments to the proposed scheme, particularly with regard to the retention of the existing garage and the installation of railings and gates along the front boundary. The garage is an existing structure, is lawful and does not require planning consent. In terms of the railings and the gates, these are higher than boundary treatments elsewhere along Church Lane, however given this is not a conservation area, the gates are set back from the highway and the gates and railings are of the form that allows views through into the site, these are not considered to be of sufficient harm to the street scene to warrant refusal of the application. Therefore the scheme is considered to be in accordance with Core Strategy policies CS08 and CS11, and SADMPP policies DM15 and DM17 and is recommended for approval.

RECOMMENDATION:

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

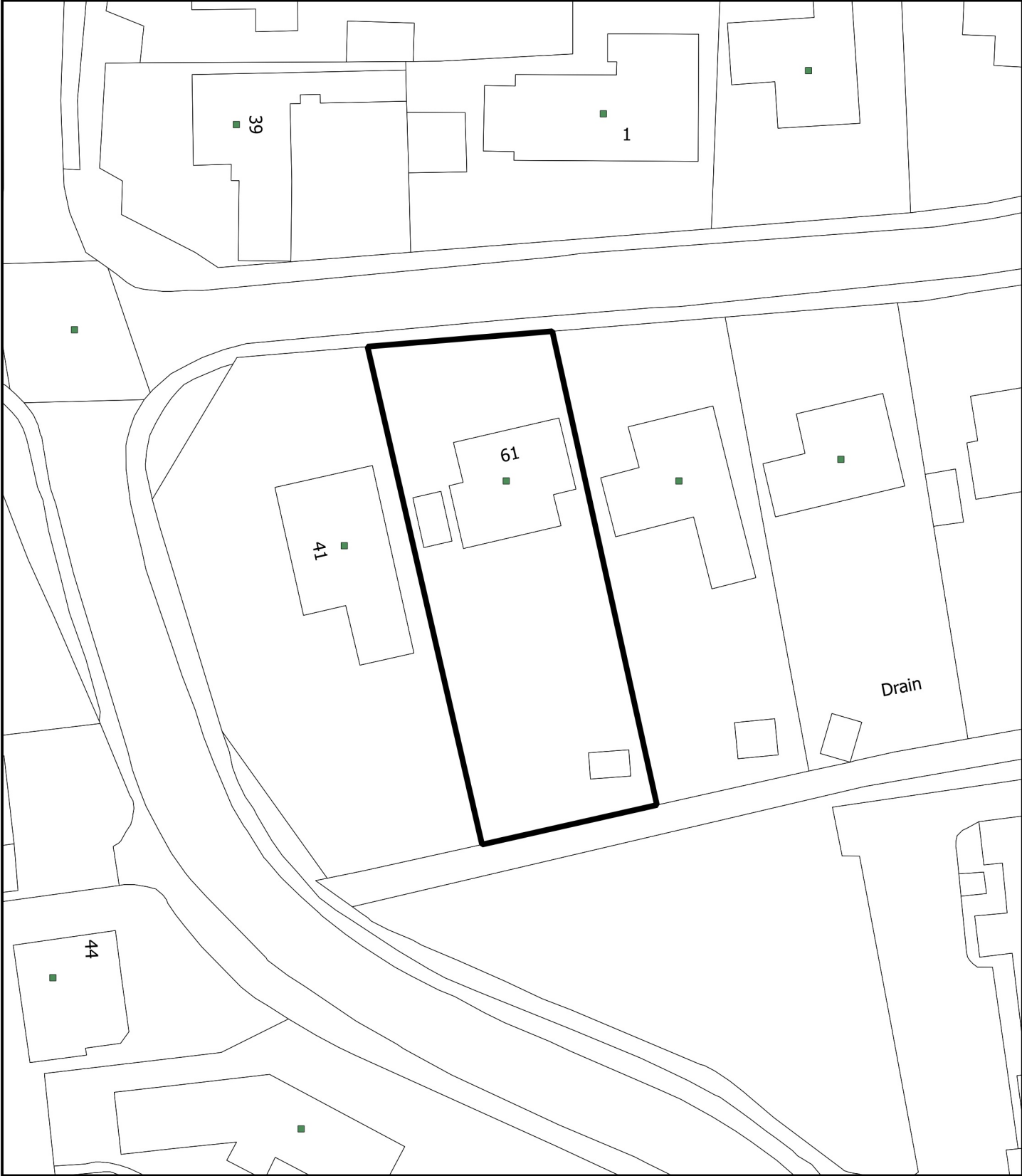
1. Condition: The development hereby permitted shall be carried out in accordance with the following approved plan (Drawing No 0256B).
1. Reason: For the avoidance of doubt and in the interests of proper planning.
2. Condition: The privacy screen on the western end of the rear balcony as shown on Drawing No. 0256B, shall be maintained and retained as approved in perpetuity.
2. Reason: In order to prevent overlooking in the interests of neighbour amenity in accordance with the NPPF.
3. Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing no 0256B) in accordance with the highway specification drawing No: TRAD 5. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
3. Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with the NPPF.
4. Condition: Prior to the first occupation of the development hereby permitted a 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 parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 1 metre above the level of the adjacent highway carriageway.
4. Reason: In the interests of highway safety in accordance with the NPPF.
5. Condition: Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open

inwards, set back and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

- 5 Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in the interests of highway safety in accordance with the NPPF.
- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking manoeuvring area in the interests of highway safety in accordance with the NPPF.

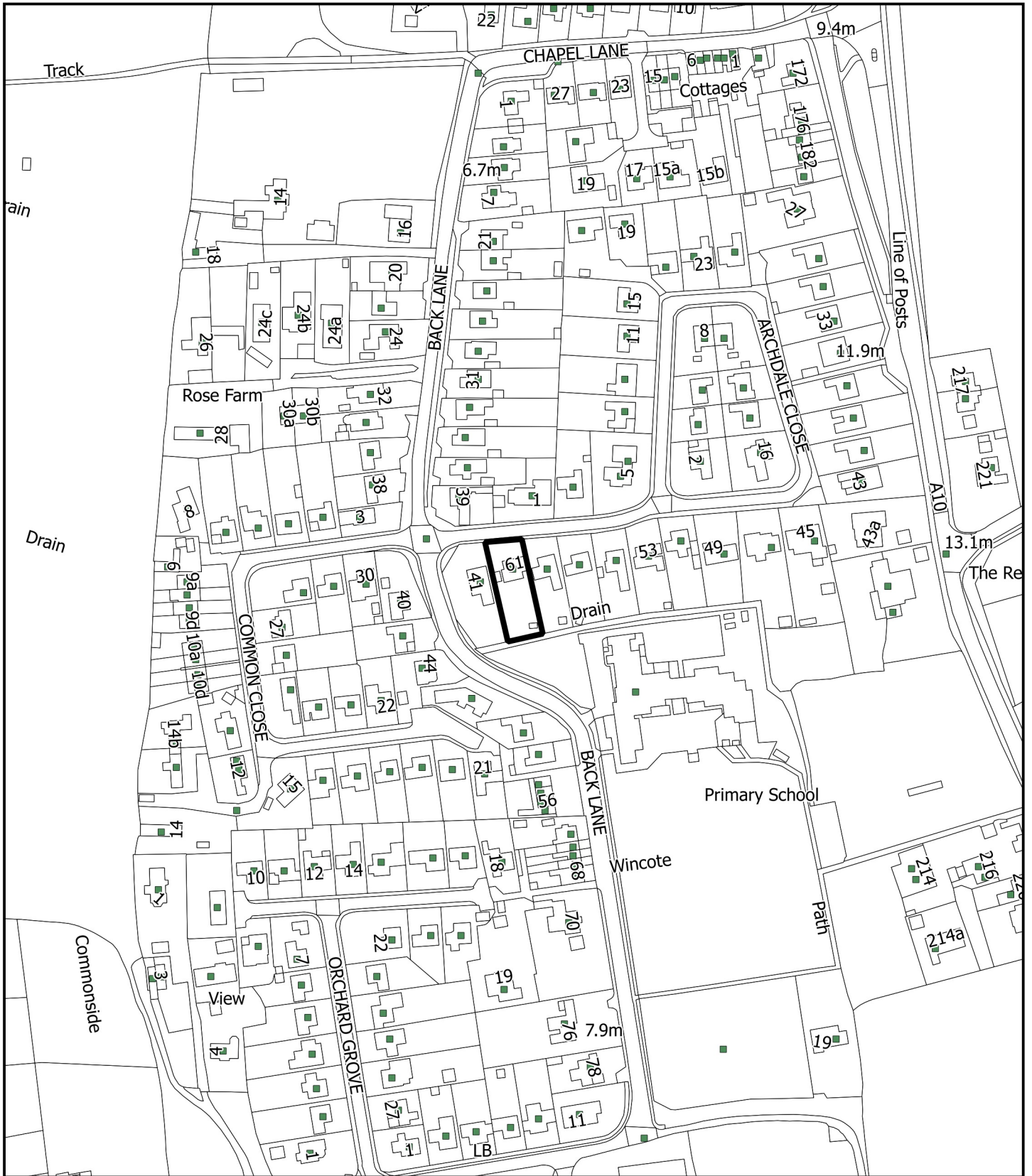
20/01840/F

Magdalene 61 Archdale Close West Winch



20/01840/F

Magdalene 61 Archdale Close West Winch



Parish:	West Winch	
Proposal:	Demolition of existing bungalow & garage and construction of new bungalow and patio area	
Location:	Magdalene 61 Archdale Close West Winch King's Lynn	
Applicant:	Mr & Mrs K Dunn	
Case No:	20/01840/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 3 February 2021

Reason for Referral to Planning Committee – Officers recommendation is contrary to the views of the Parish Council and Sifting Panel required the application to be determined by Planning Committee.

Neighbourhood Plan: Yes

Case Summary

The application is for the construction of a replacement bungalow at 61 Archdale Close, West Winch. Archdale Close comprises a mix of single storey dwellings of varying designs, set back from the road. Full permission is sought for the construction of a replacement dwelling following the demolition of the existing bungalow on site, with parking provided to the front of the dwelling.

The site lies within the development boundary for West Winch as shown on Inset Map E2 of the SADMP (2016) and is within the North Runcton and West Winch Neighbourhood Plan Area.

Key Issues

- Principle of Development
- Form and Character
- Impact on Neighbours
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is for the construction of a replacement bungalow at 61 Archdale Close, West Winch. Archdale Close comprises a mix of single storey dwellings of varying designs, set back from the road. Full permission is sought for the construction of a replacement

Planning Committee
8 March 2021

dwelling following the demolition of the existing bungalow on site, with parking provided to the front of the dwelling.

The site lies within the development boundary for West Winch as shown on Inset Map E2 of the SADMPP (2016) and is within the North Runcton and West Winch Neighbourhood Plan Area.

SUPPORTING CASE

None received at time of writing

PLANNING HISTORY

No relevant planning history

RESPONSE TO CONSULTATION

Parish Council: OBJECTION the comments can be summarised as follows:

- Dwelling is proposed in closer proximity to boundaries
- Loss of privacy
- Impact of full width frontage on the form and character of the street scene
- Concern raised over access
- IDB Byelaws in place to the rear of site and need to comply with drainage policy WA04

Highways Authority: NO OBJECTION following receipt of additional information clarifying the existing separate pedestrian gate to Archdale Close is to be retained for pedestrian use only. Recommended standard parking area condition.

Environmental Quality: NO OBJECTION Recommended asbestos informative.

IDB: NO OBJECTION

Natural England: NO COMMENTS

REPRESENTATIONS

TWO letters of **OBJECTION** (from one address), the comments can be summarised as follows:

- Proximity to boundary compared to existing bungalow and lack of separation distances
- Loss of Light and overshadowing
- Windows facing boundary and loss of privacy
- Visual impact of the replacement bungalow and parking would dominate street scene
- Loss of characteristic gaps between dwellings
- Query over ecology and lack of survey

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy WA07 - Design to Protect and Enhance Local Character

Policy WA10 - Adequate Provision for Cars

Policy WA11 - Adequate Provision for Bicycles

Policy WA12 - Adequate Outside Space

Policy WA13 - Adequate Bin Storage

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The Key Issues are:

Principle of Development
Form and Character
Impact on Neighbour
Other Material Considerations

Principle of Development

The application site lies within the defined development area of the village, which is designated as a Settlement Adjacent to King's Lynn in the settlement hierarchy (Policy CS02 of the LDF). The principle of development is therefore acceptable as per Policy DM2 of the SADMP, subject to meeting other policy requirements which will be addressed subsequently in this report.

Form and Character

The existing dwelling, a three bedroom bungalow comprises a single storey bungalow constructed in red brick with hipped roof and a conservatory style lean-to extension which projects in close proximity to the east boundary of the site. There is also a link detached garage toward the west boundary.

The existing bungalow would be replaced with a three bedroom bungalow comprising a hipped roof, off centred porch (front elevation) and with a rear projection formed of lower pitch gable ends and central flat roof to reduce the overall bulk of the development. Whilst the dwelling is proposed to be rendered, the existing red facing bricks contrast with the buff bricks of adjacent properties and it is therefore considered, that proposed off white/cream render is unlikely to pose a significant adverse impact on the street scene.

Neighbour objections and comments from the Parish Council note the proximity of the proposed dwelling to boundaries and the 'loss of gaps' between dwellings. Whilst these comments are noted, the existing dwelling with garage and conservatory does not provide substantial gaps between structures and side boundaries. It is noted that the proposed dwelling takes up a larger portion of the width of the plot with one cohesive structure however the proposed dwelling is not so out of character with the spacing of dwellings in the immediate locality. It should also be noted that the neighbouring dwelling (east) has previously been granted planning consent for extensions and alterations bringing that dwelling in close proximity to its own boundaries.

Policy WA07 of the North Runcton and West Winch Neighbourhood Plan states:

'Development proposals shall recognise, sustain and develop the distinctive village characteristics of the existing neighbourhoods in relation to building design, spatial layout, height, density, scale, lighting and use of materials.'

The dwelling is proposed with a hipped roof consistent with the majority of dwellings in the immediate vicinity, and with a setback which is in line with the existing street scene. The proposal retains a character overall in line with the form and layout of surrounding properties and relates comfortably with the dwellings in the wider street scene.

There is sufficient space within the site to provide storage areas for bins and bikes etc. as well as access for maintenance of the dwelling and the application therefore complies with Policies WA11, WA12 and WA13 of the Neighbourhood Plan.

The proposal therefore accords with the provisions of Policy CS08 of the Core Strategy and Policy DM15 of the SADMP and Policy WA07 of the Neighbourhood Plan.

Impact on Neighbours

Following comments submitted by the Parish Council the dimensions of the dwelling have been altered to allow a greater distance between the bungalow and the neighbouring dwelling (west). The applicant now proposes a gap of approximately 1.25m between the dwelling and west side boundary. Whilst it is noted that the dwelling is closer to the side boundaries than existing, as a single storey structure and given the orientation of neighbouring dwellings, the proposal is not considered likely to lead to overbearing or overshadowing of neighbouring dwellings.

Neighbour objections commented on the positioning of windows on side elevations which led to the removal of a lounge window on the west side elevation. The remaining windows proposed (bedroom and bathroom) are at ground floor level. Existing boundary treatments

along this boundary are considered sufficient to prevent any loss of privacy for the adjoining property.

The Parish Council commented on access for maintenance along the side elevations of the dwelling. With a distance of 1.25m between the dwelling and west boundary, and in excess of 2m to the east boundary, the proposed dwelling is located with sufficient distance between the dwelling and boundaries to minimise the potential for overbearing or overshadowing as well as providing access to both sides of the proposed replacement dwelling.

Overall, the proposal therefore accords with the provisions of Policy CS08 of the Core Strategy and Policy DM15 of the SADMP with regards to amenity.

Other Material Considerations

With regard to access and parking, the dwelling remains a three bedroom unit and parking is available to accord with the required standard to the front of the dwelling. Whilst the loss of existing garage space is noted, given that significant parking space is retained on site, the loss of the garage is not considered to warrant refusal and comments of third parties cannot therefore be supported. The Local Highway Authority raises no objection to the proposal. The proposal therefore complies with Policy DM17 of the SADMP (2016) and WA10 of the NP.

The application site is located in Flood Zone 1 and the proposal will not lead to a greater risk of flooding on or near site.

The Parish Council notes the presence of an IDB drain to the rear of the site. The IDB has no objection to this proposal however the Board's Byelaws must be complied with. An informative is recommended to ensure the applicant is aware of these requirements.

The Environmental Quality Team has raised no objections in terms of contamination; an asbestos informative is recommended due to the age of the existing bungalow.

In regards to the neighbour's comments in terms of the lack of an ecological survey, the application is for the construction of a replacement bungalow following the demolition of an existing dwelling on site. The proposal does not meet the requirements for a survey outlined in the Planning Practice Guidance and is considered unlikely to pose an impact on protected sites or species. Natural England has responded to the application with no comments.

Crime and Disorder

There are no significant crime and disorder issues raised by this proposal.

CONCLUSION

The replacement bungalow constitutes a form of development which respects and is considered to correspond to the character and appearance of the locality. The dwelling is proposed with a hipped roof consistent with the surrounding street scene and retains a form and layout in line with surrounding properties. The roof pitch and layout of the proposed replacement bungalow limits the potential for any significant impacts on the amenity of neighbouring dwellings.

The site retains parking in accordance with the required standards and the proposal will not lead to an adverse impact on highway safety.

Overall, the application is therefore considered to comply with Policies CS06 & CS08 of the Local Development Framework (2011) plus Policy DM15 of the Site Allocations & Development Management Policies Plan (2016) as well as the Policies of the North Runcton and West Winch Neighbourhood Plan.

The application is therefore recommended for approval subject to certain conditions stated below.

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:

*HAL20-AC-300 Rev A
*HAL20-AC-200 Rev A
2. Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first use of the development hereby permitted, the proposed on-site car parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter, as a minimum size, available for that specific use.
- 3 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

PLANNING COMMITTEE – 8 MARCH 2021

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 8 February 2021 Planning Committee Agenda and the 8 March 2021 agenda. 123 decisions issued, 122 decisions issued under delegated powers with 1 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre-Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 60% 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 28 January 2021 – 23 February 2021

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	2	1	1		2	100%	60%	0	0
Minor	45	42	3			93%	80%	1	0
Other	76	72	4			95%	80%	0	0
Total	123	115	8						

Planning Committee 1 made 123 of the decisions, 0.1%

PLANNING COMMITTEE - 3 MARCH 2021

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
01.09.2020	08.02.2021 Application Permitted	20/01316/F	Birchdale Gayton Road Bawsey King's Lynn Extension and alterations	Bawsey
04.12.2020	08.02.2021 Application Permitted	20/01938/F	Cherry Ridge Docking Road Great Bircham King's Lynn VARIATION OF CONDITION 1 OF PLANNING PERMISSION 18/01983/RM: Reserved Matters Application for proposed dwelling, following partial demolition of donor dwelling	Bircham

07.12.2020	18.02.2021 Application Permitted	20/01950/F	Summerfield House Lynn Road Great Bircham King's Lynn Single storey rear extension, front porch, and remodelling of dwelling	Bircham
24.09.2020	04.02.2021 Application Permitted	20/01496/F	Old Mill House Mill Road Brancaster King's Lynn Proposed extensions alterations including erection of boat shed/store	Brancaster
19.11.2020	02.02.2021 Application Permitted	20/01823/F	The Hyde Broad Lane Brancaster KINGS LYNN VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/01194/F: Variation of condition 2 of planning permission 19/00538/F: The erection of two detached dwellings with associated parking and turning space with access from Broad Lane	Brancaster
08.12.2020	23.02.2021 Application Permitted	20/02028/F	September Cottage 15 Branodunum Brancaster King's Lynn Erection of single storey rear extension and store to side of existing dwelling with all associated works.	Brancaster
24.09.2020	18.02.2021 Application Permitted	16/01797/ETL	Fishers Court North Street Burnham Market Norfolk EXTENSION OF UNIMPLEMENTED PERMISSION, REFERENCE (APPLICATION NO. 16/01797/F) TO 1 MAY 2021	Burnham Market

11.01.2021	16.02.2021 Application Permitted	21/00033/LB	1 Baileygate Cottages Stocks Green Castle Acre King's Lynn Listed Building Application: Removal of modern plasterboard / waterproof lining system at ground floor level and replace with 2 coat lime plaster system 'Limecoat' lime plaster finish. Removal of concrete floor to reception room and kitchen and replace with 'Limecrete' breathable flooring system	Castle Acre
26.10.2020	19.02.2021 Application Permitted	20/01743/F	Between Primrose House And The Lavenders St Andrews Lane Congham KINGS LYNN Extensions and alterations to vehicular highway access	Congham
20.11.2020	12.02.2021 Application Permitted	20/01964/F	Harvest House 5 New Road Crimplasham Norfolk Retention of existing temporary building for production and storage of soil conditioning agents and plant growth stimulants	Crimplasham
30.09.2020	23.02.2021 Application Permitted	20/01540/F	92 Hunstanton Road Dersingham King's Lynn Norfolk Construction of timber tool store	Dersingham
18.12.2020	04.02.2021 Application Permitted	20/02052/F	43 Old Hall Drive Dersingham King's Lynn Norfolk Single storey side extension with pitched roof	Dersingham

05.01.2021	10.02.2021 Application Permitted	18/01960/NMAM_2	2 Manor Road Docking KINGS LYNN Norfolk NON-MATERIAL AMENDMENT TO RESERVED MATTERS APPLICATION 18/01960/RMM: Proposals for 33 new dwellings with means of access from the public highway from Pound Lane and a pedestrian route off Well Street	Docking
14.12.2020	09.02.2021 Application Permitted	20/02008/F	52 Howdale Road Downham Market Norfolk PE38 9AH Erection of single-storey rear extension and single-storey side extension, extension of garage roof to form entrance canopy, re-cladding part-exterior walls.	Downham Market
14.01.2021	09.02.2021 Application Refused	20/01512/NMA_1	Ivy Cottages 53B Railway Road Downham Market Norfolk NON-MATERIAL AMENDMENT to Planning Permission 20/01512/F: VARIATION OF CONDITION 1 OF PLANNING PERMISSION 19/00102/F TO AMEND DRAWINGS	Downham Market
22.10.2020	28.01.2021 Application Refused	20/01632/F	Orchard Farm Lady Drove Barroway Drove Norfolk Conversion of barn into 2-storey 3-bed dwelling	Downham West

24.09.2020	04.02.2021 Application Permitted	20/01451/F	Land S of Wilson Drive And E of The Laurels Gayton Road East Winch Norfolk Detached dwelling and landscape works incidental to the development progress (Plot 5)	East Winch
25.09.2020	04.02.2021 Application Permitted	20/01461/F	Land S of Wilson Drive And E of The Laurels Gayton Road East Winch Norfolk Detached dwelling and landscape works incidental to the development progress (Plot 4)	East Winch
13.08.2020	22.02.2021 Application Permitted	20/01248/F	Land South of 62 Outwell Road Emneth Norfolk Planning application seeking the removal of two existing buildings and erection of single storey garden centre retail unit, two poly tunnels and additional parking provision	Emneth
11.11.2020	05.02.2021 Application Refused	20/01778/A	Spar Stores 25 Gaultree Square Emneth Wisbech Externally illuminated elevated sign	Emneth
24.11.2020	18.02.2021 Application Permitted	20/01857/O	Sans Souci Chapel Lane Emneth Wisbech Proposed New Dwelling	Emneth
30.11.2020	29.01.2021 Application Permitted	20/01896/F	Delray 40 Church Road Emneth Wisbech Extension and render to detached bungalow	Emneth

07.12.2020	01.02.2021 Devolved Authority to Neighbour Auth	20/01951/O	Land At Elm High Road Emneth Norfolk Outline Application: demolition of existing warehouse/showroom and construction of residential development of up to 16 plots	Emneth
28.09.2020	17.02.2021 Application Permitted	20/01478/F	Land To The Rear of 47 High Street Feltwell Thetford Proposed new dwelling house to the rear of No. 47 High Street, Feltwell incorporating access from Payne's Lane and a new double garage.	Feltwell
30.11.2020	03.02.2021 Application Permitted	20/01996/F	42 Wilton Road Feltwell Thetford Norfolk RETROSPECTIVE: Construction of outbuilding at bottom of garden	Feltwell
08.12.2020	29.01.2021 Prior Approval - Not Required	20/02027/AG	Agricultural Site SE of The Bungalow Black Dyke Road Feltwell Norfolk Agricultural Prior Notification: Proposed grain storage building	Feltwell
09.12.2020	01.02.2021 AG Prior Notification - NOT REQD	20/02043/AG	Breckland Farms Lodge Road Feltwell THETFORD Agricultural Prior Notification: New road to facilitate the import export of straw, animal feed and other materials for general farming purposes and future use of existing pig units	Feltwell

07.01.2021	02.02.2021 AG Prior Notification - NOT REQD	21/00067/AG	G C Field & Sons Southery Road Farm Ploughmans Drove Feltwell Agricultural Prior Notification: Extension to potato store to provide a new drying store, containing 3 driers to dry the potatoes following harvesting	Feltwell
27.11.2020	04.02.2021 Application Permitted	20/01988/F	2 Grimston Road Gayton King's Lynn Norfolk Single storey rear extension	Gayton
19.11.2020	02.02.2021 Application Permitted	20/01825/F	Duck Cottage 7 School Road Great Massingham King's Lynn Proposed link extension to former garage, conversion of garage complete with roof alterations and extension to back of garage.	Great Massingham
10.12.2020	02.02.2021 Application Permitted	20/01974/F	The Old Swan 5 School Road Great Massingham King's Lynn Demolition of rear conservatory and rear extension to form covered seating area	Great Massingham
10.12.2020	03.02.2021 Application Permitted	20/01975/LB	The Old Swan 5 School Road Great Massingham King's Lynn Listed building application for demolition of rear conservatory and rear extension to form covered seating area	Great Massingham
24.10.2019	10.02.2021 Application Permitted	19/01110/NMA_1	26A Leaside Heacham King's Lynn Norfolk Non-material amendment to planning permission 19/01110/F: Two Storey Side Extension	Heacham

04.08.2020	11.02.2021 Application Permitted	20/01144/F	50 Hunstanton Road Heacham King's Lynn Norfolk Variation of condition 4 of planning permission 13/01570/F: Extension to dwelling to create sunroom, garaging and self-contained dwelling to provide holiday accommodation	Heacham
25.11.2020	28.01.2021 Application Permitted	20/01872/F	Ellinside 25 Malthouse Crescent Heacham King's Lynn Loft conversion and gable extension	Heacham
07.12.2020	01.02.2021 Application Permitted	20/02021/F	8 Witton Close Heacham King's Lynn Norfolk Single storey extension to dwelling	Heacham
29.01.2021	18.02.2021 Application Permitted	18/00194/NMA_1	9 Station Road Heacham King's Lynn Norfolk NON-MATERIAL AMENDMENT 18/00194/RM: Reserved Matters Application: Proposed residential development of 8no. new dwellings following removal of existing garage/workshop	Heacham
03.06.2020	04.02.2021 Application Permitted	20/00792/F	Cross Drove Fisheries Cowles Drove Hockwold cum Wilton Norfolk Retention of caravan as manager permanent accommodation with polytunnel fish hatchery and 4 stock ponds	Hockwold cum Wilton
30.09.2020	09.02.2021 Application Permitted	20/01498/F	Old Ball House 28 Station Road Hockwold cum Wilton Norfolk Change of use of outbuilding for holiday accommodation	Hockwold cum Wilton

07.12.2020	05.02.2021 Application Refused	20/02026/PACU3	Future Farm Burdock Lane Hockwold cum Wilton Norfolk Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q)	Hockwold cum Wilton
09.12.2020	02.02.2021 Application Permitted	20/02039/F	7 Peacock Close Hockwold cum Wilton Norfolk IP26 4JD Single storey side extension	Hockwold cum Wilton
24.07.2020	11.02.2021 Application Refused	20/01081/FM	Land S of 60 And E of 71 Beach Road Holme next The Sea Norfolk Proposed equestrian development	Holme next the Sea
01.09.2020	18.02.2021 Application Permitted	20/01317/F	Thurlow Cottage 16 Eastgate Holme next The Sea Norfolk Extensions & alterations to dwelling, and cart shed	Holme next the Sea
25.11.2020	12.02.2021 Application Permitted	20/01977/F	Westgate Cottage 37 Westgate Holme next The Sea Norfolk Construction of front boundary wall 2.1m high at eastern end graduating down over a 3m length to 1.5m high.	Holme next the Sea
04.11.2020	16.02.2021 Application Permitted	20/01814/F	12 St Edmunds Terrace Hunstanton Norfolk PE36 5EH Conversion of 2 flats to 3 and proposed flat following loft conversion	Hunstanton
01.12.2020	04.02.2021 Application Permitted	20/01910/F	5 Bernard Crescent Hunstanton Norfolk PE36 6ER Demolition of conservatory and store and erection of single storey rear extension, including internal alterations	Hunstanton

14.12.2020	02.02.2021 Application Permitted	20/02011/F	8 Lincoln Street Hunstanton Norfolk PE36 6AS Retrospective application for alterations to boundary wall and access gate, including formation of new access point, extending height of wall and gates, and construction of brick pillars	Hunstanton
18.12.2020	04.02.2021 Application Permitted	20/02056/F	28 Park Road Hunstanton Norfolk PE36 5BY Single storey extension and alterations	Hunstanton
21.12.2020	04.02.2021 Application Permitted	20/02069/F	42 Clarence Road Hunstanton Norfolk PE36 6HQ Extension and alterations to bungalow	Hunstanton
02.11.2020	02.02.2021 Application Permitted	20/01696/F	Oak Farm Nurseries Oak Farm The Drift Ingoldisthorpe Retrospective installation of 1no. kennel & 1no. kennel with shed for domestic use only.	Ingoldisthorpe
14.09.2020	12.02.2021 Application Permitted	20/01436/FM	Vacant 33 - 39 Tower Street King's Lynn Norfolk Conversion and extension of existing building into 14 flats	King's Lynn
02.10.2020	18.02.2021 Application Permitted	20/01545/LB	27 King Street King's Lynn Norfolk Listed building application for proposed change of use from unoccupied offices to residential apartment studios (C3)	King's Lynn
06.10.2020	12.02.2021 Application Permitted	20/01541/F	6 Mill Lane King's Lynn Norfolk PE30 3DT Change of use from garage to dog grooming facility	King's Lynn

14.10.2020	10.02.2021 Application Permitted	20/01638/LB	5 Fells Warehouse Market Lane King's Lynn Norfolk Application for listed building consent for new external door	King's Lynn
22.10.2020	19.02.2021 Application Refused	20/01631/F	Land And Outbuildings S of 28 And N of 30 Meadow Way West Lynn King's Lynn Demolition of existing double garage and building of a single detached one bedroomed bungalow with garage and courtyard garden	King's Lynn
03.11.2020	16.02.2021 Application Permitted	20/01709/F	Mars Foods Ltd Hansa Road Hardwick Industrial Estate King's Lynn Extend an existing factory bay. The usage of this will be for storage of product comprising sauces, powders and rice prior to being used in production	King's Lynn
16.11.2020	01.02.2021 Application Permitted	20/01904/F	5 St Johns Terrace Blackfriars Road King's Lynn Norfolk Remove plastic roof off shed and replace slate tiles increasing pitch 2.9 to 3.1 bricks (retrospective)	King's Lynn
16.11.2020	02.02.2021 Application Permitted	20/01905/LB	5 St Johns Terrace Blackfriars Road King's Lynn Norfolk LISTED BUILDING APPLICATION: Remove plastic roof off shed and replace slate tiles increasing pitch 2.9 to 3.1 bricks (retrospective)	King's Lynn

20.11.2020	19.02.2021 Application Permitted	20/01835/F	17A Blackfriars Street King's Lynn Norfolk PE30 1NN Repair/replacement of glazed shopfront following damage from vehicle impact	King's Lynn
23.11.2020	05.02.2021 Application Permitted	20/01852/F	32 Adelaide Avenue King's Lynn Norfolk PE30 3AH Two storey side extension to dwelling	King's Lynn
24.11.2020	03.02.2021 Application Permitted	20/01971/A	5 St Anne's Fort North Street King's Lynn Norfolk 2 x non-illuminated flat wall mounted signs	King's Lynn
03.12.2020	28.01.2021 Application Permitted	20/01932/LB	14 Nelson Street King's Lynn Norfolk PE30 5DY Listed Building Application: Installation of stair lift	King's Lynn
14.12.2020	18.02.2021 Application Permitted	20/02005/F	Aickman House 2 Aickmans Yard King Street King's Lynn Internal and external refurbishment works to main house and alterations to outbuildings in the rear yard	King's Lynn
14.12.2020	18.02.2021 Application Permitted	20/02006/LB	Aickman House 2 Aickmans Yard King Street King's Lynn Internal and external refurbishment works to main house and alterations to outbuildings in the rear yard	King's Lynn
14.12.2020	05.02.2021 Application Permitted	20/02050/F	Foster Refrigeration Oldmedow Road Hardwick Industrial Estate King's Lynn New water tank for the sprinkler system with pump house	King's Lynn

15.12.2020	09.02.2021 Application Permitted	20/02020/F	Twinsonlee 109 Tennyson Road King's Lynn Norfolk Proposed single storey extension	King's Lynn
16.12.2020	08.02.2021 Application Permitted	20/02037/F	King's Lynn Cafe Kellard Place King's Lynn Norfolk Two rapid electric vehicle charging stations within the car park of Kings Lynn Cafe, Kellard Place. Two existing parking spaces will become EV charging bays, along with associated equipment.	King's Lynn
18.12.2020	10.02.2021 Application Permitted	20/02054/F	Cobweb Cottage 3 Ferry Lane King's Lynn Norfolk Replacement timber windows at first floor level to Bedroom 2 and hallways with new hardwood double glazed sliding sash windows	King's Lynn
18.12.2020	12.02.2021 Application Permitted	20/02058/F	17 17A 17B Blackfriars Road King's Lynn Norfolk PE30 1NS Replacement windows and doors	King's Lynn
23.12.2020	12.02.2021 Application Permitted	20/02095/F	24 Fenland Road King's Lynn Norfolk PE30 3ES Single Storey Side Extension	King's Lynn
30.12.2020	16.02.2021 Application Permitted	20/02138/F	Mallows 91 Gayton Road Ashwicken Norfolk Single storey rear extension and alterations	Leziate
27.11.2020	10.02.2021 Application Permitted	20/01989/F	Land South of Jungfrau The Street Marham New 3 bed bungalow with driveway off the main road and associated drainage and landscaping.	Marham

17.11.2020	05.02.2021 Application Permitted	20/01807/F	Meadow View Farm Rustons Road Marshland St James Norfolk Proposed conversion of existing agricultural building to dwelling including the raising of the roof and associated works	Marshland St James
23.11.2020	05.02.2021 Application Permitted	20/01845/F	Victoria House 8 Bonnetts Lane Marshland St James Wisbech Proposed Residential Dwelling and associated works	Marshland St James
02.12.2020	15.02.2021 Application Permitted	20/01920/F	38 Smeeth Road Marshland St James Norfolk PE14 8JG Change of use of agricultural field to paddocks and erection of stables.	Marshland St James
03.12.2020	04.02.2021 Application Permitted	20/01931/F	Wissington Sugar Factory College Road Wissington Wereham Replacement of the existing bridge and foundations with a "Like for Like" new bridge.	Methwold
23.11.2020	17.02.2021 Application Permitted	20/01842/F	William George Recycling Limited Mineral Storage And Transfer Station Mill Drove Blackborough End Change of use from a barren site to a secure paddock for grazing horses including mobile field shelters and a secure lockable container.	Middleton
21.12.2020	19.02.2021 Prior Approval - Refused	20/02123/PACU3	Agricultural Building W of Sunset And Weedy Cottage School Road Middleton Norfolk Prior approval for change of use of agricultural building to dwelling	Middleton

23.12.2020	28.01.2021 Application Refused	08/02313/NMA_1	Forecourt Off School Road Middleton Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 08/02313/F: Residential development to provide 8 dwellings	Middleton
11.01.2021	28.01.2021 Application Refused	17/00034/NMA_2	Church End House Lynn Road Middleton King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 17/00034/F: Two storey side extension	Middleton
19.11.2020	09.02.2021 Application Permitted	20/01829/F	Beck Lodge Birchfield Road Nordelph Downham Market Single storey extension to the rear following removal of existing study and sun room	Nordelph
07.12.2020	04.02.2021 Application Permitted	20/01944/F	2 Dunns Lane North Creake Fakenham Norfolk Demolition of existing out buildings and construction of single storey side extension.	North Creake
14.12.2020	17.02.2021 Application Permitted	20/01997/F	Linnymead Manor Road North Wootton King's Lynn New roof structure providing three additional bedrooms to detached residential property, including changes to external facing materials	North Wootton
16.12.2020	10.02.2021 Application Permitted	20/02032/F	7 Meadow Close North Wootton King's Lynn Norfolk Rear extension to dwelling and existing garage front tiled	North Wootton

22.12.2020	12.02.2021 Application Permitted	20/02081/F	5 Hayfield Road North Wootton King's Lynn Norfolk Extensions and alterations to dwelling	North Wootton
31.12.2020	19.02.2021 Application Permitted	20/02139/O	Woodside Ling Common Road North Wootton King's Lynn Outline Application (All Matters Reserved): Construction of new dwelling	North Wootton
17.12.2020	09.02.2021 Not Lawful	20/02090/LDP	36 West End Northwold Thetford Norfolk Certificate of Lawfulness: The replacement of the existing wooden boundary fence to the front of the property, with a solid wall of identical height and in the identical position	Northwold
22.10.2020	12.02.2021 Application Permitted	20/01635/F	9 Birdbeck Drive Outwell Norfolk PE14 8TS Lean to extension to rear of property, timber frame construction with timber cladding externally (retrospective)	Outwell
01.12.2020	17.02.2021 Application Permitted	20/01911/F	71 Isle Bridge Road Outwell Wisbech Norfolk Two storey side extension	Outwell
05.01.2021	17.02.2021 Application Permitted	18/00801/NMA_1	The Barns 139 Church Drove Outwell WISBECH NON-MATERIAL AMENDMENT to Planning Permission 18/00801/F: Conversion of Dis-used agricultural Barn into a residential dwelling and construction of new vehicular access	Outwell

07.12.2020	10.02.2021 Application Permitted	20/01947/F	15 Church Close Pentney King's Lynn Norfolk Proposed two storey side extension	Pentney
14.10.2020	28.01.2021 Application Permitted	20/01620/F	The Gin Trap 6 High Street Ringstead Hunstanton Extension of kitchen and cold store at ground floor and office and staff room at roof space	Ringstead
12.11.2020	12.02.2021 Application Permitted	20/01782/F	The Old Rectory 59 High Street Ringstead Hunstanton Minor external and internal alterations and single-storey gabled extension at the main house.	Ringstead
12.11.2020	22.02.2021 Application Permitted	20/01783/LB	The Old Rectory 59 High Street Ringstead Hunstanton Minor external and internal alterations and single-storey gabled extension at the main house.	Ringstead
12.11.2020	12.02.2021 Application Permitted	20/01784/F	The Old Rectory 59 High Street Ringstead Hunstanton These works relate to proposed extensions to the rear of the existing boat garage and to rear of the existing single garage, in order to achieve a bigger garage for boats, cars and garden equipment	Ringstead

12.11.2020	22.02.2021 Application Permitted	20/01785/LB	The Old Rectory 59 High Street Ringstead Hunstanton Application for listed building consent, these works relate to proposed extensions to the rear of the existing boat garage and to rear of the existing single garage, in order to achieve a bigger garage for boats, cars and garden equipment	Ringstead
12.11.2020	12.02.2021 Application Permitted	20/01786/F	The Old Rectory 59 High Street Ringstead Hunstanton Alterations to existing outbuildings to form residential annexe	Ringstead
12.11.2020	18.02.2021 Application Permitted	20/01787/LB	The Old Rectory 59 High Street Ringstead Hunstanton Listed Building Application: alterations to existing outbuildings to form residential annexe	Ringstead
17.11.2020	17.02.2021 Application Permitted	20/01805/F	Oak House Bexwell Road Bexwell DOWNHAM MARKET Proposed two storey and single storey rear extension	Ryston
04.12.2020	15.02.2021 Application Permitted	20/01934/F	The Boathouse Docking Road Sedgeford Hunstanton Proposed Single Storey Extension	Sedgeford
10.12.2020	03.02.2021 Application Permitted	20/01973/F	24 Parkside Sedgeford Hunstanton Norfolk Store room extension to side of dwelling	Sedgeford

22.10.2020	19.02.2021 Application Permitted	20/01719/F	The Beagles South Road Shouldham Thorpe King's Lynn Proposed side, rear and porch extensions and render to the property	Shouldham Thorpe
20.01.2021	11.02.2021 Tree Application - No objection	21/00008/TREECA	Laurel Cottage Middle Road Shouldham Thorpe King's Lynn T1 Sycamore - Re-pollard to old pruning points, reduce other large laterals by 1.5-2m within a conservation area	Shouldham Thorpe
12.11.2020	28.01.2021 Application Refused	20/01871/F	38 The Beach Shepherds Port Snettisham Norfolk Create a home working office and replace the existing pitched roof with six solar panels on the south roof plane to provide a safe and secure refuge from potential flooding.	Snettisham
14.12.2020	04.02.2021 Application Refused	20/02000/F	111 - 112 The Beach Shepherds Port Snettisham Norfolk Ground floor rear extension to enlarge the lounge.	Snettisham
17.11.2020	04.02.2021 Application Permitted	20/01806/F	3 Cranmer Cottages The Common South Creake Fakenham Siting of a 7.1m x 3.7m Glamping Pod for holiday accommodation	South Creake
02.12.2020	11.02.2021 Application Permitted	20/01921/F	The Old Stores Docking Road Stanhoe King's Lynn Extension and Alterations to Dwelling	Stanhoe

02.12.2020	17.02.2021 Would be Lawful	20/02014/LDP	Old Rectory Church Lane Stanhoe King's Lynn Lawful Development Certificate: proposed pool building and swimming pool	Stanhoe
13.11.2020	28.01.2021 Application Permitted	20/01876/RM	Land Directly S of 231 And N of 235 The Drove Barroway Drove Norfolk New 4 bed dwelling	Stow Bardolph
24.11.2020	22.02.2021 Application Permitted	20/01855/F	Land N E of Roanne 224 The Drove Barroway Drove Construction of a single dwelling and garage	Stow Bardolph
21.09.2020	19.02.2021 Application Permitted	20/01419/F	Church Barn Creake Road Syderstone King's Lynn Proposed cart shed	Syderstone
30.11.2020	09.02.2021 Application Permitted	20/01899/F	34 Alma Avenue Terrington St Clement King's Lynn Norfolk Two storey and single storey extensions to dwelling	Terrington St Clement
01.10.2020	18.02.2021 Application Permitted	20/01542/F	The Cottage School Road St John's Fen End Terrington St John Proposed residential development including demolition of existing structures	Terrington St John
02.10.2020	01.02.2021 Application Permitted	20/01546/F	Orchard Cottage 70 School Road Terrington St John Norfolk Construction of new car port	Terrington St John
18.11.2020	01.02.2021 Application Permitted	20/01929/F	12 Shepherds Pightle Thornham Hunstanton Norfolk Front porch, dormer windows and alterations to dwelling	Thornham

24.11.2020	01.02.2021 Application Permitted	20/01862/F	Coastguard Cottage The Green Thornham Norfolk Variation of condition 2 of Planning Permisison 20/00075/F: Side and rear extensions to existing cottage	Thornham
25.11.2020	10.02.2021 Application Permitted	20/01873/A	Tanglewood House High Street Thornham HUNSTANTON Retention of two sales boards for new development at the site	Thornham
27.11.2020	19.02.2021 Application Permitted	20/01882/F	The Lifeboat Inn Ship Lane Thornham Hunstanton External and internal alterations at the existing hotel	Thornham
15.01.2021	23.02.2021 Tree Application - No objection	21/00013/TREECA	Appletree Cottage High Street Thornham Hunstanton Trees in a Conservation Area: T1 - Birch - Fell. T2 - Beech - Reduce 2.5m to previous pruning points. T3 - Birch - Reduce by 1.5m. T4 - Birch - Reduce remaining crown by 1.2m	Thornham
30.11.2020	11.02.2021 Application Permitted	20/01991/F	Whitehall Farm Barn 189 High Road Tilney cum Islington Norfolk Conversion of existing carport to residential annexe, proposed porch including raised landing/steps, addition of velux roof lights and re-pointing of existing brickwork/removal of existing barn style doors to west elevation.	Tilney St Lawrence

03.04.2020	10.02.2021 Application Permitted	20/00505/F	In Focus May Cottage Main Road Titchwell Extension to residential use including retention of retail space at ground floor only	Titchwell
26.10.2020	03.02.2021 Prior Approval - Not Required	20/01733/PACU3	Barn SE of Pochester Market Lane Bustards Lane Walpole St Andrew Norfolk Change of use of agricultural buildings to two dwellings	Walpole Cross Keys
29.12.2020	19.02.2021 Application Permitted	20/02108/F	Ravensdene 8 Little Holme Road Walpole Cross Keys King's Lynn Conversion of integral garage and first floor extension above to detached dwelling	Walpole Cross Keys
09.12.2020	22.02.2021 Application Permitted	20/01968/F	Orchard Lodge 1 Burrett Road Walsoken Wisbech Retrospective application for a new entrance to replace a grass verge at the entrance to an existing gravel driveway	Walsoken
23.11.2020	09.02.2021 Application Permitted	20/01966/F	Long Acre March Road Welney Norfolk Variation of condition 2 of planning permission 20/00026/F to change the position of main house	Welney
17.12.2020	12.02.2021 Application Permitted	20/02051/F	The Old Stables The Row Wereham King's Lynn Extension to dwelling to provide additional bedroom	Wereham

04.11.2020	17.02.2021 Application Permitted	20/01722/F	Duration Brewing Abbey Barn Abbey Farm River Road Variation of condition 5 of planning permission 17/01212/F to change details of drainage	West Acre
15.12.2020	09.02.2021 Application Permitted	20/02019/F	Cherrylyn Basil Road West Dereham King's Lynn Demolition of existing rear single storey extension and Proposed new single storey rear extension.	West Dereham
11.08.2020	12.02.2021 Application Permitted	20/01185/F	Jasmine Nursery Lynn Road Walton Highway Norfolk Part retrospective proposal to construct a new reservoir, shed and polytunnel	West Walton
16.09.2020	02.02.2021 Application Permitted	20/01398/F	Whinhams Farm 81 St Pauls Road South Walton Highway Norfolk Conversion of barn to dwelling	West Walton
25.09.2020	03.02.2021 Was Lawful	20/01465/LDE	Fenlands 145 St Pauls Road South Walton Highway Norfolk Certificate of Lawfulness: Occupation of dwelling without complying with Condition 2 attached to application 2/88/1619/	West Walton
23.11.2020	04.02.2021 Application Refused	20/01841/F	Adj 32 Common Road Walton Highway WISBECH Norfolk Proposed five new dwellings	West Walton

19.11.2020	09.02.2021 Application Permitted	20/01828/F	Elbri 29 Westland Chase West Winch King's Lynn Retrospective variation of condition 3 or planning permission 20/01321/F regarding the two ground floor windows shown to the west of the single storey extension shall be maintained with obscured glazing	West Winch
08.12.2020	05.02.2021 Application Permitted	20/01961/CU	West View 19 Common Road Wiggenhall St Mary The Virgin Norfolk Change of use from Dwelling (C3) to Office (E(g)(i))	Wiggenhall St Germans
14.12.2020	12.02.2021 Application Permitted	20/02004/F	23 Mill Road Wiggenhall St Germans Norfolk PE34 3HL Proposed side two storey extension and rear flat roof extension	Wiggenhall St Germans
17.09.2020	09.02.2021 Application Refused	20/01403/F	Holley House Stow Road Wiggenhall St Mary Magdalen Norfolk Garage block and bedrooms over with link to existing.	Wiggenhall St Mary Magdalen

18.11.2020	05.02.2021 Application Permitted	20/01817/F	Jemarlee Stow Road Wiggenhall St Mary Magdalen King's Lynn Front extension rebuild due to poor quality of existing extension, rear extension rebuild due to poor quality of existing extension rear infill extension. Wooden garage and home office rebuild due to poor quality of existing one. Existing dwelling and extensions to be rendered.	Wiggenhall St Mary Magdalen
24.11.2020	28.01.2021 Application Permitted	20/01860/F	103 Stow Road Wiggenhall St Mary Magdalen King's Lynn Norfolk Extension of dwelling to form Lobby and Garden Room	Wiggenhall St Mary Magdalen
24.11.2020	28.01.2021 Application Permitted	20/01861/LB	103 Stow Road Wiggenhall St Mary Magdalen King's Lynn Norfolk Extension of dwelling to form Lobby and Garden Room	Wiggenhall St Mary Magdalen
23.12.2020	18.02.2021 Application Permitted	20/02125/F	10 Stow Road Wiggenhall St Mary Magdalen King's Lynn Norfolk Extension and car port to dwelling	Wiggenhall St Mary Magdalen
11.11.2020	29.01.2021 Application Permitted	20/01868/F	17 Church Road Wimbotsham King's Lynn Norfolk Extensions to dwelling	Wimbotsham

30.03.2020	22.02.2021 Application Permitted	20/00487/F	Alfred G Pearce Castle Road Wormegay King's Lynn VARIATION OR REMOVAL OF CONDITION 2 OF PLANNING PERMISSION 18/01008/F: Retention and extension of effluent treatment plant, including the erection of a new DAF/control room building and the installation of new tanks and associated plant and equipment	Wormegay
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