

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



Planning Committee

Agenda

**Monday, 13th September, 2021
at 9.30 am**

in the

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



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

PLANNING COMMITTEE AGENDA

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

Please ensure that all mobile phones are switched to silent

DATE: Monday, 13th September, 2021

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

TIME: 9.30 am

1. APOLOGIES

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

2. MINUTES

To confirm as a correct record the Minutes of the Special Meeting held on 13 August 2021 (previously circulated) and the meeting held on Monday 16 August 2021 (previously circulated).

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.

Councillor appointed representatives on the Internal Drainage Boards are noted.

4. URGENT BUSINESS UNDER STANDING ORDER 7

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

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Page 6)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 7 - 84)

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

9. DELEGATED DECISIONS (Pages 85 - 115)

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

To: Members of the Planning Committee

Councillors F Bone, C Bower, A Bubb, G Hipperson (Vice-Chair), C Hudson, C Joyce, B Lawton, C Manning, E Nockolds, T Parish, S Patel, C Rose, J Rust, Mrs V Spikings (Chair), S Squire, M Storey, D Tyler and D Whitby

Site Visit Arrangements

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

If there are any site inspections arising from this meeting, these will be held on **Thursday 16 September 2021 (time to be confirmed)** and the meeting reconvened on the same day (time to be agreed).

Please note:

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

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday 10 September 2021**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

For Further information, please contact:

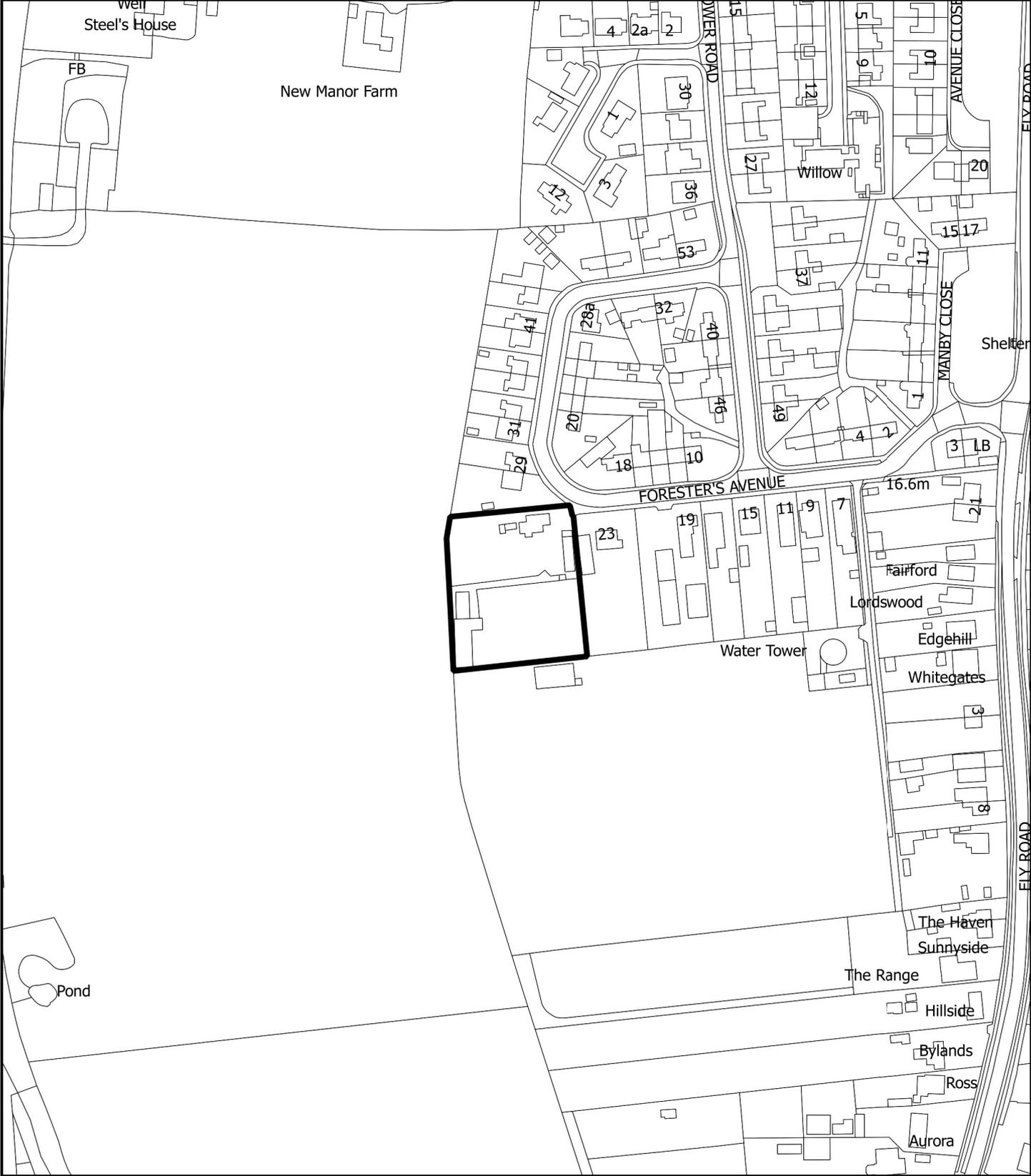
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING TO BE HELD ON
MONDAY 13 SEPTEMBER 2021**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	OTHER APPLICATIONS			
8/1(a)	21/01060/F 25 Foresters Avenue Demolition of existing dwelling and replacement with four new detached dwellings	HILGAY	APPROVE	7
8/1(b)	21/00434/F Twelve Acre Farm, Moor Drove (East) Retrospective change of use of land for the siting of 8 storage containers	HOCKWOLD CUM WILTON	APPROVE	16
8/1(c)	21/00457/F Westfield, 27 Peddars Way Demolition of existing bungalow, construction of detached two-storey dwelling with garage and garden room	HOLME THE SEA	NEXT APPROVE	28
8/1(d)	20/02015/RM Kairouan, Back Road Reserved matters application for construction of 3 dwelling houses following demolition of existing dwelling and siting of static caravan for duration of works	PENTNEY	APPROVE	50
8/1(e)	21/00833/F Hybrid Farm, 246 The Drove, Barroway Drove Demolition of existing buildings and construction of dwelling and Cattery and Pet Hotel Business	STOW BARDOLPH	REFUSE	62
8/1(f)	20/01559/RM Adj. 40 Marshland Street Reserved matters application for 3 dwellings	TERRINGTON ST CLEMENT	APPROVE	74

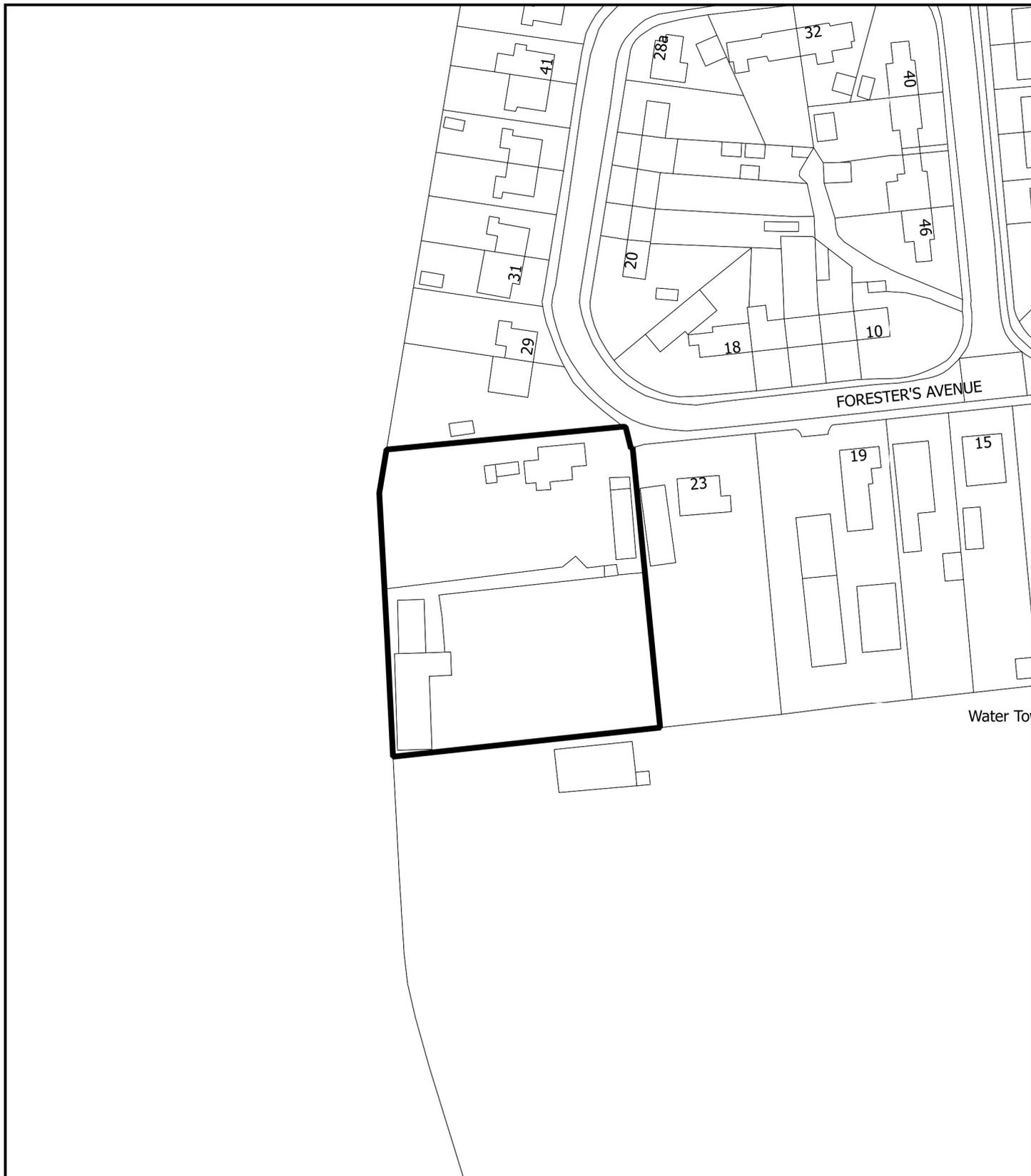
21/01060/F

25 Foresters Avenue, Hilgay, PE38 0JU



21/01060/F

25 Foresters Avenue, Hilgay, PE38 0JU



Parish:	Hilgay	
Proposal:	Demolition of existing dwelling and replacement for four new detached dwellings.	
Location:	25 Foresters Avenue Hilgay Downham Market Norfolk	
Applicant:	Mrs S Dennis	
Case No:	21/01060/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 28 July 2021

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

Neighbourhood Plan: No

Case Summary

The application is for the construction of 4 new dwellings, replacing an existing bungalow, on land in the South West corner of Forester's Avenue, Hilgay.

Hilgay is categorised as a Rural Village in CS02 of the Core Strategy (2011) and therefore benefits from a development boundary to guide development to the most suitable locations. The application site is wholly within the development boundary shown on inset map G.48 of the SADMPP (2016).

The application site comprises 0.4ha of open land, partially residential curtilage, associated with No. 25 Foresters Avenue.

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 4 new dwellings, replacing an existing bungalow, on land in the South West corner of Forester's Avenue, Hilgay.

Hillgay is categorised as a Rural Village in CS02 of the Core Strategy (2011) and therefore benefits from a development boundary to guide development to the most suitable locations. The application site is wholly within the development boundary shown on inset map G.48 of the SADMPP (2016).

The application site comprises 0.4ha of open land, partially residential curtilage, associated with No. 25 Foresters Avenue. The existing bungalow, towards the north boundary of the site as well as a number of outbuildings along the east boundary and in the south west corner of the site are proposed to be demolished as part of the development. Amended plans have been received in relation to the access only.

SUPPORTING CASE None received at time of writing.

PLANNING HISTORY No relevant planning history

RESPONSE TO CONSULTATION

Parish Council: OBJECT - with the following comments:

'The Parish Council are worried about:

- the increase in traffic and access to this area which is already struggling with parking the environmental impact on the residents due to the number of proposed properties to be built
- should the application be passed, the Parish Council would also want some form of formal reassurance, of intent to build and genuine commitment to do so, as there appear to be a growing number of applications that have been approved but have never been built'

Highways Authority: NO OBJECTION - subject to standard access/parking/turning area conditions

Environmental Health & Housing - Environmental Quality: NO OBJECTION - recommended Asbestos informative due to age of building

Arboricultural Officer: NO OBJECTION (verbal) - recommended conditions relating to the protection of the existing ash tree on site.

REPRESENTATIONS

None received at time of writing

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues are:

Principle of Development

Form and Character

Impact on Neighbours

Other material considerations

Principle of Development

The application is for the construction of four detached dwellings on land in the corner of Foresters Avenue, Hilgay. Hilgay is categorised as a Rural Village in CS02 of the Core Strategy (2011) and therefore benefits from a development boundary to guide development to the most suitable locations. The application site is wholly within the development boundary shown on inset map G.48 of the SADMPP (2016) and the principle of development on site is therefore considered acceptable in accordance with Policy DM2 of the Site Allocations and Development Management Policies Plan (2016).

Form and Character

The proposed development comprises four no. four-bedroom traditionally designed farmhouse type detached dwellings with timber porches and brick course detailing. Plots 1 and 4 also have single storey lean to projections along the north elevations. Each plot has a two-bay garage to the front and parking/turning areas in excess of the required standard. A shared access track runs along the east boundary of the site, providing access to Foresters Avenue in accordance with the standards required by Norfolk County Council.

Each of the dwellings measures approximately 9m to ridge line. With a total site area of 0.4ha (equivalent to 10 dwellings per hectare in terms of density), the dwellings have adequate spacing around them and private amenities spaces which are acceptable and are consistent with the larger detached dwellings fronting Foresters Avenue to the East of the site.

The proposed dwellings are located off a private access road and will be positioned in the site to the south of dwellings currently fronting Foresters Avenue. Given the layout of existing housing in the locality, in particular the existing semi-detached dwellings to the north of the

site, the overall site layout is considered acceptable and unlikely to pose an adverse impact on the form and character of the site's surroundings.

The proposal is therefore in accordance with the NPPF (2021) Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Conditions are recommended to ensure that boundary treatments and hard and soft landscaping details are approved prior to the occupation of the dwellings.

Impact on Neighbours

Given the layout of the development, proposed front elevations will face east towards the side elevation and rear curtilage of No. 23 Foresters Avenue. Given the distance provided following the creation of the access road, turning areas, and garages, the proposed front elevations are located a minimum distance of approximately 25m from the east boundary (as measured from Plot 2). This distance is considered acceptable and is appropriate to mitigate any significant impact on this adjoining property.

Proposed windows on first floor side elevations will be obscure glazed and serve non-habitable rooms (en-suites). The proposed development is therefore considered to provide a good standard of amenity for future residents, with limited opportunities for overlooking between proposed dwellings.

To the north, the side elevation of the neighbouring dwelling faces towards the site. Given the position of plot 1, there is potential for slight overshadowing to the side garden/driveway during certain parts of the day. However, with in excess of 15m from side elevation to side elevation, the proposal will not pose a significant impact on the amenity of this dwelling.

The proposed access track is in close proximity to the shared boundary and the private amenity space of the adjoining dwelling (east). Conditions are recommended to ensure that this access track is suitably surfaced to limit any adverse impact on this adjoining property in regard to increased vehicle movements. An existing workshop/outbuilding in the rear garden of this neighbouring dwelling, combined with the landscaped strip along this boundary will also mitigate any impact.

The proposal is therefore in accordance with the NPPF (2021) Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Other material impacts

Following receipt of amended plans which altered the proposed access, the Local Highway Authority has stated no objection to the revised proposal, subject to standard conditions relating to the laying out of the access and parking/turning areas prior to the first occupation of the dwellings.

The application site is in Flood Zone 1 and therefore considered unlikely to lead to any adverse risk of flooding. Conditions are recommended to ensure that suitable foul and surface water drainage details are submitted and approved prior to the commencement of development.

An existing ash tree is located between plot 1 and plot 2 on site. The Arboricultural Officer raises no objection the scheme and conditions are recommended to ensure that this tree is protected during construction. Other soft landscaping details will also be conditioned to ensure a suitable scheme comes forward.

The Environmental Quality Team raised no objections to the plans subject to a standard asbestos informative which is recommended due to the age of the bungalow to be demolished on site.

Hilgay Parish Council objected to the proposal based on the increase in traffic, access and parking and the environmental impact on residents due to proposed number of houses. Whilst these comments are noted, as a total of 4 dwellings (a net gain of 3 when including the replacement of the existing bungalow) and with suitable access and parking areas provided wholly within the site, the proposal is considered unlikely to lead to any significant adverse impact on the surrounding street scene.

The Parish Council also raised concern around recent approvals across the village and the lack of build-out rate. Whilst these comments are noted, the LPA cannot control the commencement or completion of development. The approval will lapse if development does not commence within the standard three year time frame.

Crime and Disorder There are no known crime and disorder impacts.

CONCLUSION

The application site is within the development boundary for Hilgay and the construction of four new dwellings on the site is considered acceptable in principle.

Whilst Parish Council comments are noted, it is considered that the siting, design and scale of the dwellings as well as the layout of the proposed access is acceptable and will not impact on neighbour amenity or highway safety.

The application complies with Policies CS02 and CS08 of the Core Strategy (2011) and Policies DM2 & DM15 of the SADMPP (2016) and is recommended for approval on this basis.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - (GA) 1020 Rev C
 - (GA) 1010
 - (GA) 1000 Rev A
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the commencement of the use hereby permitted the vehicular access indicated for improvement on Drawing No.1020 rev C shall be upgraded and widened to a minimum width of 4.5m metres in accordance with the Norfolk County Council residential TRAD1 access construction specification for the first 10 metres as

measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

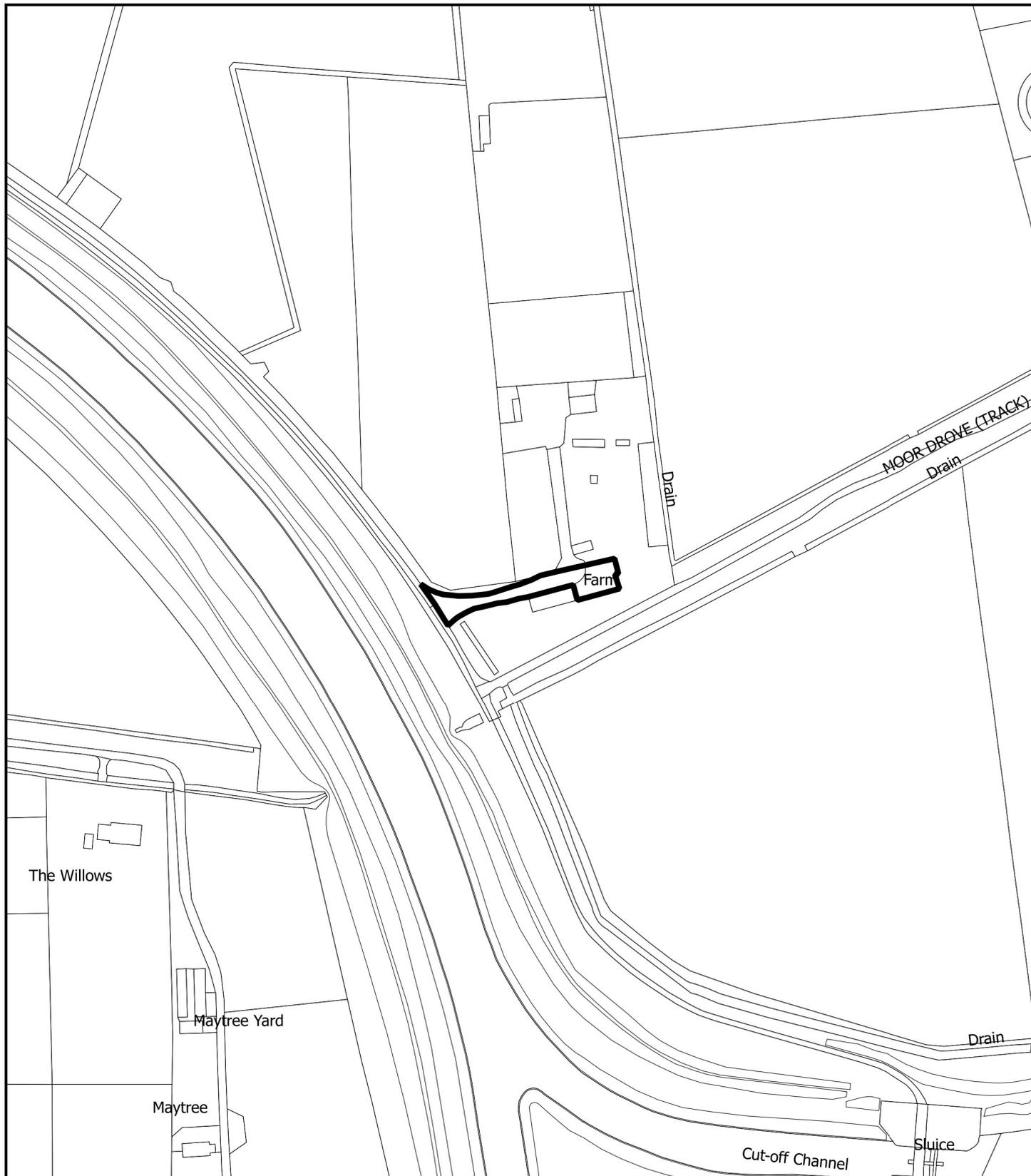
- 3 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 4 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted 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.
- 4 Reason: In the interests of highway safety.
- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking/maneuvering areas, in the interests of satisfactory development and highway safety.
- 6 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.
- 6 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 trees during the construction phase.
- 7 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.
- 7 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.
- 8 Condition: Prior to the first occupation of any dwelling hereby permitted, full details of both hard and soft landscape works, including full details of the hard-surfacing of the proposed access track/driveway, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard

surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

- 8 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF and to ensure that the access track is properly surfaced to mitigate any impact on adjoining properties in accordance with Policy DM15 of the SADMPP (2016).
- 9 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 9 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 10 Condition: Notwithstanding the details shown on the approved plan, prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 10 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 11 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 11 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

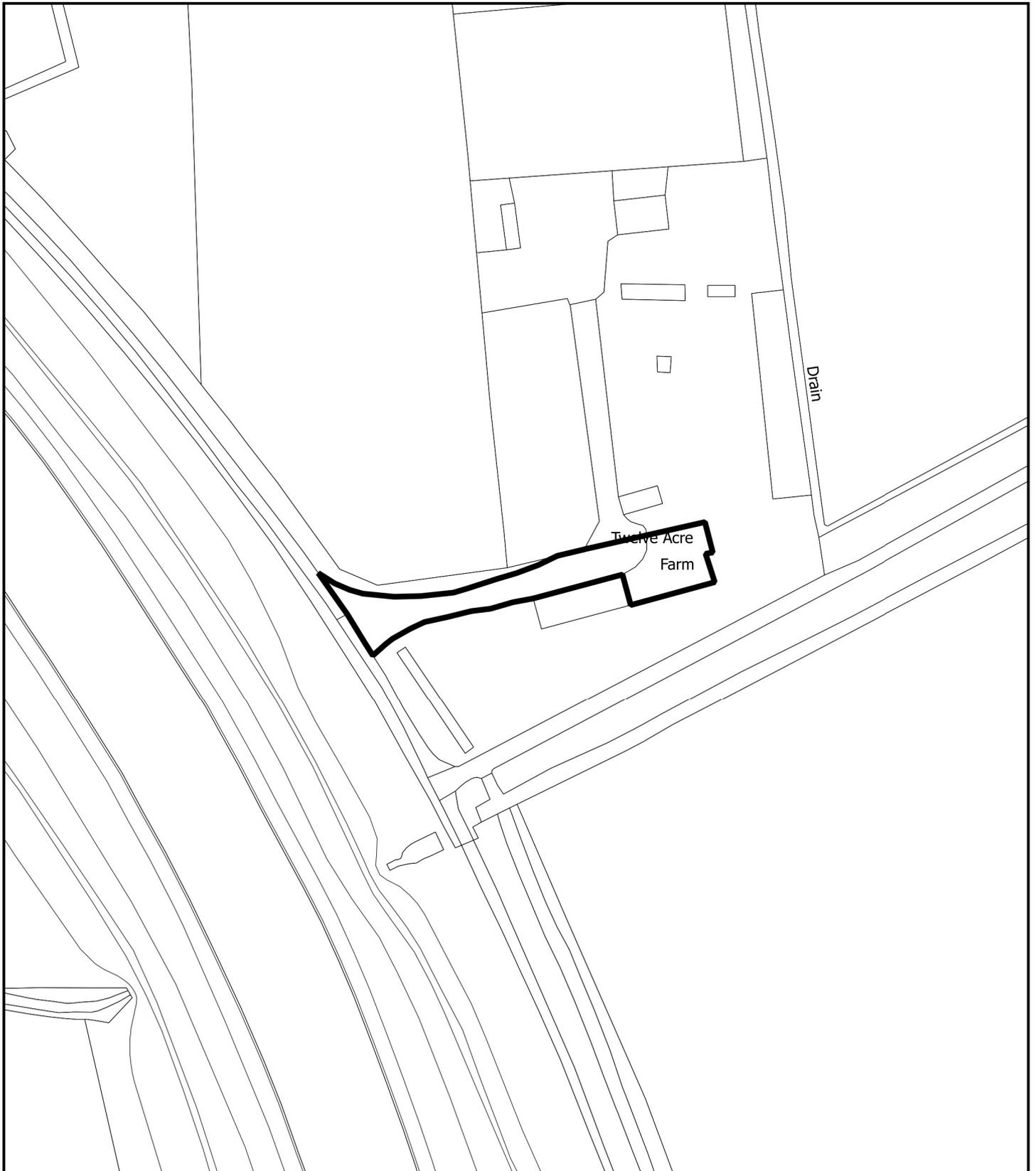
21/00434/F

Twelve Acre Farm, Moor Drove (East), Hockwold cum Wilton, IP26 4JU



21/00434/F

Twelve Acre Farm, Moor Drove (East), Hockwold cum Wilton, IP26 4JU



Parish:	Hockwold cum Wilton	
Proposal:	Retrospective Change of use of land for the siting of 8 storage containers	
Location:	Twelve Acre Farm Moor Drove (East) Hockwold cum Wilton THETFORD	
Applicant:	Mr Brian Ruterford	
Case No:	21/00434/F (Full Application)	
Case Officer:	Lorna Gilbert	Date for Determination: 26 May 2021 Extension of Time Expiry Date: 17 September 2021

Reason for Referral to Planning Committee – Objection from Hockwold cum Wilton Parish Council.

Neighbourhood Plan: No

Case Summary

The application is part-retrospective as four of the proposed eight storage containers are on site. The application site lies around 500m from the development boundary of Hockwold cum Wilton, and is accessed from Moor Drove (East), which is located to the west of the site, and to the south is Moor Drove. The surrounding area is characterised by equestrian and agricultural uses.

Hockwold cum Wilton Parish Council (PC) has objected to the proposal on the grounds that the development is out of character, the design and appearance, highway safety, and also question permitted development. However, the scheme has been found to be consistent with relevant planning policies. Consequently, the proposal is recommended for approval.

Key Issues

- Principle of development
- Form and character
- Highway implications
- Impact on Living Conditions
- Biodiversity
- Flood Risk
- Crime and Disorder
- Specific comments or issues

Recommendation

APPROVE

THE APPLICATION

The application site is accessed from Moor Drove (East), which is located to the west of the site, and to the south is Moor Drove. The application is part retrospective as there are presently four storage containers on site. These are located behind a machinery store that is within the applicant's ownership. This building is subject to a separate planning application (reference 21/01127/F) to convert it into a dwelling, although this is yet to be determined. Land to the north is being used for equestrian purposes and beyond this lies agricultural fields.

The application seeks planning permission for 8 single-storey storage containers and the change of use of the land to storage purposes.

SUPPORTING CASE

Below are comments on behalf of the applicant put forward in the Planning Statement:

There is an increasing demand throughout the country for self-storage. The proposal will therefore help to enhance the diversification of not only the applicant's business but provide a needed service.

The existing access will be utilized which has already been upgraded and although the proposal will result in additional traffic movements, the nature of the proposal, i.e. medium to long term storage use, it is not considered that there will be significant impact on highways. The site is on a quiet road with no nearby dwellings, and this quickly gives access to the wider road network which is of good quality.

The storage containers are to be sited to the southern boundary of the site. Existing vegetation will help mitigate any visual impact from the road.

The proposal is sustainable in it will introduce a new business use on a business site (equestrian) and enable further development of the site. Socially it will provide a required service and environmentally the siting and moveable nature of the containers will have minimal impact on the locality.

Traffic will be in the form of cars and small vans with typical customers being small businesses and individuals renting storage facilities for 6 to 12 months. There will therefore be no noise implications.

The site is an old farmstead. Planning policy supports the re use of sites for development, particularly when there is an identified need. There is clearly a demand especially for small businesses and householders with limited space. Planning policy also supports the development and diversification of agricultural and other land based rural businesses.

Overall, this is a small-scale development and will not produce any particular impact.

PLANNING HISTORY

21/01127/F: Pending Consideration - Proposed conversion of agricultural building to dwelling

20/00366/FM: Decision Date: 11-JAN-21 (Committee) - Application Permitted - Retrospective application for use of land for an equine care / livery business, mobile home /

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temporary accommodation ancillary mobile unit housing customer w.c.s, office and tack room

14/01644/F: Decision Date: 13-FEB-15 (Delegated) - Application Permitted - Application for the erection of a general purpose agricultural building

14/01659/F: Decision Date: 21-JAN-15 (Delegated) - Application Permitted - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m

14/01657/F: Decision Date: 21-JAN-15 (Delegated) - Application Permitted - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m

14/01658/F: Decision Date: 21-JAN-15 (Delegated) - Application Permitted - Application for the erection of three polytunnels; (1x) 20m x 8m, (1x) 20m x 5m, (1x) 20m x 4m

12/00448/F: Decision Date: 29-MAY-12 (Committee) - Application Permitted - Retrospective consent for a change of use of land for the siting of temporary agricultural dwelling (mobile home)

12/01724/F: Decision Date: 18-DEC-12 (Delegated) - Application Permitted - Construction of dog kennels

11/01793/F: Decision Date: 09-JAN-12 (Committee) - Application Permitted - Retrospective application for the increase in height of machinery/feed store with reference to previously approved application 08/02714/F

11/01949/F: Decision Date: 01-AUG-12 (Delegated) - Application Permitted - Retrospective application for the construction of three chicken runs and a timber shed

RESPONSE TO CONSULTATION

Parish Council: OBJECTION

Out-of-character - The design of the development, its scale and use, is such that it is out of character with its surroundings. The businesses along Moors Drove are horsiculture/agriculture. This is an integral trait of this rural single-track road. The overall opinion is that this is not just an eye sore to this specific area, but opposite to the character of the agricultural area of the parish.

Design, appearance - The business and the metal containers are not in kind with the surrounding area. The area is rural and picturesque. It has no 'industrial aspects or businesses'. It should remain an area of agricultural use. Too much of Hockwold cum Wilton Parish has been given permission to alter the agriculture ties and history of the area. There is no local emergent need for storage in Hockwold. There are several storage facilities in and around the area.

Road Safety - The development may lead to a significant impact upon road safety. The local population have already witnessed near misses with horse boxes trying to pass along the single track road. We have had reports of unsafe conditions for pedestrian walkers that use this route daily with no shoulder to the road left. It has been a historic route for residents to exercise and walk their dogs. This needs to be protected as a safe route for that.

Highway matters – parking & turning, visibility splays for the increased traffic entering and exiting Station Road meet the minimum required for safe travel. Even with the alterations

made to the entrance to Station Road it is still a location with minimal vision for fast moving traffic along Station Road and those entering and exiting from Moors Drove. The wear and tear on the rural road. Who will maintain and assure it is fit for purpose?

Permitted Development - It is not in the permitted development area of Hockwold cum Wilton. It is not permitted development adjacent.

Highways Authority:

Our experience with storage containers is that they generate sporadic trips and for a scale of this nature are likely to be relatively low in number. You will however be aware of our previous concerns in relation to the ability of the Moor Drove junction to cater for further vehicles and in this respect, I refer you to my comments for planning reference 20/00366/FM.

On balance, provided that the junction improvements of Moore Drove with Station Road are provided and only on such a basis, I would not have an objection to the application and recommend the following condition below (in case 20/00366/FM is not implemented).

Within 6 Months of the use hereby permitted the vehicular access / junction of Moor Drove (East) with Station Road shall be upgraded and widened (to facilitate passing) in accordance with the Norfolk County Council industrial access construction specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway and in accordance with details to be agreed in writing by the Local Planning Authority.

Environmental Health & Housing – Environmental Quality: NO COMMENT

No comments with regard to contaminated land.

Environment Agency: NO COMMENT

We have reviewed the information submitted and have no comment to make on this application.

Natural England: NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

European sites – Breckland Special Protection Area

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on the Breckland Special Protection Area and has no objection to the proposed development.

To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

REPRESENTATIONS

NONE

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

PLANNING CONSIDERATIONS

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

- Principle of development
- Form and character
- Highway implications
- Impact on Living Conditions
- Biodiversity
- Flood Risk
- Crime and Disorder
- Specific comments or issues

Principle of development

The site is designated as countryside, the National Planning Policy Framework 2021 (NPPF) and Policies CS06 and CS10 of the Local Development Framework - Core Strategy 2011 (CS) support sustainable rural enterprises and seek to ensure strong, diverse, economic activities commensurate to the size and scale to the local area.

The NPPF at paragraph 84 states: "Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- b) the development and diversification of agricultural and other land-based rural businesses.
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."

Paragraph 85 of the NPPF acknowledges that 'decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.'

Policy CS10 refers to the economy and in particular rural employment exception sites. It states: 'The Council will support the rural economy and diversification through a rural exception approach to new development within the countryside; and through a criteria based approach to retaining employment land and premises.'

Permission may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need.

Any development must satisfy the following criteria

- i) It should be appropriate in size and scale to the local area.
- ii) It should be adjacent to the settlement.
- iii) The proposed development and use will not be detrimental to the local environment or residents'

According to the Local Plan Policy Evaluation submitted as part of the application, the applicant farms around 240 hectares for arable and cattle. The applicant argues the application site is not suitable for agricultural use and has been let for an equestrian business and includes a small area where the containers are sited. The proposal would allow diversification, which the applicant argues is necessary following changes to farm subsidies.

Although the site does not lie adjacent to the settlement (Policy CS10 of the CS) it would be consistent with the more recent NPPF (2021) which recognises that sites may be found beyond settlements. On balance, given the modest scale of the development (8 storage containers), it would complement the remaining agricultural use at the farm and assist with farm diversification, which is consistent with the objectives of the NPPF. Consequently, the

principle of development would be acceptable with respect to the NPPF, CS and SADMPP, providing the proposal meets the material considerations below, including no adverse impact upon the local environment and residents.

Form and character

The PC has objected to the application and considers the containers to be out of character due to the design, scale and use. There are presently four single-storey storage containers on site and the proposal is for a total of eight. They are located behind a machinery store, set back around 300 metres from Moor Drove (East), which lies to the west of the application site. To the south is a single-track drive which is around 15 metres from the storage units.

The surrounding area is primarily characterised by agricultural fields with sporadic clusters of farm buildings, houses, and equestrian uses. There is presently some screening of the industrial containers from the road to the south, however it is recommended additional landscaping be conditioned to improve screening of the development from the wider area.

Planning application 21/01127/F seeks to convert the neighbouring machinery store into a dwelling. If this were to be granted planning permission additional planting could be required to assist with screening the storage units from this neighbouring building. This can be addressed through the recommended landscaping condition if needed.

It is considered on balance, that providing the containers are not stacked and a landscaping condition is included, there would be a minimal impact to the existing character and appearance of the site and the wider countryside, and the proposal would be consistent with Policy CS10 of the CS, Policy DM15 of the SADMPP and the NPPF.

Highways implications

The PC has raised highway safety concerns that includes the existing use of the nearby single-track roads by vehicles (including horse boxes) and walkers. They also raised concerns with parking, turning, visibility splays for increased traffic entering and exiting Station Road and query road maintenance.

The Highway Authority expects the containers to generate relatively low numbers of sporadic trips due to the scale of the development. They highlighted their previous concerns over the Moor Drove and Station Road junction which they raised in previous permission (reference 20/00366/FM). They would not object to the current application, providing this road junction is improved and request the condition proposed on this previous permission be replicated for this current application.

However, the road junction improvements have been undertaken and the Council is waiting to hear back from the County Council as to whether it is to the appropriate standard. Therefore, as the works has been undertaken and Enforcement action could be taken if it is not up to standard, it is considered unnecessary to replicate this condition for the current application.

It is acknowledged that the site would add traffic to the network of single-track roads close to the application site. However, as highlighted by the Highway Authority, the proposal is not expected to create many vehicle movements due to the number of containers proposed. Consequently, it is unlikely to lead to an unacceptable impact on highway safety, or the cumulative impacts on the road network being severe. It is not considered justifiable to require the proposal to provide road maintenance due to the low number of vehicle trips anticipated by the development.

There is adequate space for vehicles to unload and turn around within the site.

Accordingly, the development would be acceptable with respect to highway safety and would be consistent with Policy DM15 of the SADMPP.

Impact on Living Conditions

Policy DM15 of the Site Allocations and Development Management Policies Plan 2016 (SADMPP) states 'Development must protect and enhance the amenity of the wider environment... Proposals will be assessed against their impact on neighbouring uses and their occupants... Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.' Policy 170 of the NPPF also refers to preventing new development from contributing to unacceptable levels of noise pollution.

There are no dwellings outside the applicant's ownership near to the application site. Accordingly, the proposal would not result in a loss of light, noise disturbance or outlook to residential properties due to the position of the proposal. Due to the nature of the development, it would not lead to a loss of privacy.

Consequently, the proposal would not harm the living conditions of nearby residents and would be acceptable with respect to Policy CS10 of the CS and DM15 of the SADMPP and the NPPF.

Biodiversity

The site is within a SSSI Impact Risk Zone and SSSI 2000m buffer area. Based on the plans submitted, Natural England does not object and considers that the proposed development would not have significant adverse impacts on designated sites including the Breckland Special Protection Area. To meet the requirements of the Habitats Regulations, it is noted that a likely significant effect can be ruled out.

Flood Risk

The containers themselves are sited on land which falls within Flood Zone 1, an area with a low probability of flooding according to the Environment Agency's flood map. Furthermore, the Environment Agency has not objected to the proposal, and storage is considered a less vulnerable use according to the Flood Risk and Coastal Change Planning Practice Guidance. Therefore, the development would be acceptable with respect to flood risk.

Crime and Disorder

The proposal would not give rise to any issues relating to crime and disorder.

Specific comments or issues

The PC referred to the application not being permitted development. However, as this application seeks planning permission, it is not necessary to consider it against permitted development criteria. Instead, it is assessed against relevant planning policies.

The PC does not consider there to be a local need for storage in Hockwold cum Wilton. The applicant argues there is an increased demand for long term storage, with the site being near United States Air Force bases Mildenhall and Lakenheath and Thetford. Regardless, the level of demand is not considered a justifiable reason for refusal given the scale of the development and that some of the containers have been on the site for at least 7 years.

CONCLUSION

The development is considered acceptable with respect to the principle of the development, its form and character, highway safety, living conditions, biodiversity, flood risk, crime and disorder and all other comments, as the development complies with the relevant planning policies in the NPPF, CS and SADMPP. Therefore, it is recommended the application be approved, subject to the appropriate safeguarding conditions.

RECOMMENDATION:

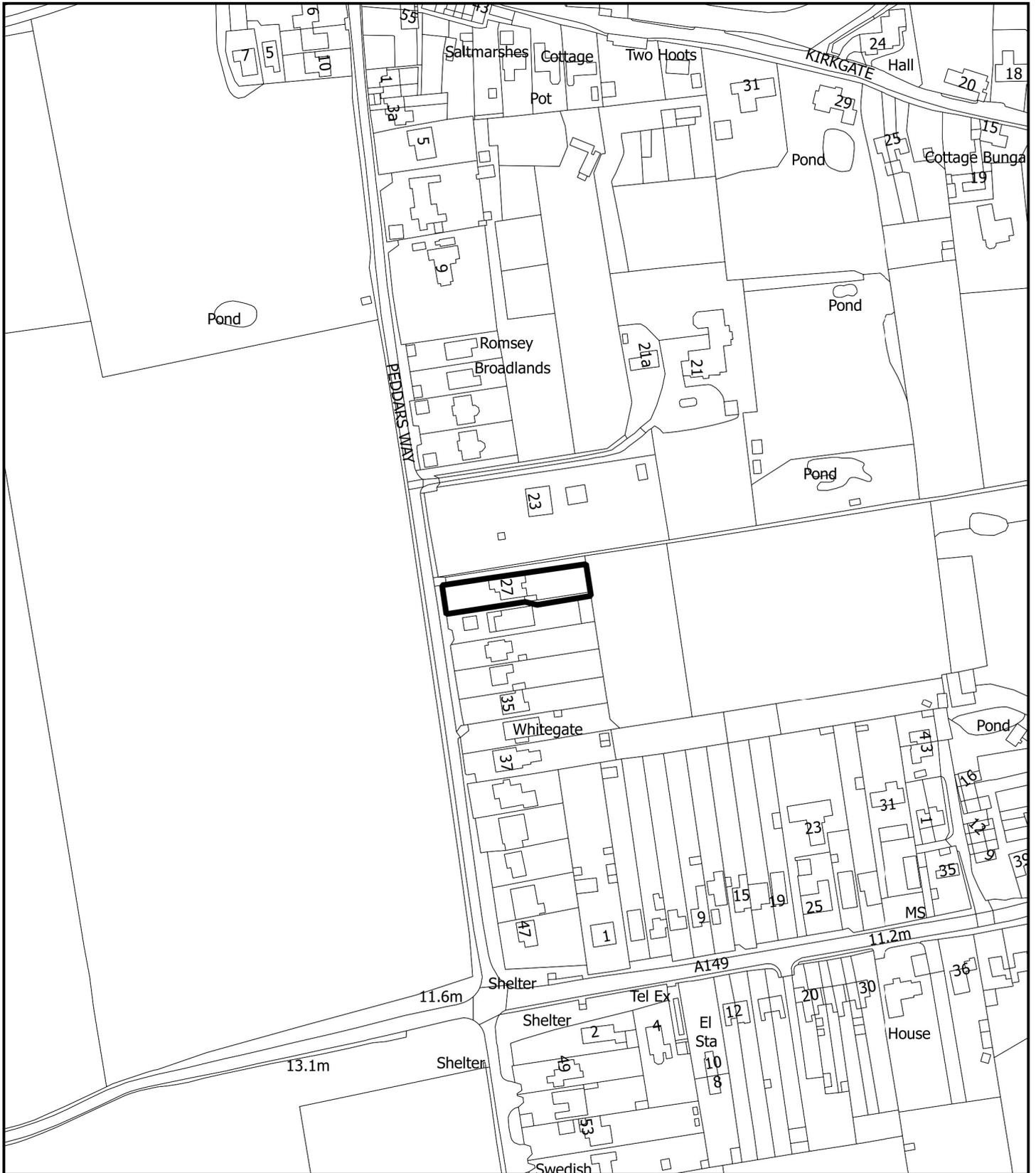
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: 301/2/2/01, 301/2/2/02, 301/2/2/03
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Within 6 months of the date of this permission, full details of a tree planting scheme (including to screen the southern and eastern sides of the storage containers hereby approved) shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants/trees noting species, plant/tree sizes and proposed numbers and densities where appropriate.
- 2 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 3 Condition: All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to 7 months from the date of the decision notice in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 3 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 4 Condition: The storage containers shall only be stored at natural ground level and not stacked on top of one another.
- 4 Reason: In the interests of the amenities of the locality in accordance with the provisions of the NPPF.
- 5 Condition: The storage containers shall be used for B8 storage use and no other purpose, including any use within Class B1 of the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- 5 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.

- 6 Condition: There shall be no more than 8 storage containers on the site outlined in red on Drawing No. 301/2/2/01 at any one time.
- 6 Reason: For the avoidance of doubt and in accordance with the NPPF
- 7 Condition: Within 2 months of the date of this permission all storage containers shall be painted dark green and retained as such in perpetuity.
- 7 Reason: In order to improve the visual appearance of the containers and minimise the impact on the countryside, in accordance with the NPPF.

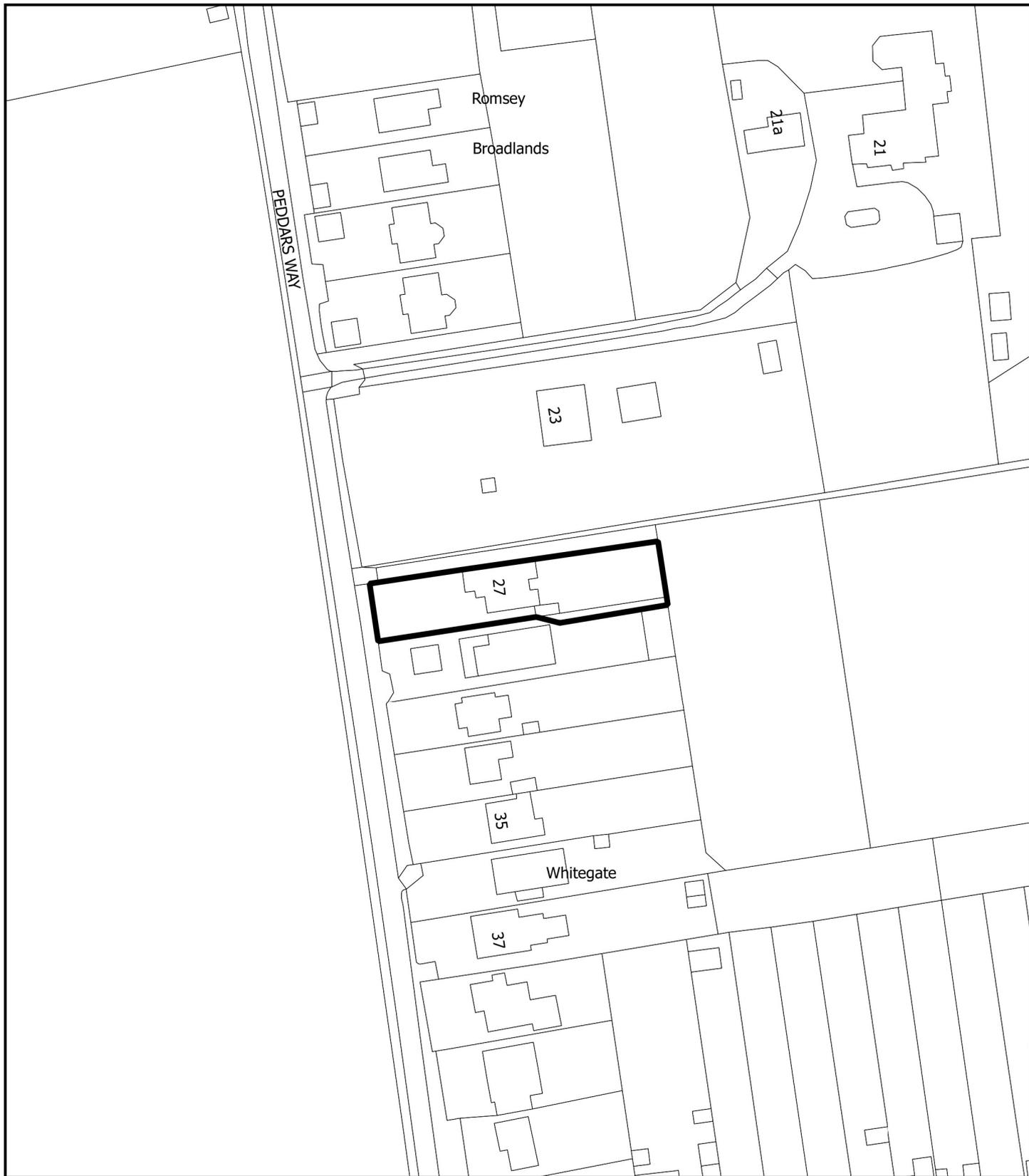
21/00457/F

Westfield, 27 Peddars Way, Holme next the Sea, PE36 6LE



21/00457/F

Westfield, 27 Peddars Way, Holme next the Sea, PE36 6LE



Parish:	Holme next the Sea	
Proposal:	Demolition of existing bungalow, construction of detached two-storey dwelling with garage and garden room.	
Location:	Westfield 27 Peddars Way Holme next The Sea Norfolk	
Applicant:	Mr & Mrs Thorogood	
Case No:	21/00457/F (Full Application)	
Case Officer:	Mrs K Lawty	Date for Determination: 4 May 2021 Extension of Time Expiry Date: 17 September 2021

Reason for Referral to Planning Committee – the comments of the Parish Council and Norfolk Coast Partnership are at odds with the recommendation

Neighbourhood Plan: Yes

Case Summary

The site comprises a single storey detached property and associated garden land. The property is one of a row of residential properties along Peddars Way, Holme next the Sea.

In planning policy terms, the village of Holme next the Sea is identified as a Smaller Village and Hamlet in the Core Strategy and SADMP and it does not have a settlement boundary. In this respect the site is within the countryside.

Holme next the Sea now has an adopted Neighbourhood Plan and in this respect the site frontage is within the NP settlement boundary, whilst the rear part of the site is outside.

The whole village is within the AONB.

This application seeks full planning permission for the demolition of the existing bungalow and construction of a detached two-storey dwelling with garage and garden room.

Key Issues

Principle of development
Form and character
Impact upon the AONB
Relationship with adjoining occupiers
Highways; and
Other material considerations.

Recommendation

APPROVE

THE APPLICATION

The site comprises a single storey detached property and associated garden land. The property is one of a row of residential properties along the eastern side of Peddars Way, Holme next the Sea.

This application seeks full planning permission for the demolition of the existing bungalow and construction of a detached two-storey dwelling with garage and garden room.

The existing bungalow is a modest, hipped roof dwelling constructed of buff/brown brick and concrete roof tiles.

The proposed replacement dwelling has two storeys and is of contemporary design with a flat roof. It is proposed to be constructed of locally found external materials including flint, brick, timber and glass with some grass/sedum roofs.

The design takes reference from the extension to the property on the southern side, immediately adjacent to the site, which has a flat roof and contemporary appearance.

SUPPORTING CASE

Owner Response with regard to Planning Application 21/00457/F - We withdrew the original plans, so as to be more sympathetic to the neighbourhood plan. As a family, who want to permanently move to the village, it is important to us to preserve the character of Holme.

Since the original application we have made the following changes in response to the neighbourhood plan and comments from local residents. The new design now complies with the neighbourhood plan requirements:

- Reduced the net increase of Gross Internal Area to 40% of the original dwelling (Existing GIA 149.80 sqm Vs Proposed 209.70 sqm). The Parish Council calculations incorrectly include the external terrace and access deck to the external stairs. In reference to the Parish Council's comments relating to HNTS16
- the house cannot be judged to be extremely large as it accords with the 40% limit. The existing dwelling is of poor quality and therefore cannot be considered part of a sustainable housing stock.
- The proposed footprint (house and garage) is 164.40 sqm gross floor area Vs Existing 166.61 sqm gross floor area. The Parish Council calculation includes cantilevered elements such as balconies - it is not correct to include these.
- Building frontage is set back from the road and now sits centrally within the site (0.25 acres)
- Moved the building away from the perimeter and increased separation from the house on the south side - Removed the render to increase the use of local brick and flint - far from the "token use of flint" as the Parish Council claim. The ground floor walls are all now entirely covered with knapped flint.
- Reduced the height of the building
- New landscaping at the front screens proposed dwelling

When we reviewed the comments in response to our application, there were a number of themes for us to consider. We have mitigated these issues in the following way:

Light pollution:

- It should not be forgotten that the existing bungalow has large windows and a conservatory.
- Entirely avoided the use of any skylights
- The timber wrap-arounds on the balconies have been chosen to reduce any light pollution. Open baton cladding has been made less perforate by reducing the gaps between the slats - contrary to the Parish Council comments - these would not “remain very visible from the street” as they wrap the sides of the building and not the front or the back
- The glass is set deep within the canopies with integrated blinds to reduce light emission
- Removed the shower room window on the ground floor

Overlooking neighbour’s garden:

- Deliberately, when designing our home, we decided to have no windows on the second floor that overlooked the neighbours
- As per the request of the Planning Department, we have moved the dining terrace from the south to the north to avoid noise pollution with the immediate neighbour
- The balconies deliberately have wrap-around screening for privacy
- With the existing dwelling there is currently no planting on the northern boundary -- we will employ a garden designer to landscape the outside space and create a planting plan to include screening
- We will have a higher fence on the northern boundary. It is currently 4ft and we will replace it with a 6ft fence. The neighbouring property to the north is separated by a track
- External staircase from the balcony to the garden has been moved to the south side of the building to eliminate overlooking into the neighbours on both sides
- The opening on the north side of the front balcony has been removed entirely

Other comments

- Wood selected is sustainable Larch cladding that weathers to a light colour
- Metal is barely visible and is hidden behind the timber slats
- In terms of biodiversity, the paddock to the east is used for horse grazing and the large arable field to the west is used for a single crop. Both areas have a low biodiversity and do not provide valuable habitat for sensitive local wildlife. The proposals will not harm the biodiversity of the site or surroundings. Rather, the new tree planting and green roofs proposed will enhance biodiversity

In terms of design, we selected Cowper Griffith Architects as they have designed and delivered a number of exceptional properties across North Norfolk. We believe they have done a wonderful job of designing a high quality dwelling, raising the standard of architecture on Peddars Way, whilst being sympathetic to context and not negatively impacting on the rural environment. Only one dwelling on Peddars Way could truly be considered of traditional Norfolk style. The Parish Council states: “striking modern design, topped by a flat roof, will be an incongruous addition to the street scene”. In reality, there is an eclectic mix of property styles that presently influence the character of Peddars Way. They range in size, form, detailing and material. The proposal is smaller than some of the larger houses.

The images that the Parish Council use to liken the prospective development to an office building or car park are grossly inaccurate as they bear no relation to the proposed plans.

PLANNING HISTORY

20/01622/F: Application Withdrawn: 22/01/21 - Demolition of existing bungalow, construction of detached two-storey dwelling with garage and garden room – Westfield, 27 Peddars Way, Holme next The Sea

RESPONSE TO CONSULTATION

Parish Council : OBJECTION - This application is a resubmission of Application Ref 20/01622/F which was withdrawn following a number of objections including comments from the Borough Council, the Norfolk Coast Partnership, the Parish Council and the immediate neighbour to the north of Westfield. Although some changes have been made to the design with specific reference to Policies HNTS11, 14,16 and 18 the Parish Council maintains its objection and supports the position of the Norfolk Coast Partnership (objection dated 16 March 2021) on the grounds that the proposals remain contrary to policy.

The Parish Council's previous comments noted that the striking modern design, topped by a flat roof, will be an incongruous addition to the street scene and hence contrary to SADMP Policy DM15 and NDP Policy HNTS11. Although the Applicant claims the precedent of the neighbouring property (which was approved prior to the consultations on community preferences carried out in connection with the NDP), the cumulative impact of two such properties would create a cramped (despite the c0.25 acre plot) and urbanised appearance. This would overwhelm and distract from the essentially rural character of the street which is currently dominated by a pleasant mix of modest and traditional properties which blend well into their surroundings. Furthermore the choice of building materials and external finishes does nothing to complement and enhance locally distinctive character. Reference to the NDP Style Guide (drawn up by an established RIBA Architect) shows that the proposed house has little in common with either local style or materials. There is some token use of flint panels but the flat roof, extensive use of dark timber and metal plus extensive fenestration are most definitely not characteristic of Holme and in this respect run counter to Core Strategy Policy CS12 as well as HNTS11. The introduction of the proposed house at this location would seriously harm the character of the neighbourhood.

The huge area of fenestration proposed will increase light pollution notably on the west elevation overlooking Peddars Way and the fields beyond and on the east elevation overlooking the paddocks which form the central open space in the village and provide a valuable habitat for sensitive local wildlife. This is contrary to HNTS20 and NPPF 180(c). As noted in PC's previous comments, Holme's Dark Night Skies are amongst the least polluted in England but are threatened by increasing levels of development and use of intrusive lighting which impacts negatively on the tranquillity associated with the AONB setting. The Parish Council is not opposed to modern design as the Applicant suggests, but this is not the place for this striking house - the proposals not only show little sympathy for the neighbour (overlooking balcony) or for neighbourhood character but show equally little sympathy for the the AONB environment.

With respect to HNTS 16 the revised design claims a significant reduction in Gross Internal Floor Area. However the distinction between internal and external spaces is blurred and this claim relies on the exclusion of first floor balconies and terraces which, for the purposes of measuring GIFA, include integral components of the living area of the house **. The original bungalow (excluding the later conservatory and porch extensions) is c135sqm. The overall area under the roof / above the foundations of the proposed replacement dwelling is c 225sqm (excluding c40sqm garage / workshop). Much of the first floor terraced / balcony areas are covered and / or have end walls - which means that the increase in GIFA remains very large in relation to the criteria set out in Policy

HNTS 16. The PC's comments on the withdrawn application noted that a significant factor leading to imbalance in Holme's housing stock has been replacement of small houses relevant to young families, downsizers or retirees by excessively large houses which are beyond their financial reach or of no relevance to their needs. Holme is traditionally a village where people choose to retire and / or downsize and the reduction in suitable housing is impacting negatively on the vitality of the community. This is the major consideration underlying NDP Policy HNTS16 (and is consistent with Local Plan policy CS13) and explains the limit of 40% increase of GIFA on Replacement Dwellings.

Again as noted previously the proposed development will result in the loss of a good deal of mature vegetation on the site and it is difficult to see how the proposals for re-planting would make a contribution to the conservation and enhancement of biodiversity which is proportionate to their size and likely impact (NPPF15, Core Strategy Policy CS12, HNTS 22). Moreover, the proposals do nothing to conserve and enhance the landscape at this location contrary to NPPF para 172 which states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues'.

In view of the above the Borough Council is urged to refuse this application.

** the treatment of balconies has been tested through CIL Appeals leading to the view of the VOA that if a balcony does not protrude from the external wall of a building and is surrounded by the main structure of the building with an open front then it is included in the GIA – see RICS Code of Measuring practice, 2017

Highways Authority: NO OBJECTION - conditionally

Natural England: NO COMMENTS

Environmental Health & Housing - Environmental Quality: NO OBJECTION – conditionally.

Having reviewed the information in the application and our files, we have no comments with regard to contaminated land.

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

Norfolk Coastal Partnership: OBJECTION - The development falls in the Drained Coastal Marshes area identified in the AONB Integrated Landscape Character Assessment. This area has a strong sense of remoteness, panoramic views and an isolated rural character. The existing development is not isolated however much of the development to the east are fairly modest 1 to 2 storey bungalows/chalet bungalows apart from the somewhat incongruous neighbouring development.

That potentially has set a precedent for this development which would also be at odds with the majority of the other dwellings in the road thereby creating some visual disturbance in terms of its design more so than scale.

Two relevant issues that would have an impact on the landscape character and by result the special features of the AONB (which was mentioned briefly in the Design and Access Statement despite being a nationally designated landscape) are: 'New small-scale development, which may impact upon the characteristic sense of remoteness, openness and exposure'. and 'Extension of 'urban fringe' character and this includes lighting, pony paddocks and domestic garden fences and hedges as well as design.

Because of the adjacent dwelling there is already a precedent set, however by adding more of these types of very modern and visually striking houses the special qualities of the AONB will be cumulatively eroded.

Our current Management Plan which is endorsed by King's Lynn and West Norfolk Borough Council seeks to protect and enhance the AONB special features. Two are pertinent in this case:

Diversity and integrity of landscape, seascape and settlement character (currently amber – cause for concern, and Sense of remoteness, tranquillity and wildness'. (also amber cause for concern).

Nothing in the design is reflective of local character, dark timber is not vernacular to Norfolk, the flint is used sparingly and looks at odds with the modern design and the vast amount of glazing and metal will increase light pollution and glare particularly on the east and west elevations impacting views from Peddars Way. This will impact dark skies, another special feature of the AONB designation. The glazing has been recessed more in this design however there will be still be light spill and large areas of reflective material in the landscape.

This development therefore does not fulfil the requirements of NPPF para 172 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues'.

PB3 from our Management Plan states to 'Ensure that new development, including changes to existing buildings and infrastructure, within their ownership or powers of regulation are consistent with the special qualities of the area and relevant conservation objectives'. Again this demonstrates the need for new development to enhance what is there. That doesn't necessarily mean that there should be no contemporary buildings in the AONB, but the context in which they sit should be right and not at odds with the landscape and settlement.

This is similar to policy CS12 of the Local Plan 'The design of new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment'.

For these reasons we believe the proposal is contrary to policy and object to the application

REPRESENTATIONS

8 OBJECTIONS and **1 SUPPORTING** response received from 7 different people referring to the following:-

- Design inappropriate and out of keeping
- Will spoil lovely village
- Urban design in rural area

- contrary to the village development plan as too big
- do not want small dwellings replaced with huge buildings out of reach financially for most local people
- Shortage of affordable housing properties that fall into this category need to be preserved for the common good.
- Oppose the planning this application on the grounds it exceeds the 40% increase in internal floor space as stated in the local neighbourhood plan.
- Holme next the Sea will become a "ghost" town full of second homes
- Impact on neighbours - overlooking
- Contrary to policy HNTS 11; the volume within the external walls and "timber slats" (which will look like walls from the outside) is nearly 2 1/2 times that of the current building.
- The living area is on a new second storey which looms over our garden given how close the development is to its north boundary (around 3 feet).
- More than a third of this first floor comprises open balconies which are not included in Gross Internal Area but, given that they are enclosed behind timber slats, contribute to the inappropriate massing effect of the total structure.
- the Application- does not provide "appropriate separation from boundaries"
- it does not "avoid a cramped or urbanised appearance"
- it is not "sympathetic to its setting in terms of height massing or roof form"
- it does not "have regard to the relationship between building size and plot size" (in terms of height and closeness to its boundaries)
- it is "overbearing or detrimental to the amenity of its neighbours by virtue of overlooking resulting in loss of privacy"
- Increases the GIA by some 70m².
- The official definition of GIA (as per the Valuation Office Agency and RICS) includes covered balconies (as opposed to external balconies). The application includes proposals for some 24m² of covered balconies (not including the covered breakfast terrace ((20m²) which may or may not be included in the definition). This means that the actual GIA of the proposed building is some 304m² (excluding the covered breakfast terrace).
- The definition of the GIA of the original building for houses built after 1948 should be the GIA of the structure as originally built excluding outbuildings (an established measure included in the Neighbourhood Plan and approved by the Council Examiner). The front porch and the conservatory and porch to the rear of the property have been built onto the external wall of the bungalow, presumably subsequent to the original building, and should therefore be removed from the GIA of the original building. The garage was therefore originally an outbuilding and should also be removed from the baseline GIA. The proper GIA of the original building should therefore be some 120m².
- The corrected GIA of some 304m² is therefore an increase over the GIA of the original building of some 150%.
- Policy LP28 of the Local Plan Review states that schemes which "would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused" and HNTS 11 states that schemes should not be "overbearing or detrimental to the amenity of neighbours by virtue of overlooking resulting in loss of privacy".
- The proposed structure focuses all the living accommodation of the new structure on the new first storey and which would directly overlook our property:
 - the full-length rear balcony on the first floor will overlook the rest of our garden
 - the current tree screening is not high enough to protect us from being constantly overseen from
 - The timber slats along the first floor elevation on the north side will presumably let out light glow over our property from the full length glazing screen in the living area

behind it - the glazed screen and balcony across the entire rear of the first floor will also emit a significant amount of light onto our property.

- The only reason this proposal is even being considered is because of the property on the south boundary which was (somehow) approved under previous planning legislation.
- The Neighbourhood Plan was presumably intended to prevent a repeat of this aberration and was public well before 27 Peddars Way was sold to the existing owner so its impact on any possible development would have been clear.
- Approval of this scheme would open the way for the entire Peddars Way to be filled with similar sized properties which would transform the nature of the village.
- To override this statement of local preferences would seem to be totally against the Borough Council's policies of encouraging local communities to express their requirements around local development.
- This application should be treated on its own merits and not by comparison with a previous application
- The proposed development at number 27 is replacing a rather tired, dilapidated building.
- The plot is narrow but long - and the new property will be set back from Peddars Way.
- The roof height is inferior to other neighbouring properties.
- The style of the proposed plans happens to suit our personal tastes, but we are aware that everyone is entitled to their own views which may differ from ours.
- We have also had the privilege to meet the new owners (a family of four) who want to create a home which will become their primary residence. We would certainly not wish to deny them such an opportunity.

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

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

HNTS 1: Principle of Sustainable Development

HNTS2: Holme Village Zone

HNTS11: Street Scene, Character and Residential Environment

HNTS14: New Homes

HNTS16: Replacement Dwellings

HNTS20: AONB Landscape Quality

HNTS22: Biodiversity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues to be determined in this case are: -

- Principle of development
- Form and character
- Impact upon the AONB
- Relationship with adjoining occupiers
- Highways
- Other material considerations.

Principle of development

In planning policy terms the village of Holme next the Sea is identified as a Smaller Village and Hamlet in the Core Strategy and SADMP and it does not have a settlement boundary. As set out in Policy DM2, the areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited.

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

However, Holme next the Sea now has an adopted Neighbourhood Plan which contains a village settlement boundary. This shows that most of the site (western end) is within the NP settlement boundary, whilst part of the rear garden is outside.

Within the NP settlement boundary development Policy HNTS2 refers that 'where large gardens extend beyond the Development Envelope, development will be restricted to that allowed under permitted development rights'.

The whole of the village lies within the Area of Outstanding Natural Beauty (AONB).

Nationally, the NPPF seeks the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (para 126).

Para 130 refers that 'planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.'

Para 134 also seeks high quality design, stating that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'

The NPPF refers to development within the AONB, and states that great weight should be given to conserving and enhancing landscape and scenic beauty in these areas which have the highest status of (para 176). The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Policies CS06, CS08 and DM15 are also relevant in terms of development in rural areas, sustainable development and design. Neighbourhood Plan Policies HNTS1, HNTS11, HNTS16, HNTS17 and HNTS18 also apply.

It is of note that the General Permitted Development Order (GPDO) has given the ability to add additional storeys in the airspace to many homes by one or two additional storeys. Class AA now permits the enlargement of a dwellinghouse by construction of additional storeys, although there are a list of restrictions including the fact that this permitted development does not apply to properties within an AONB. Nonetheless this sets out the government's encouragement of building into air space above buildings and that this is generally acceptable development in most scenarios.

Form and character

The bungalow which presently occupies the site is of little historical or architectural merit and the loss of this building is not contested.

The main part of Holme-next-the-Sea village, much of which is designated a Conservation Area, is characterised by traditional cottage style properties constructed of local material (chalk/flint infill with pantile roof and white painted timber windows) where replacement/new dwellings in keeping with the locality would be encouraged.

However, the site lies outside the Conservation Area where form and character of existing development is more varied. This part of Peddars Way is characterised by detached dwellings, which are a mixture of design styles of varied heights; single, one and a half storey and two storey properties. Whilst the design of each property is different, and the character of the street scene is therefore mixed, the common design element is that they are detached and generally sited in a row, set back in their plots, along Peddars Way.

Importantly, the dwellinghouse immediately to the south has been redeveloped within recent years. Planning permission was approved for a contemporary designed first floor extension with a flat/mono pitch roof and chalk, render and timber materials (ref:15/01174/F). This extension is of a larger scale than the existing bungalow on this application site and the difference between dwelling styles and scale is quite apparent when viewed from the application site.

The plans for this current application seek the demolition and rebuild of a dwellinghouse that takes reference from the design elements of this part of the borough as well as the nearest neighbouring property. Submitted plans show a detached, two storey replacement property of contemporary design with flat roof and external materials to include knapped flint, timber boarding and a green roof.

The application has been supported by a Design and Access Statement which sets out the way that the design of the replacement dwelling has evolved and how it relates to the area in general as well as the neighbouring property. Indeed, a previous application to replace the dwelling on this site was withdrawn to allow for improvements and amendments to accommodate responses received to this application and a design that better relates to the site.

The proposed dwelling remains unashamedly contemporary in appearance with its strong box form. The proposal shows the use of knapped flint to all of the ground floor elevations of the dwelling. This forms a solid base in contrast with the lighter materials of timber to the first floor. This timber cladding is specified as untreated and will naturally weather to a light silver grey.

The proposed dwelling is also formed by several elements and components so that the visible side elevations are not flat, but varied to add relief and interest. Similarly, the upper floor is not aligned with the ground floor so this breaks up mass and creates light and shade.

This bespoke design approach, within this context, is considered to add interest to the built form and to be of high quality which would make a positive contribution to the built environment.

The Parish Council objects to the proposal, stating that it will be an incongruous addition to the street scene and hence contrary to SADMP Policy DM15 and NDP Policy HNTS11. They comment that the contemporary design of the property next door was approved prior to

works on the NP and that two dwellings of a similar design would overwhelm and distract from the essentially rural character of the street which is dominated by modest properties.

Norfolk Coastal Partnership considers the dwelling to the south of the proposal is incongruous, although recognises this has set a precedent. NCP claims that this proposal would be at odds with the majority of other dwellings in the road and would cause some visual disturbance in terms of design more so than scale.

However, the contemporary dwelling to the south already exists and this is a material consideration. Contrary to the opinions of the Parish Council, it is considered that the relationship between this and the contemporary neighbouring property will be improved through a more uniformed scale of development that respects and relates to this existing dwelling in terms of scale, design and layout. Having two dwellings of a similar, contemporary design approach is not seen as diluting the rural character of the area, but creating a high-quality contrast. Two dwellings following a more contemporary design will help to form an element of cohesion in the street scene.

The Parish Council raised concern about the cramped nature of the proposal. However, the applicant has retained spacing between this and the nearest property to the south by moving the first floor element away from the boundary to retain the rhythm of the detached nature of dwellings along this side of Peddars Way. The property to the north is set much further back in the streetscene and is not visible in the same view point. The proposal is not considered to result in a cramped form of development.

The Parish Council objects to the external finishes, which they consider would seriously harm the character of the neighbourhood. However, the use of knapped flint to the whole of the ground floor and contrasting timber to the upper is not considered out of keeping when viewed in context with other properties in the area.

Third party objection has also been made to the design of the proposed property being out of keeping with the existing surrounding development. However, this is a bespoke design that has responded to the particular in terms of scale and design the scheme as amended preserves the character of this part of the village and accords with the provisions of the NPPF, local plan and neighbourhood plan policy with regard to good quality design.

Whilst the comments of the Parish Council and North Coast Partnership are noted, the applicant has come some way to responding to the adopted Neighbourhood Plan Policies. It is considered the replacement dwelling makes a statement about modern design, yet successfully responds to its location and local context and, through the incorporation of traditional materials, reinforces local distinctiveness in accordance with NP Policy HNTS11. However, design is subjective and Members will need to decide, given the particular circumstances of the case, whether the proposal responds to the form and character of the locality.

Impact upon the AONB

AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site is already a dwelling with associated garden land. The existing site is surrounded by other development to the north and south.

The dwelling will be visible within the streetscene amongst neighbouring properties, and seen from certain vantage points to the east and west across more open views.

The applicant has provided a plan showing how the scale and mass of the proposed replacement dwelling would fit amongst the other existing properties in a street view. This

shows that the proposed dwelling is of comparable height to the property to the south and lower than some of the other redeveloped sites along Peddars Way.

The Parish Council states that the proposals do nothing to conserve and enhance the landscape at this location contrary to NPPF guidance on development in the AONB.

The Norfolk Coast Partnership refer to their current Management Plan policies which seek to protect and enhance the AONB special features. They claim that two are pertinent in this case: Diversity and integrity of landscape, seascape and settlement character (currently amber - cause for concern), and Sense of remoteness, tranquillity and wildness', (also amber cause for concern). They consider that by adding more of these types of very modern and visually striking houses the special qualities of the AONB will be cumulatively eroded.

They are also concerned about the impact upon dark skies, which is another special feature of the AONB designation. They acknowledge that the glazing has been recessed more in this design, however they consider there will be still be light spill and large areas of reflective material in the landscape. They consider that smart glass would help to alleviate internal light spill.

They state that Policy PB3 from their Management Plan states to 'Ensure that new development, including changes to existing buildings and infrastructure, within their ownership or powers of regulation are consistent with the special qualities of the area and relevant conservation objectives'. They claim that this demonstrates the need for new development to enhance what is there. That doesn't necessarily mean that there should be no contemporary buildings in the AONB, but the context in which they sit should be right and not at odds with the landscape and settlement.

For the reasons above, it is not considered that, by supporting a more contemporary designed dwelling in a row of houses, this would erode the special qualities of the AONB. The scale of the dwelling will sit comfortably within its plot and have very limited impact beyond the site boundary in terms of scale or built form.

In response to concerns of the Parish Council and NCP, it should be noted that this application is for a replacement dwelling and there is already a degree of artificial light emanating from this site. The existing bungalow has large windows and a conservatory from which light spillage already occurs.

That said, the applicant has taken steps to reduce the amount of light spillage from fenestration. They confirm that there will be very little external lighting and no floodlights. No rooflights are proposed to any part of the dwelling. Any external lighting that is proposed utilises shrouded downward facing light fittings, and this light will to a great extent, be absorbed by the close proximity of the proposed dense tree border planting.

They also confirm that the extent of glazing proposed is no more than the adjacent house to the south and the large areas of glass are set deep within the recess of the upper terraces which will keep the glass in shadow and reduce the reflection of direct sunlight.

The batten cladding to the north facing upper terrace has been modified to close the gaps to help contain the light from this dining terrace. The areas of glazing to east and west elevations are shrouded on all sides deep within recesses.

The proposed dwelling, as amended, is considered to be of appropriate, good quality design and form so that it will not appear unduly prominent or incongruous in the landscape. The scale and height of the proposed dwelling, flanked by a row of other, existing dwellings, would prevent any adverse impact on the AONB landscape.

In this case it is considered the detailed plans are of suitable scale, design and mass such that the proposed dwelling will not significantly detract from the wider landscape character and appearance of the AONB in accordance with NP Policy HNTS 16.

It is recognised that light spillage can have a harmful effect upon the character of the area and wildlife and it is considered that a condition to limit the type of outdoor lighting to be used would go some way to alleviating unnecessary light spillage.

Relationship with adjoining occupiers

Both the NPPF and Local Plan (including the Neighbourhood Plan) seek to protect the amenity of occupiers of existing dwellings.

The nearest property lies immediately to the south of the application site. This neighbouring property has a modern, contemporary design and has windows facing towards the application site, although these are high level windows. It is also taller and of a greater scale than the bungalow currently on the application site.

There is already a degree of overshadowing from this neighbouring property, albeit that the degree of overshadowing and the relationship between the two dwellings was deemed to be of an acceptable level in terms of neighbour amenity when permission was granted for the works to this property in 2015.

The design of this proposed replacement dwelling has taken into account the position of the existing windows along with the scale of the neighbouring property. Amended plans have moved the position of the outside spaces to improve the relationship with the immediate adjoining neighbour in terms of general noise and activity. The window arrangement is such that there should be no direct overlooking. Additionally, it is considered that there is sufficient distance between this and neighbouring properties so that the dwelling would not be unduly overbearing.

The nearest dwelling to the north is some distance away and set back in the site. Given the distances there are no neighbour amenity concern in terms of the proposed replacement dwelling being overbearing, causing overshadowing, loss of light or overlooking.

Third party objection has been made that the building will loom over the neighbouring property in the same way that its neighbour looms over the existing bungalow. Objection has also been made to overlooking from the proposed rear balcony, however, this is some 27m away from the eastern boundary. The rear balcony is shielded to the north and south by full height timber boarding so that the balcony area is contained within a frame. Views north and south will be restricted by the design of the dwelling.

Objection has been made to the transfer of the dining terrace to northern side of the house through the amended plans, which will now expose other neighbours to noise pollution. However, the distance between properties is great enough (in excess of 27m) so that any amenity issues will be mitigated. The domestic use is replacing an existing domestic use and is considered to be compatible with surrounding uses.

In summary the relationship between the proposed replacement dwelling and existing neighbouring properties has been examined. 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 sufficient to warrant the refusal of planning permission, as a result of this proposal. The development raises no conflict with paragraph 130 of the NPPF, Development Plan Policy DM15.

Highways issues

The Design and Access Statement confirms that access to the site for pedestrians, cyclists and vehicles will remain unchanged. Visibility for cars using the original entrance will be improved with more careful siting of new planting and the replacement of the original boundary wall.

Vehicle parking capacity on site is provided to the minimum standards for a new dwelling of this size.

The Highways Authority raises no objection to the proposal given that the application results in no increases in vehicular traffic.

Other material considerations

Policy HNTS 16

Neighbourhood Plan Policy HNTS 16 refers specifically to replacement dwellings. It states that 'Proposals for replacement dwellings will be permitted provided that they conserve and enhance landscape and scenic beauty and are appropriate to their location in the Norfolk Coast AONB and provided that they do not result in a net increase of more than 40% of the Gross Internal Floor Area of the original dwelling excluding any outbuildings.'

The applicant confirms that the existing bungalow has a gross internal floor area (GIA) of 149.8sqm. The proposed dwelling has a GIA of 209.7sqm which equates to a 40% increase in GIA. This increase is therefore policy compliant.

The Parish Council claim that the distinction between internal and external spaces is blurred and this claim relies on the exclusion of first floor balconies and terraces which, for the purposes of measuring GIA, include integral components of the living area of the house. They consider that the overall area under the roof / above the foundations of the proposed replacement dwelling is c 225sqm (excluding c40sqm garage / workshop). Much of the first floor terraced / balcony areas are covered and / or have end walls - which means that the increase in GIFA remains very large in relation to the criteria set out in Policy HNTS 16.

The PC's comments note that a significant factor leading to imbalance in Holme's housing stock has been replacement of small houses relevant to young families, downsizers or retirees by excessively large houses which are beyond their financial reach or of no relevance to their needs. Holme is traditionally a village where people choose to retire and / or downsize and the reduction in suitable housing is impacting negatively on the vitality of the community. This is the major consideration underlying NDP Policy HNTS16 (and is consistent with Local Plan Policy CS13) and explains the limit of 40% increase of GIFA on Replacement Dwellings

However, the applicant claims that the footprint figure provided is the extent of ground floor walls, which is the footprint of the building that actually touches the ground. The first floor balconies project out beyond the ground floor walls but these cantilevered elements include the external dining terrace to the north and the access decks to the external stair on the first floor. These are considered to be outside spaces that should not form part of the GIA calculation.

Third party comment has been made regarding the various definitions of GIA and how they should be calculated. In the glossary, however, the NP defines the Gross Internal Floor Area

(GIFA) as equating to the total area enclosed by the external walls measured to the internal face of those walls and taking into account every floor in the building.

For the sake of this calculation, given that the GIFA definition refers to 'areas enclosed by external walls' it is accepted that the areas designed to be used for outside space should not be included in the calculations (because they are open spaces which are not fully enclosed by external walls) and that the 40% restriction on GIFA increase has not been exceeded.

In this case, the design and layout of the proposed replacement dwelling is considered to be of high quality and, in the planning balance, must be weighed against any numerical floorspace figures that do not necessarily provide a measurement of good design.

Third party objection also raised to the fundamental issue that the proposal would result in the replacement of a smaller home with a larger one, contrary to the aims of the NP, are noted. However, for the reasons given above, it is considered that the new dwelling meets the criteria of Policy HNTS 16 in terms of the incremental size increase.

Outbuilding to rear garden

Policy HNTS 2 refers to the Holme Village Zone and development within the Development Envelope. This policy states that 'where large gardens extend beyond the Development Envelope, development will be restricted to that allowed under permitted development rights.'

In this case the proposal includes a garden room to the rear garden. The proposed building has a floor area of approximately 50 sqm, is 11 m long by 4.5m wide and 2.5m tall. It is located approximately 22m from the nearest wall of the proposed replacement dwellinghouse.

This part of the garden falls outside the development envelope and so Policy HNTS 2 applies. As the site is within the AONB, national permitted development rights are restricted. Class E of Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended) relates to outbuildings in gardens where the maximum area to be covered by buildings, enclosures, containers and pools sited more than 20 metres from any wall of the dwellinghouse is limited to 10 square metres only.

Whilst this proposed outbuilding does not fully comply with the provisions of Class E of the GPDO, if it were moved closer to the house to be within 20m of the nearest wall of the dwellinghouse it would comply. However, by keeping it close to the rear boundary of the site it is better screened by the boundary planting that exists which means it will be less visible in the wider landscape. The proposed location of this single storey, flat roof outbuilding at the end of the garden also results in a better layout and use of this rear garden space.

It is also of note that planning permission was approved in 2018 for a detached, mono-pitch garden room to the rear of the garden of the nearest neighbouring property to the south of the application site (ref: 18/00852/F). The location of a garden room at the end of the garden would therefore be in keeping with surrounding development.

Accordingly, in terms of the planning balance it is considered that, in this case, the outbuilding located at the very end of the garden rather than closer to the dwellinghouse can be supported in terms of layout and would not be odds with surrounding development or have implications for the wider visual characteristics of the AONB. The proposal therefore complies with NP Policy HNTS 16.

Nature Conservation

The site lies within 2km of a SSSI. The site is currently in residential use and will not likely have an impact on protected species or habitats.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Landscaping

The PC has raised objection to the impact of the proposed development which will result in the loss of mature vegetation on the site and that it is difficult to see how the proposals for re-planting would make a contribution to the conservation and enhancement of biodiversity which is proportionate to their size and likely impact (NPPF15, Core Strategy Policy CS12, HNTS 22).

The existing site contains lawn and garden planting of boundary hedging, shrubs and small trees. The proposed plan shows areas of planting and lawns with opportunity to improve and enhance the quality of planting on the site. The design also incorporates some areas of sedum/green roofs.

The applicant states that the paddock to the east is used for horse grazing and the large arable field to the west is used for a single crop. Both areas have a low biodiversity and do not provide valuable habitat for sensitive local wildlife.

The site contains typical garden planting. The proposals will not result in long term harm to the biodiversity of the site or surroundings. Further, the new tree planting and areas of green roofs proposed will compensate for any short term loss of biodiversity.

It is recommended that appropriate conditions are imposed to ensure the planting scheme is undertaken as proposed to ensure that the landscaping is enhanced and helps the proposed built form integrate successfully into the landscape.

For this reason there is no policy conflict identified.

Crime and Disorder Act 1998

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

Third party comments

Most of the third party comments, including those relating to the design, scale of the development and privacy, have already been addressed earlier in this report.

Objections to the house not being affordable are noted, but the proposal is not in conflict with any national or local policies in this regard.

Comments about the proposed dwelling being used for holiday purposes and not being used as a permanent family home are noted. However, the restriction on the type of occupant introduced through the NP only applies to new homes within the NP area and does not apply to replacement dwellings.

Supporting comments that the proposed development would replace a rather tired, dilapidated building are noted. So too are comments that the new property will be set back from Peddars Way and the roof height is inferior to other neighbouring properties. It is noted that comment is made that the style of the proposed plans suits some personal tastes, but views of third parties differ.

CONCLUSION

Members will need to consider whether this two storey dwelling of contemporary design in place of a modest single storey dwelling is suitable in this locality. Both the Parish Council and Coastal Partnership raise concerns about this proposal, as they feel it's scale, mass and design mean it is harmful to the character of the AONB.

The principle of replacing the dwelling needs to adhere to policy DM 5 of the Development Management Policy as well as the recently adopted Policy HNTS16. This NP policy states "Proposals for replacement dwellings will be permitted provided that they conserve and enhance landscape and scenic beauty and are appropriate to their location in the Norfolk Coast AONB and provided that they do not result in a net increase of more than 40% of the Gross Internal Floor Area of the original dwelling excluding any outbuildings."

The proposed replacement dwelling is larger than the existing bungalow on site, but in terms of floorspace increase it falls within the parameters set within Policy HNTS16. The scale and design of the property is similar to the neighbouring property and will be seen in context to this existing dwelling. The proposal will have some impact upon the character of the AONB in its wider setting as it will be visible in the street scene, but not to a degree that would warrant a refusal of the application.

The position of the outbuilding does not accord with the wording of Policy HNTS16 but, in terms of the planning balance it is considered that, in this case, the outbuilding located at the very end of the garden rather than closer to the dwellinghouse can be supported in terms of layout and would not be odds with surrounding development or have implications for the wider visual characteristics of the AONB. The proposal therefore complies with the aims and objectives of retaining the character of the area.

It is your officers' opinion that the proposal is of high quality, bespoke design that takes reference from a recent contemporary development on the adjacent site. It proposes the use of a mixture of traditional and more modern materials that, along with the cantilevered design, will add interest to the streetscene. In context it is, therefore, considered acceptable in terms of design, scale and use of materials and it sufficiently relates to the neighbouring property and contrasts with the existing surrounding development on Peddars Way.

The plans show that any loss of garden planting can be replaced and enhanced and the implementation of this can be controlled by planning condition.

The applicant has demonstrated that the development will not have a significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, overshadowing or the dwelling being overbearing.

The proposal raises no highway safety issues.

On balance it is considered that the proposal complies with the provisions of the NPPF and local and neighbourhood plan policy, in particular Policies CS06, DM5, DM15 and HNTS1, HNTS11, HNTS16, HNTS17 and HNTS18. It is therefore recommended that planning permission be approved subject to conditions.

RECOMMENDATION:

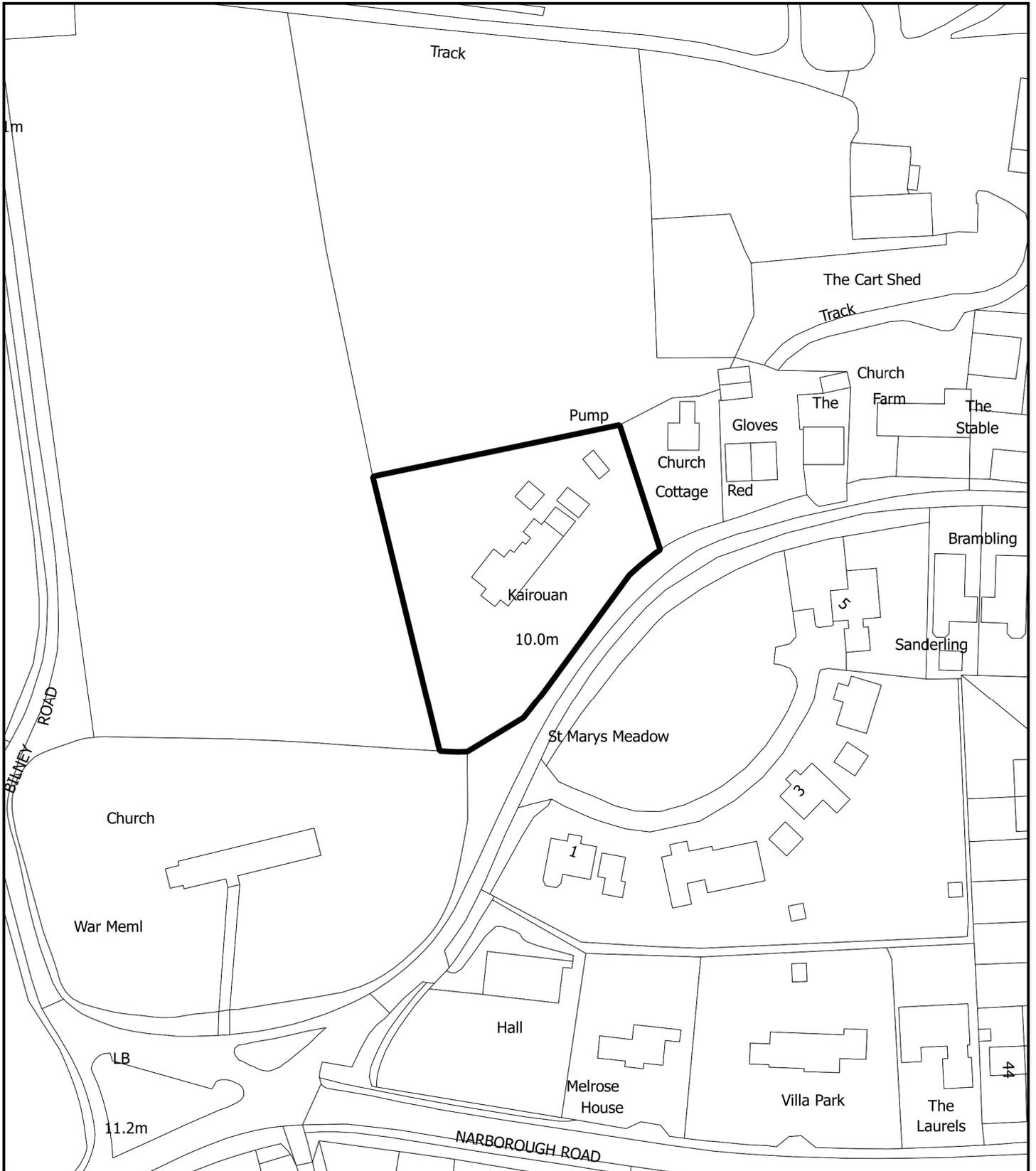
APPROVE subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plan:
 - Drawing No. 2016-001 Rev P1, Location Plan
 - Drawing No. 2016-100 Rev P3, Proposed Plans
 - Drawing No. 2016-110 Rev P3, Proposed Elevations
 - Drawing No. 2016-111 Rev P3, Proposed Roof Plan & Site Sections
 - Drawing No. 2016-112 Rev P2, Proposed Street View
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. 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.
- 4 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site car parking/turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 6 Condition: The use of the outbuildings hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used as an independent unit of residential accommodation or for business or commercial purposes.
- 6 Reason: For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the NPPF.

- 7 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 7 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 8 Condition: Prior to the first occupation of the development hereby approved, details of the method of external lighting and extent of illumination shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the development and thereafter maintained and retained as agreed.
- 8 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.

20/02015/RM

Kairouan, Back Road, Pentney, PE32 1JW



Parish:	Pentney	
Proposal:	Reserved matters application for construction of 3 dwelling houses following demolition of existing dwelling	
Location:	Kairouan Back Road Pentney KINGS LYNN	
Applicant:	AMR Electrical Services Ltd	
Case No:	20/02015/RM (Reserved Matters Application)	
Case Officer:	Clare Harpham	Date for Determination: 17 September 2021

Reason for Referral to Planning Committee – The officer recommendation is at variance with the Parish Council who object to the proposal and is referred to the Planning Committee at the request of the Sifting Panel.

Neighbourhood Plan: No

Case Summary

The application is the reserved matters to outline planning application 18/00828/O which grants consent to construct three detached dwellings following the demolition of the existing bungalow on site. The outline application was approved at Planning Committee on 30th July 2018. The proposal is immediately adjacent to St Mary Magdalene Church and associated graveyard which is a Grade I Listed Building and therefore the impact of the proposal on the setting of the Listed Church must be considered.

Key Issues

- Design and Scale
- Impact on the Heritage Asset
- Impact on Amenity
- Highways Issues
- Impact upon Trees
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is an irregular shaped plot to the northern side of Back Road immediately adjacent (north-east) of St Mary Magdalene Church which is Grade I Listed. On site currently stands a large detached single storey dwelling with associated outbuildings

and outdoor swimming pool. The site is well screened by existing hedging, trees and a raised bank to the front of the site.

Outline planning permission was granted in July 2018 for the construction of three dwelling houses following the demolition of the existing dwelling. This application seeks approval of the reserved matters.

SUPPORTING CASE

The proposal before you is a reserved matters application which has been submitted following the grant of outline permission made by RCF. Waite Architects in July 2018. The site has remained vacant, unmaintained, and derelict until this time, and we now seek to undertake the sympathetic redevelopment of this potentially difficult site due to the proximity of a Grade 1 listed flint constructed church.

Extensive negotiations have taken place with both the planning and conservation officers during a period of eight months, and whilst initial proposals have required several amendments we now feel the correct design and site layout has been achieved based on 3 two-storey properties as shown in indicative outline proposals previously approved. Indeed, the vast majority of all statutory consultees have now provided recommendations for approval or no detrimental comments including Natural England who confirmed in correspondence "Natural England has no comments to make on this application" and "The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal."

Whilst we understand that late objections have been raised only by the Parish Council following amendments to improve the design, their original submission based on larger more dominant designs dated 5th January 2021 stated "Council have concerns about the need for such large houses within Pentney and the fact that it is on a narrow lane. However, the referred matters seem to be adequately provided for and have No Objections to the application."

We feel the proposed designs for approval now better reflect the site and its surroundings and provide a natural infill to the Western end of Back Lane beyond which no further development can take place. The use of native flint facing material has also been carefully considered to reflect the construction of the church and other properties within the village and surrounding area examples of which are also detailed within the Parish Council's own Heritage & Character Appraisal dated 08/05/19 and which forms part of their emerging Neighbourhood Plan.

Conclusion

The planning application proposal before you, is in its entirety, proportionate in terms of scale and massing to the existing two-storey properties at St Mary's Crescent opposite the site, and has been designed specifically following many months of discussion with the Planning Officer, to fully take into account the flint constructed Grade 1 listed church of St Mary Magdalene which lies approximately 50m South-West of the site. It is respectfully submitted that the development complies fully with the requirements of all National and Local Planning Policy.

It is respectfully requested that planning permission be granted in line with the planning and conservation officer recommendations for approval.

PLANNING HISTORY

18/00828/O: Application Permitted: 31/07/18 - Construction of 3 dwelling houses following demolition of existing dwelling. – Kairouan Back Road Pentney King's Lynn (Committee decision)

RESPONSE TO CONSULTATION

Parish Council: OBJECT The village has carrstone, brick and rubble buildings and stating flint facing does not go far enough as flint can come in different shapes, sizes and colours. As the application affects a Grade I Listed building we feel the plans should be more specific.

The buildings should be one and half storey to avoid visually dominating the church. Object on the grounds of design and scale of architecture.

Parish Council original comments dated 5th January 2021:
Council have concerns about the need for such large houses within Pentney and the fact that it is on a narrow lane. However, the referred matters seem to be adequately provided for and have No Objections to the application.

Conservation Team: NO OBJECTION following the submission of amended plans. The amendments made to this application over time have made considerable improvements to the impact upon the nearby listed church. In particular the relocation further back within the plot of the proposed house to Plot 1; retention of more trees and the loss of forward positioned garages to Plots 2 and 3. These amendments have all reduced the harm caused to the setting of the church.

Improvements to the elevation design have also helped, and the cumulative impact of these changes ensure no further conservation objections. Conditions should include material samples including sample panel and joinery details.

Highways Authority: NO OBJECTION following amended plans which shows the relocation of the passing bay (at the request of the highways officer) to an improved location which would provide benefit for both directions of travel and mitigate the development. Conditions are recommended regarding access construction, withdrawing permitted development for gates, provision of visibility splay, parking and turning and details/provision of the off-site highway improvement works (passing bay).

Arboricultural Officer: NO OBJECTION please condition in accordance with the arboricultural report and plans by Tree Work & Surveys Ltd.

Public Rights of Way (NCC): NO OBJECTION on Public Rights of Way grounds as although Pentney Footpath is in the vicinity, it does not appear to be affected by the proposals.

Natural England: No comments to make on this application. Standing advice is available which can be used to assess impacts on protected species.

REPRESENTATIONS

THREE LETTERS OF SUPPORT covering the following:-

- Surprised to see late objection from Parish Council, the houses opposite are modern brick.
- Some trees which blocked a good deal of light have been removed.
- Size of site facilitates the proposal.
- The dwellings position in the plots does not detract from the lovely church.
- Flint is in keeping and an expensive material which blends far more with the church which has flint than cheaper carrstone, and this should be commended.
- All parties have endeavoured to achieve a nice addition to village.

ONE NEUTRAL LETTER covering the following:-

- There is a green burial site adjacent to the site. This is very open and whilst the native hedgerow on the burial site offers some screening (more open in winter) the proposed hedging is also native which would not screen the site in winter. Could the yew tree be extended?
- In addition, could the builders stop work whilst services are taking place if they are given prior notification?

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

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

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

PLANNING CONSIDERATIONS

The principle of development was established under outline application 18/00828/O (all matters reserved) and this application is for the approval of the reserved matters.

The main issues to consider when determining this application are therefore as follows:

- Design and Scale
- Impact on the Heritage Asset
- Impact on Amenity
- Highways Issues
- Impact upon Trees
- Other material considerations

Design and Scale

This part of Back Road is characterised by different style dwellings of different ages. To the north-east of the application site there is some new development with traditional looking two storey dwellings which emulate the immediate neighbour at Church Farm Cottage. On the opposite side of Back Road and sited behind a 'green space' are some large 'executive style' dwellings within St Mary's Meadow. To the immediate south-east of the application site is the Grade I Listed Church of St Mary Magdalene.

The application site is 0.37 hectares in size making the density of the housing the equivalent of 8.1 dwellings per hectare which is a low density development. Notwithstanding this, given the characteristics of the locality, the irregular shape of the plot, as well as the proximity of the listed church, this was considered appropriate when outline consent was granted and the shape of the site naturally gives plot 1 a larger site area.

The original plans have been amended in order to simplify the design of the dwellings and push them further back into the site so that they do not compete for attention with the listed building to the south-east. The Parish Council did not object to the original proposal which were of a similar size and utilised the same materials. The original plans had garages projecting to the front of two of the dwellings, Plot 1 sat significantly further forward within its plot giving it undue prominence and the dwellings had a mix of hipped and gable roofs. In combination all of these factors were considered to detract from the setting of the adjacent church.

Following discussions amended plans were submitted which simplified the design of all the dwellings and continued to utilise flint within the front elevations, as well as Vandersanden Old Farmhouse red-multi facing brickwork and Marley modern smooth anthracite tiles.

The dwellings are large in scale measuring as follows:

Plot 1 - 9.03m in height, 13.82m in width with a subservient garage to the side measuring 6.7 in width. The gable ends measure 7.55m with a rear projection protruding 9.94m to the rear. Plots 2 and 3 - 8.52m in height, 11.0m in width with a subservient garage to the side measuring 3.39m in width. The gable ends measure 7.69m and the rear projection measures 7.96m.

Whilst large in scale the dwellings are of a traditional appearance and are set back from the road, with plot 1 in particular being screened to some degree by the existing embankment, some retained trees and some new planting.

The Parish Council object stating that flint is not characteristic of Pentney, however the site is immediately adjacent to the Parish church which has flint within the building as well as its boundary wall. The Parish also state that the dwellings should be no more than one and half storeys so that they do not detract from the church (this was not stated within the original consultation response and is not a condition of the outline), however it is considered that given the size of the application site, in combination with the dwellings (particularly plot 1) being set back and of a simpler design, that the design and scale is acceptable and does not detract from the church.

The proposal is in accordance with Section 12 of the NPPF, Policies CS06 and CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan (SADMPP) 2016.

Impact on the Heritage Asset

Immediately adjacent to the site is the Grade I Listed Church of St Mary Magdalene and its associated churchyard.

The majority of the application site is set at a lower level than the neighbouring church which is elevated above the road level and there is also a distance of 34 metres between the church building and the closest corner of the application site.

Following an amended design the Conservation Team withdrew their original objection which was due to the prominent position and design, particularly of plot 1 and the design with projecting garages of plots 1 and 2. The amended design is considered a marked improvement, in particular the relocation further back within the plot of the proposed house within Plot 1; the retention of more trees and the loss of the forward positioned garages to Plots 2 and 3. Improvements to the design of the dwellings with simpler elevations has also helped reduce the impact on the setting of the church.

The Parish Council has expressed concern regarding the detail on the plans showing flint within the front elevation. This material is considered acceptable however due to the sensitive location of the site next to the church samples of the proposed materials will be conditioned as well as a sample panel and window details.

Overall, the amended design and position of the three dwellings is considered to preserve the setting of the historical asset and would not be out of character with the other dwellings in the locality. The proposal therefore complies with Sections 12 and 16 of the NPPF, Policies CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Amenity

The impact on neighbour amenity has been assessed. The nearest dwelling, Church Farm Cottage, is located to the east of the application site. This dwelling is located 9.7m from the boundary and the two storey element of Plot 3 will be located 12.5m, at its closest point, to the south-west of this dwelling (the single storey projection will be located closer at 11.4m). Whilst to the south-west of this dwelling, which may have some impact with regard to light in the mid-afternoon during the winter months, the proposal is at a distance and orientation that it would not have a material impact with regard to light nor would it be overbearing. Plot 3 is angled away from Church Farm Cottage and parallel to the boundary and therefore the first floor windows in the rear elevation would not cause any material overlooking of private amenity space, nor would there be an adverse window to window relationship.

There are no other dwellings in the locality which would be impacted by the proposed dwellings due to their distance and orientation.

There would be no adverse impact with regard to amenity between the plots due to their orientation and there are no proposed upper floor side windows, except within the rear projection to plot 1. These side windows have been raised so that they are located 1.7m above floor level and so these will not cause material overlooking towards plot 2.

Given the relatively verdant and open nature of this part of Back Road and the proximity to the church, permitted development rights will be withdrawn for the erection of walls and fencing at the front of the site in order to retain the existing character.

Consequently, the proposal complies with Policy CS08 and Policy DM15 of the SADMPP 2016.

Highways Issues

Back Road is narrow and a passing bay has been agreed to the west of the site (as shown on the site plan 612-SP01RevF) to enable any impact of increasing the number of vehicular movements at the site to be mitigated by enabling road widening which will also benefit the other users of Back Road. There are no objections from the Highways Officer who recommends conditions. The recommended conditions relating to the off-site highway improvement works are not necessary on this reserved matters application as they form conditions 13 and 14 of the outline consent (18/00828/O).

The proposal would comply with para 110 of the NPPF, Policy CS11 of the Core Strategy 2011 and Policy DM17 of the SADMPP 2016.

Impact upon Trees

There are a number of trees on site and a condition of the outline application (condition 10) was that an Arboricultural Implication Assessment (AIA) be submitted at reserved matters stage, as well as details of any replacement planting of trees and hedging (condition 11).

An AIA was submitted with this reserved matters application in addition to details of new planting; where it is proposed to plant a new yew hedge to the western boundary to the front of plot 1 and to supplement the existing hedge to the side and rear of plot 1 along this same western boundary with native species. To the rear of each plot it is proposed to plant two native species tree per plot. Within the AIA and to the front of the site, it is proposed to retain a large sycamore tree (T2) and it was initially also proposed to retain a cedar tree (T8). There were no objections to this from the Arboricultural Officer.

The cedar tree (T8) located within plot 1 which was originally proposed to be retained is now to be removed, as it was considered important to relocate the proposed dwelling further back within the plot to protect the setting of the listed church. Therefore, it is now proposed to remove this cedar (T8) but retain the sycamore (T6) and fir (T5) to the front and also plant a further four new trees on the existing bank to the front of plot 1. At the time of writing this report an updated AIA was being prepared and comments from the Arboricultural Officer are to follow in late representations.

Other material considerations

Comments have been received from a third party regarding the green burial ground to the east of the site (east of plot 1) and whilst they did not object to the proposal they requested that building works cease during any burial which may take place (approximately 2 per year).

This is not something that can be conditioned given the scale of the development as it would not meet the tests of conditions as laid out within paragraphs 56 and 57 of the NPPF. This does not however preclude them contacting the developer directly to discuss the issue as a civil matter.

The same commenter also asked if the new yew hedge could be extended along the whole east boundary to provide more privacy during winter to the burial site (as the native hedge is deciduous). This may well mean removing an established boundary and it is considered better to enhance this existing boundary with additional planting of a native species.

There are no objections from the Public Rights of Way Officer as the proposed development would not impact upon Pentney Footpath 10.

Natural England did not wish to make comment with regard to the application and made a referral to their Standing Advice. No ecology details were requested given the site conditions when a site visit was undertaken.

The Pentney Neighbourhood area was designated on 19th January 2018 but the draft plan has yet to be submitted, nor has this progressed to the plan being examined and adopted and therefore this has no weight in the determination of this planning application.

Crime and Disorder

There are no issues related to crime and disorder which arise due to this application.

CONCLUSION

The siting, design and scale of the proposed dwellings are not considered to harm the setting of the Grade I Listed Church St Mary Magdalene and are considered to be in keeping with the surrounding development. The proposal would not have a material impact upon neighbour amenity and off-site highway improvement works will benefit the proposal as well as other users of Back Road. The proposal therefore complies with the principles of the NPPF, Policies CS06, CS08, CS11 and CS12 of the Core Strategy 2011 and Policies DM2, DM3, DM15 and DM17 of the SADMPP 2016 and is therefore 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 plans:-
 - 612-SP01RevF 'Site Plan as Proposed'
 - 612-PL01RevE 'Plot 1 - Plans as Proposed'
 - 612-PL02RevE 'Plot 1 – Elevations as Proposed'
 - 612-PL03RevD 'Plot 2 – Plans and Elevations as Proposed'
 - 612-PL04RevD 'Plot 3 – Plans and Elevations as Proposed'
 - 612-EX01RevE 'Site Plan as Existing showing levels'
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to the first occupation of the development hereby permitted the accesses over the verge shall be constructed in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved

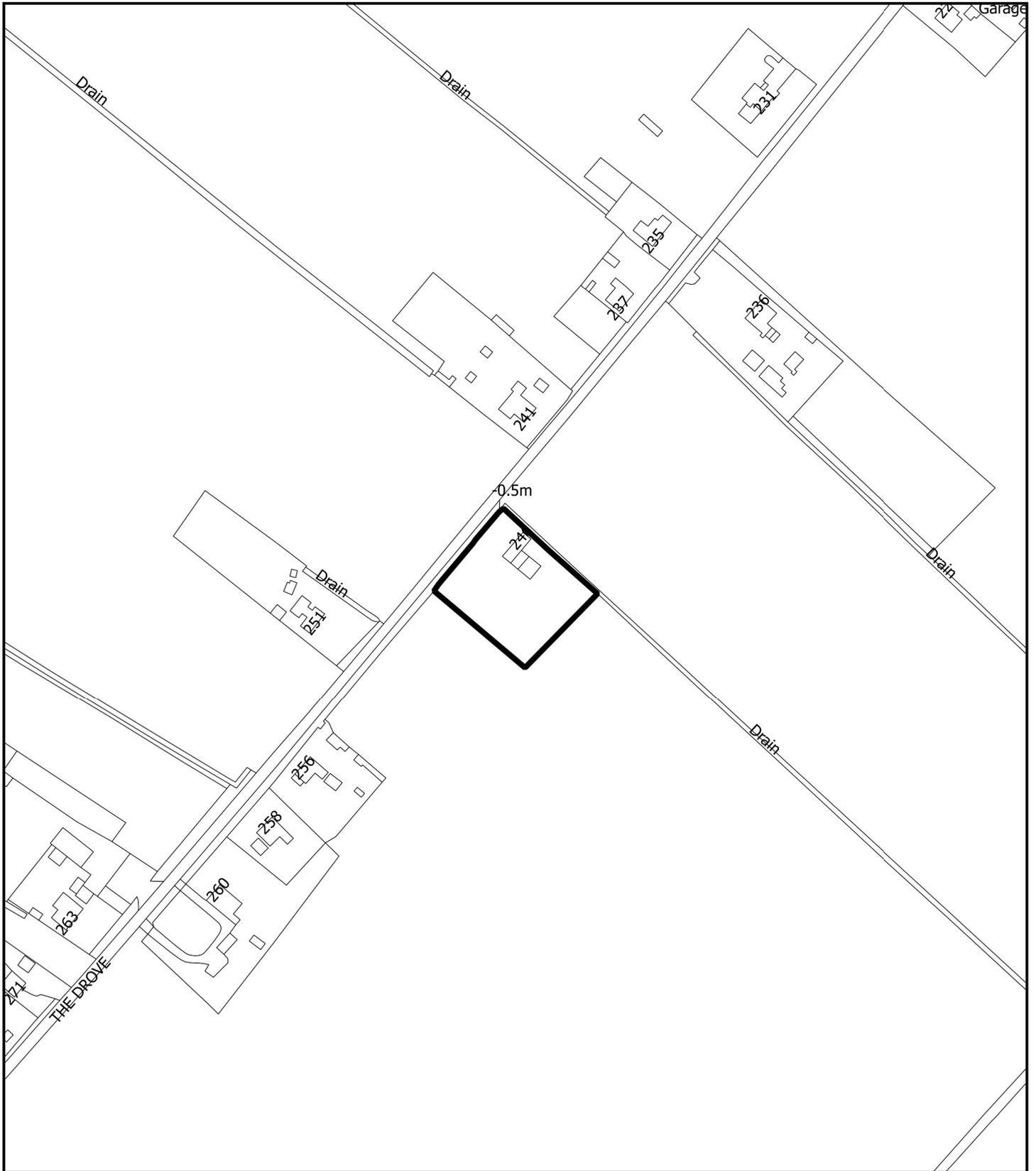
plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

- 2 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.
- 3 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.
- 3 Reason: In the interests of highway safety.
- 4 Condition: Prior to the first occupation/use of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 4 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking / manoeuvring areas, in the interests of satisfactory development and highway safety.
- 6 Condition: Notwithstanding the details submitted relating to materials, no development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the buildings hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 7 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 8 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, sill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 8 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 9 Condition: The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment Tree Protection Scheme by Dan Yeomans Tree Work and Surveys Ltd.
- 9 Reason: To ensure that existing trees and hedgerows are properly protected and the development landscaped in the interests of visual amenity and in accordance with the NPPF.
- 10 Condition: Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no fence, gate, wall or other means of enclosure shall be erected within the curtilage of any of the dwelling houses hereby approved that fronts onto the highway (Back Road).
- 10 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 11 Condition: All soft landscape works (replacement planting) shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 11 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

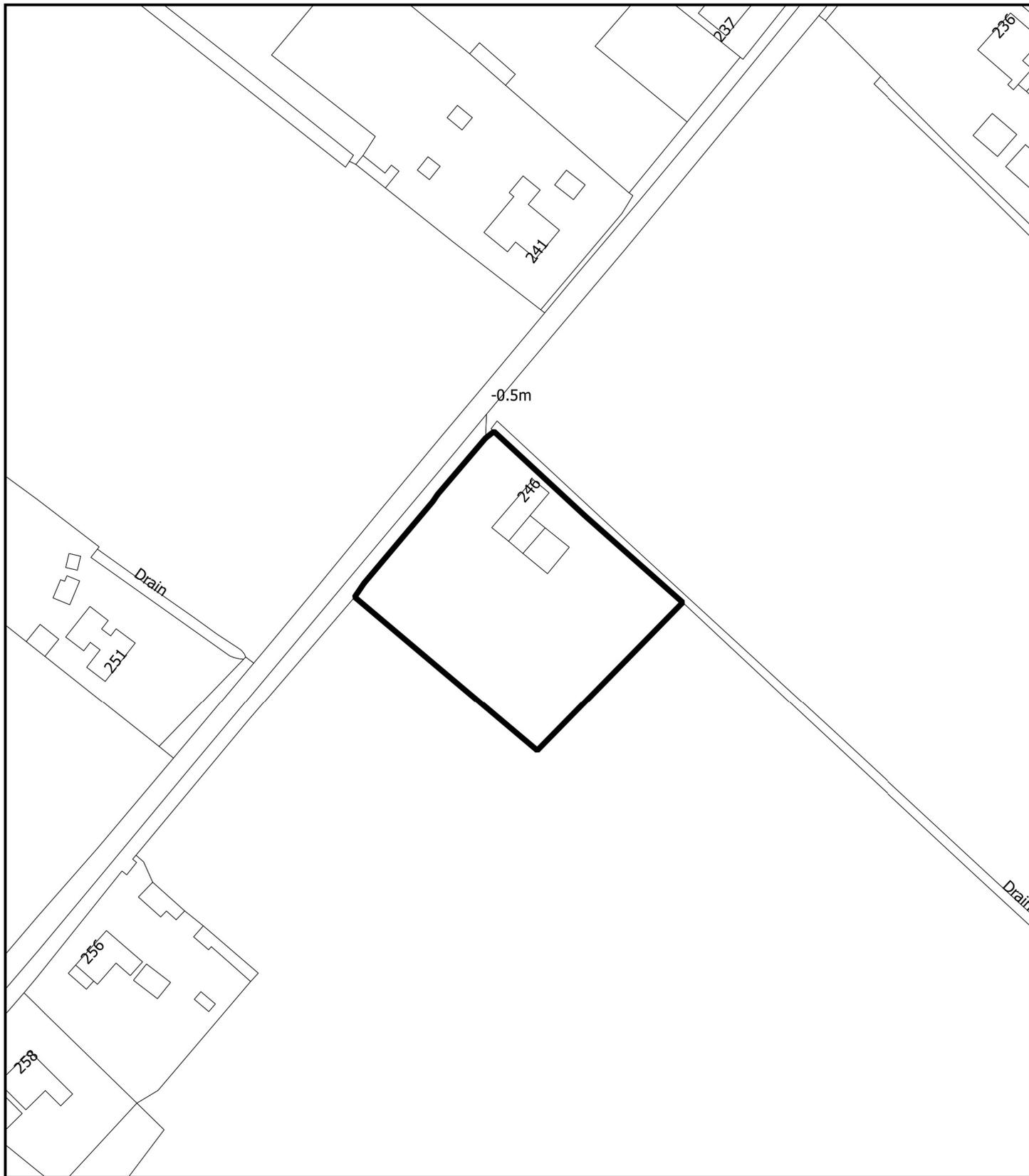
21/00833/F

Hybrid Farm, 246 The Drove, Barroway Drove, Stow Bardolph,
PE38 0AN



21/00833/F

Hybrid Farm, 246 The Drove, Barroway Drove, Stow Bardolph,
PE38 0AN



Parish:	Stow Bardolph	
Proposal:	Demolition of existing buildings and construction of dwelling and Cattery and Pet Hotel business	
Location:	Hybrid Farm 246 The Drove Barroway Drove Norfolk	
Applicant:	CLIENT OF HOLT ARCHITECTURAL LTD	
Case No:	21/00833/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 15 July 2021

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

Neighbourhood Plan: No

Case Summary

The proposal is for the construction of a new dwelling and cattery/small animal boarding facility at Hybrid Farm in Barroway Drove. Proposed plans indicate the construction of a four-bedroom dwelling with integral office and small animal care building and the construction of a barn/cattery to the north of the dwelling.

The application site currently comprises 0.28ha of agricultural land with redundant agricultural barns. Existing mature trees and hedgerows form the site boundaries.

Key Issues

- Site history
- Principle of development
- Form and character
- Flood risk
- Other material considerations

Recommendation

REFUSE

THE APPLICATION

The proposal is for the construction of a new dwelling and cattery/small animal boarding facility at Hybrid Farm in Barroway Drove, a Smaller Village and Hamlet as defined by CS02 of the Core Strategy (2011). Proposed plans indicate the construction of a two storey, four-bedroom dwelling with integral office and small animal care building and the construction of a barn/cattery to the north of the dwelling.

The application site currently comprises 0.28ha of agricultural land with redundant agricultural barns. Existing mature trees and hedgerows form the site boundaries.

SUPPORTING CASE None received at time of writing. However, the Applicant has submitted a Business Case which will be discussed within the main body of the report.

PLANNING HISTORY

20/00224/O: Application Withdrawn: 27/06/20 - Outline application for construction of dwelling house, incorporating small animal care and boarding facility - Land at Hybrid Farm 246 The Drove

19/00409/O: Application Refused: 22/05/19 - 1Outline Application: Construction of dwelling house, incorporating small pet care facilities. - Land at Hybrid Farm - Delegated

17/00270/F: Application Refused: 10/04/17 - Standing of mobile home during barn conversion - Hybrid Farm 246 the Drove - Delegated

11/01541/F: Application Refused: 07/03/12 - Conversion of derelict agricultural buildings to two bedroomed bungalow - Hybrid Farm 246 The Drove - Delegated

06/00994/CU: Application Refused: 11/09/06 - Change of use of barn to form dwelling - Hybrid Farm Barroway Drove - Delegated

05/00552/O: Application Refused: 20/05/05 - Outline application: construction of dwellings - Hybrid Farm Barroway Drove - Delegated

RESPONSE TO CONSULTATION

Stow Bardolph Parish Council: SUPPORT, with the following comments:

'Stow Bardolph Parish Council has considered the above planning matter and their decision is that they support this application as they feel the proposal will be beneficial to the village by tidying the site up and making it more visually appealing for the area in general

Highways Authority: NO OBJECTION on highway grounds, recommending conditions relating to visibility splays, access width, on-site parking/turning area etc.

Internal Drainage Board: NO OBJECTION, the boards byelaws should be complied with

Environmental Health & Housing - Environmental Quality: Recommended standard contamination conditions as a result of proposed use and history of the site.

Environment Agency: NO OBJECTION, subject to compliance with FRA

Natural England: NO OBJECTION - the proposal will not have significant adverse impacts on statutory sites or landscapes.

Arboricultural Officer: NO OBJECTION - subject to tree retention and protective fencing conditions

REPRESENTATIONS

ONE Neutral Letter, raising concern over the description of the dwelling in the Design and Access Statement vs the plans.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS10 - The Economy

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Development in the Smaller Villages and Hamlets

DM6 - Housing Needs of Rural Workers

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The key issues are:

Site history

Principle of development

Form and character

Flood risk

Other material considerations

Site History

The application is for the construction of a dwelling incorporating an office and small animal room and the construction of a cattery building. The new business uses on site have been put forward to justify the construction of a dwelling in this position which is otherwise contrary to the provisions of the Local Plan.

The application follows the previously refused application 19/00409/O determined in May 2019 under delegated powers. The reasons for refusal were:

1. The site lies in Barroway Drove, which is classified as a Smaller Village and Hamlet where development is restricted unless it is required in relation to a rural enterprise or represents infill development. The applicant has not provided any special justification why countryside protection policies should be relaxed, and the proposal does not meet the criteria to qualify as infill development. The proposed development is therefore contrary to paragraph 79 of the NPPF, Policy CS06 of the Core Strategy 2011 and Policy DM3 of the Site Allocations and Development Management Policies Plan 2016.

2. The site is located in Flood Zone 3 and the Flood Hazard Zone as identified by the Environment Agency Flood Risk Maps. The proposal fails the exceptions test as it has not been demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and is therefore contrary to Paragraph 160 of the NPPF and Policies CS01 and CS08 of the Core Strategy 2011.

With regard to the barns themselves, there is extensive history as shown above dating back to 2005. Two applications have previously been submitted to convert the barns to dwellings, however structural reports failed to demonstrate the buildings were structurally capable of conversion to residential use without significant portions of new build (applications 06/00994/CU and 11/01541/F). Similarly, applications for the construction of new dwellings on this site and in blue land have also been refused permission on the basis that they are contrary to countryside protection policies.

Principle of Development

Barroway Drove is categorised as a Smaller Village and Hamlet within Policy CS02 of the Core Strategy (2011), and the entire settlement is therefore classed as being within the countryside, where development is restricted to that which has been identified as sustainable in rural areas as outline in Policy DM3 of the Local Plan, which states:

'New development in the designated Smaller Villages and Hamlets will be limited to that identified as suitable in rural areas, including:

- Small scale employment uses (under Policy CS10)
- Community facilities (under Policy CS13)
- Smaller scale tourism facilities (under Policy CS10)
- Conversions of existing buildings (under Policy CS06)
- Rural exceptions affordable housing; and
- Development to meet specific identified local need, including housing to support the operation of rural businesses (under Policies CS01 and CS06).

Plus, housing as set out following:

The sensitive infilling of small gaps within an otherwise continuously built-up frontage will be permitted in Smaller Villages and Hamlets where:

- The development is appropriate to the scale and character of the group of buildings and its surroundings; and
- It will not fill a gap which provides a positive contribution to the street scene'

Barroway Drove comprises a cluster of buildings around the junction with Lady Drove, with sporadic linear development extending out from this area. As the settlement continues south towards the application site, the form and character transforms to become increasingly rural in nature. With the subject site located approximately 2,000m south west of the aforementioned junction with Lady Drove, the area surrounding the proposal site is rural in character, with the long views across the agricultural fields either side of the site being an intrinsic part of the form and character of the area. With no dwellings on either side of the application site, the subject site does not form a small gap within an otherwise continuously built-up frontage. Residential development on the site would therefore be considered contrary to Paragraph 80 of the NPPF (2021) and Policy DM3 of the Site Allocations and Development Management Policies Plan (2016).

Whilst the site itself is not currently actively farmed or used for the purposes of agriculture, it should be noted that the site's lawful use remains as agricultural land. The site does not meet the definition of brownfield or previously developed land in the NPPF and whilst the re-use of the site may reduce the safety risks involved in a derelict site; there is no premium on neglect and additional justification is therefore required to accord with policies of the local plan.

The applicants have put forward the establishment of a cattery/small animal boarding facility on site as justification for the construction of a dwelling in this position.

Dwelling in association with proposed business use

An area is identified as office/small animal boarding area integral to the main dwelling on the proposed plans and this area is indicated for use in connection with the boarding cattery which is proposed to the north east of the dwelling following the demolition of an existing barn.

Typically, new agricultural dwellings proposed in connection with new rural enterprises are provided by way of the siting of a caravan for a temporary period as outlined in the first part of DM6. This allows for a temporary residential use whilst the business is established and provides a timeframe within which the functional need for a new dwelling can be established. This is not the case in this instance and no such application has been submitted. Whilst the business is not currently operating on site, the applicant seeks consent for the construction of a permanent dwelling

In line with DM6, applications for new permanent dwellings in connection with existing businesses must be accompanied by evidence demonstrating the following:

- a) There is a clearly established existing functional need, requiring occupants to be adjacent to their enterprises in the day and night
- b) The need could not be met by existing dwellings within the locality
- c) The application meets the requirements of a financial test demonstrating that:
- d) The enterprise(s) and the rural based activity concerned have been established for at least three years, have been profitable for at least one of them, and:
 - i) are currently financially sound, and have a clear prospect of remaining so and
 - ii) the rural based enterprise can sustain the size of the proposed dwelling
 - iii) is acceptable in all other respects'

- a) There is a clearly established existing functional need, requiring occupants to be adjacent to their enterprise day and night.

The business use is not currently operating on site and is instead proposed as part of this application.

The proposed business is described as a cattery and small 'pet hotel', the latter aspect providing accommodation for rabbits, cavies/guinea pigs and caged birds.

Proposed plans and supporting documents state that the small animal care room is required to be located in close proximity to the main dwelling to allow observation, temperature control, and security. The cattery building itself is detached and to be located on the opposite side of the proposed car parking and turning area.

It is considered, given the sensitivity of the proposed use that an on-site presence would be necessary. However, as the business is not currently being operated the LPA do not consider that there is an established existing functional need. Policy DM6 states that where a new dwelling is proposed to support a new rural based activity, such as in this case, it should normally be provided for the first three years by a caravan or other temporary accommodation. This is not the case in this instance.

- b) The need could not be met by existing dwellings in the locality

Limited information has been provided as part of this application to assess the possibility of existing dwellings in the locality providing the space and conditions required for the proposed enterprise.

Whilst it is noted that a cattery and pet hotel business could lead to adverse impacts on neighbours as a result of increased vehicular movements and/or noise and disturbance generated from the proposed use, with only very limited information provided to demonstrate why existing rural dwellings in the locality are not capable of accommodating the proposed development. Secondly, no information has been provided in line with the first part of DM6 to demonstrate that the temporary use of a caravan on site is non-viable. The proposal is therefore considered to fail to comply with the above provision.

- c) the application meets the requirements of a financial test demonstrating that:
d) the enterprise(s) and rural based activity concerned have been established for at least three years, have been profitable for at least one of them and;
i) are currently financially sound, and have a clear prospect of remaining so and;
ii) the rural based enterprise can sustain the size of the proposed dwelling;
iii) is acceptable in all other respects

A financial forecast has been provided as part of this application, however the figures provided are inconsistent (The net profit figure for the first year vs revenues and expenses is incorrect and no explanation for this inconsistency is provided) and therefore there remains insufficient evidence to demonstrate a functional need for a dwelling in connection with the business use. Notwithstanding this, the business is also not an existing enterprise. Whilst the establishment of a cattery/small animal boarding business may be suitable in a rural area, to accord with Policy DM6, once an established functional need is clearly evidenced, a temporary dwelling would be required for an initial period and this is not the case in this instance.

Secondly, no evidence has been provided to demonstrate that a business of this size can sustain the occupation of the dwelling, which is shown to be a large four-bedroom detached property.

Overall, the LPA do not consider that adequate justification has been provided to outweigh the proposed dwelling's positioning in a location that is contrary to the provisions of the Local Plan. The development is therefore considered contrary to policies CS02, CS06 and CS08 of the Core Strategy (2011) and Policy DM2, DM3 and DM3 of the Site Allocations and Development Management Policies Plan (2016).

Form and Character

The proposed plans indicate the construction of a two-storey dwelling, with a two storey element to the front and single storey projection (forming the office and small animal care building) towards the rear. The cattery building has a similar footprint however is more utilitarian in appearance.

The proposed dwelling is a large four bedroom detached house which comprises a taller main element, with total height of approximately 8.8m to ridge from existing ground level at the front of the dwelling (7.7m from raised ground levels) and a lower subservient rear projection, housing the small animal care space, office building and utility/bathroom with a total overall building length of approximately 21m.

The Cattery is proposed with a similar footprint, with a barn to the front totalling 8.8m to ridge line (from existing ground level). To the rear the total height again is lower with a ridge line at approximately 6.15m. Limited windows and detailing provided on this building lead to extensive blank elevations.

As a result of the flood risk on site, the proposed dwelling is required to be raised to a minimum of 1.4m from existing ground levels. Proposed plans indicate ground levels to be raised in the centre of the site, leaving land around the boundaries at existing level and sloping ground levels from the widened access. The existing trees and hedgerows on the site are to be retained and will provide some screening, however given the total height of the proposals, the dwelling and cattery building will be visible above boundary fencing and will have an impact in terms of long views of the site in all directions. The screening provided during autumn/winter will be significantly reduced due to the type of trees existing on site boundaries.

Para 130 of the NPPF (2021) states that planning decisions should ensure that development will add to the overall quality of an area, is visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and is sympathetic to local character and landscape setting.

Para 174 of the NPPF (2021) requires decisions to contribute to and enhance the natural environment and recognise the intrinsic character and beauty of the countryside.

Policies CS06 and CS08 of the Core Strategy (2011) also recognise the need for development to protect the character of the countryside. Policy DM15 states that development should respond sensitively and sympathetically to the local setting.

Whilst the buildings have similar footprints which provides some balance overall, the cattery building has limited detailing which results in a blank North West elevation fronting The Drove and only limited detailing or fenestration on the side elevations. Whilst considering the use a barn-like appearance is acceptable in principle, the building is considered to pay little regard to the character and appearance of its surroundings and, when combined with the raised ground levels discussed above, the design of this part of the proposal is considered likely to lead to an adverse visual impact on the surrounding countryside, which the NPPF (2021) and the Local Plan seek to protect and enhance.

The proposed dwelling has more detailing however includes a mix of window sizes and styles as well as a mix of materials (details of which to be agreed). Feature cladding is proposed below and between windows on the North West and South East elevations and brick quoin detailing with contrasting stone infill panels is proposed on the gable ends on the South West and North East elevations. Whilst the mix of materials proposed and the varying ridge heights adds detailing to the dwelling, the lack of consistency of design and materials used on each elevation and the lack of interaction between the street facing (North West) and the south west elevations (facing the wider agricultural fields) is not considered to represent good design for the purposes of the NPPF (2021).

Overall, the proposed design is considered to lead to a detrimental impact on the character and appearance of the countryside due to the wide flat views combined with the extensive blank flank walls and poor detailing/design of the proposed buildings, which is exacerbated by the raised floor levels required for the residential use. Whilst vegetation along boundaries will partially screen the buildings from view, planting and screening should not be used to overcome key design concerns and regardless, is not considered sufficient to screen the development to an acceptable level given the flat fen landscape surrounding the site in all directions.

The design is not considered to respond sensitively to the local context and setting. The long views provided of the side elevations of the site, both on approach from the main built extent of Barroway Drove to the North East as well as on approach from the south will be highly visible above existing boundaries. The lack of interaction between the front elevations of both the dwelling and the cattery and the surrounding street scene, whilst partially obscured by sycamore trees which are to be retained will have further adverse impact when compared to the consistent frontage development on the opposite side of the adjacent highway and is not considered to represent good design.

The design of the proposal is therefore considered contrary to paragraphs 130 and 174 of the NPPF (2021), Policies CS06 and CS08 of the Core strategy (2011) and Policy DM15 of the SADMPP (2016).

Flood Risk

Paragraphs 159-165 of the NPPF (2021) relate to development in areas of flood risk and the requirement for proposals to pass both the sequential and exceptions tests. The key phrase in paragraph 159 refers to only development that is necessary in such areas being supported. Given that the Borough Council can currently demonstrate a five-year supply of housing, the proposal, for a single dwelling in a location which is contrary to the spatial strategy outlined in CS02 and DM3 of the Local Plan, is not considered necessary in any respect.

The application site is located in flood zones 2 & 3 as indicated within the Borough Council's SFRA (2018). Given that the entire settlement is located within the same flood zones, there are no 'reasonably available' sites within the settlement at a lower risk of flooding. The sequential test would therefore be passed, and the application therefore needs to demonstrate it passes the exceptions test in accordance with paragraph 159.

For a development to pass the exceptions test, it must provide sustainability benefits to the community that outweigh the flood risk implications and be shown to be safe for its lifetime.

Whilst the flood risk assessment indicates levels can be raised on the site to ensure the dwelling is safe for its lifetime and the Environment Agency has stated no objections on this basis, the provision of one dwelling in this location in a position which is contrary to the Local Plan is not considered to provide any sustainability benefits to the wider community to an

extent that would outweigh the adverse impact of flood risk. Therefore, the previous reason for refusal under 19/00409/O still stands. The development fails the exceptions test and is therefore considered contrary to the NPPF (2019) and CS08 of Core Strategy (2011).

Other material considerations

The site is located a suitable distance from neighbouring properties to limit any impact on the nearest neighbours, located on the opposite site of the Drove. It is considered, given the lawful use of the site, that conditions restricting the hours of delivery and waste management would be sufficient to limit any adverse impact as a result of the proposed commercial use.

The Local Highway Authority responded with no objections to the proposal, with their comments stating that ultimately accesses for the proposal would be safe once lower tree branches and vegetation have been cleared from trees to the side of the access. Conditions were recommended to ensure that the access is constructed to the required standard and that visibility splays are provided and maintained to both sides of the proposed access.

The Environmental Quality Team referred to the potential for buildings within the overall site to contain asbestos materials and recommended an informative to ensure assessment of the buildings and safe management during construction to ensure no adverse impacts on the wider environment.

Natural England stated no comment to the application based on the information provided. The application is not considered to meet the requirements for a survey in accordance with the Planning Practice Guidance. No significant impact on protected species or sites is considered likely as a result of the proposed development and the application is therefore considered to comply with Policy CS12 in relation to impact on ecology or biodiversity. Conditions are recommended by the Arboricultural Officer to ensure that the mature trees along site boundaries are retained which will further limit any impact.

Crime and Disorder There are no known crime and disorder impacts

CONCLUSION

The proposal constitutes the development of a parcel of agricultural land with road frontage development in a position far removed from the main built extent of Barroway Drove and on a site that is surrounded on both sides by open agricultural fields and therefore does not fall within the criteria for infill development as outlined in DM3. Whilst a business plan has been provided, it is not considered to sufficiently demonstrate a functional need for a temporary dwelling, let alone a permanent dwelling in this position. No other justification has been provided to accord with Policies CS06, Policy DM3 or Policy DM6.

The design of the proposed buildings, by reason of the extent of blank flank walls and lack of any detailing or interaction with the street scene is considered likely to pose an adverse impact on the character and beauty of the countryside, contrary to paras 130 and 174 of the NPPF (2021) and policies CS06, CS08 and DM15 of the Local Plan.

As outlined above, residential development on the site is not considered necessary in terms of development in flood risk areas as outlined in Paragraph 155 of the NPPF (2019) and the application does not provide wider sustainability benefits to the community, therefore failing the exceptions test. The application is therefore considered contrary to Paragraphs 155-160 of the NPPF (2021) and Policies CS08 of the Core Strategy (2011).

Overall, the proposal is not considered to be suitable location for housing and is contrary to the provisions of the NPPF (paragraphs 80 & 159-165), Policies CS01, CS02, CS06 & CS08 of the Core Strategy (2011) and Policies DM1, DM2, DM3 and DM6 of the Site Allocations and Development Management Policies Plan (2016).

The application is therefore duly recommended for refusal

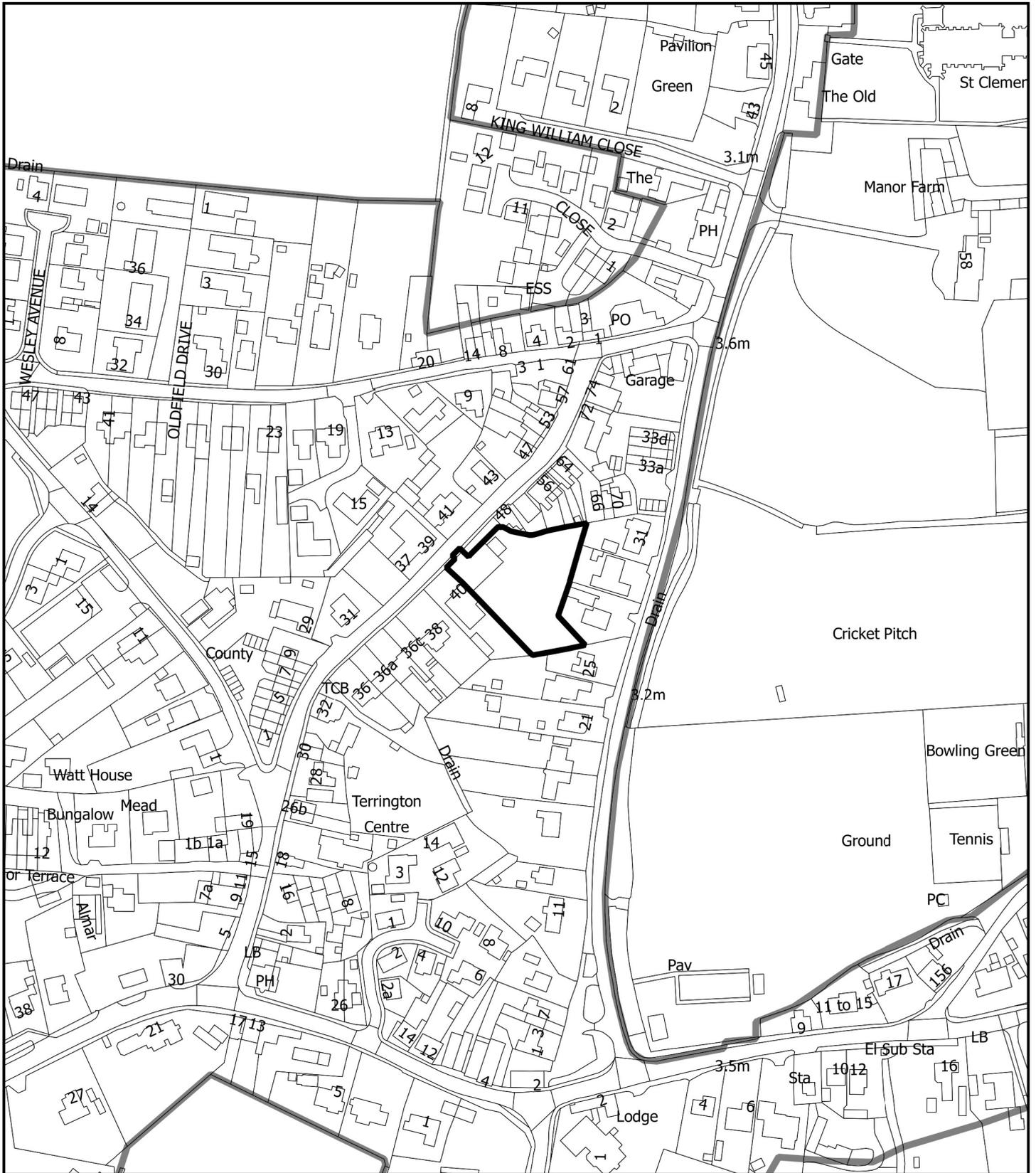
RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The site lies in Barroway Drove, which is classified as a Smaller Village and Hamlet where development is restricted unless it is necessary in relation to a rural enterprise or represents infill development. The applicant has not provided adequate justification in line with DM6 to demonstrate a clear functional need for a dwelling in this position or any other justification as to why countryside protection policies should be relaxed, and the proposal does not meet the criteria to qualify as infill development. The proposed development is therefore contrary to paragraph 79 of the NPPF, Policy CS06 of the Core Strategy 2011 and Policy DM3 of the Site Allocations and Development Management Policies Plan 2016.
- 2 The design of the proposed buildings, by reason of the extent of blank flank walls and lack of any detailing or interaction with the street scene represents poor design and is therefore detrimental to the character and appearance of the area, contrary to paras 130 and 174 of the NPPF (2021) and policies CS06, CS08 and DM15 of the Local Plan.
- 3 The site is located in Flood Zone 3 and the Flood Hazard Zone as identified by the SFRA 2018. The proposal fails the exceptions test as it has not been demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and is therefore contrary to Paragraph 164 of the NPPF and Policies CS01 and CS08 of the Core Strategy 2011.

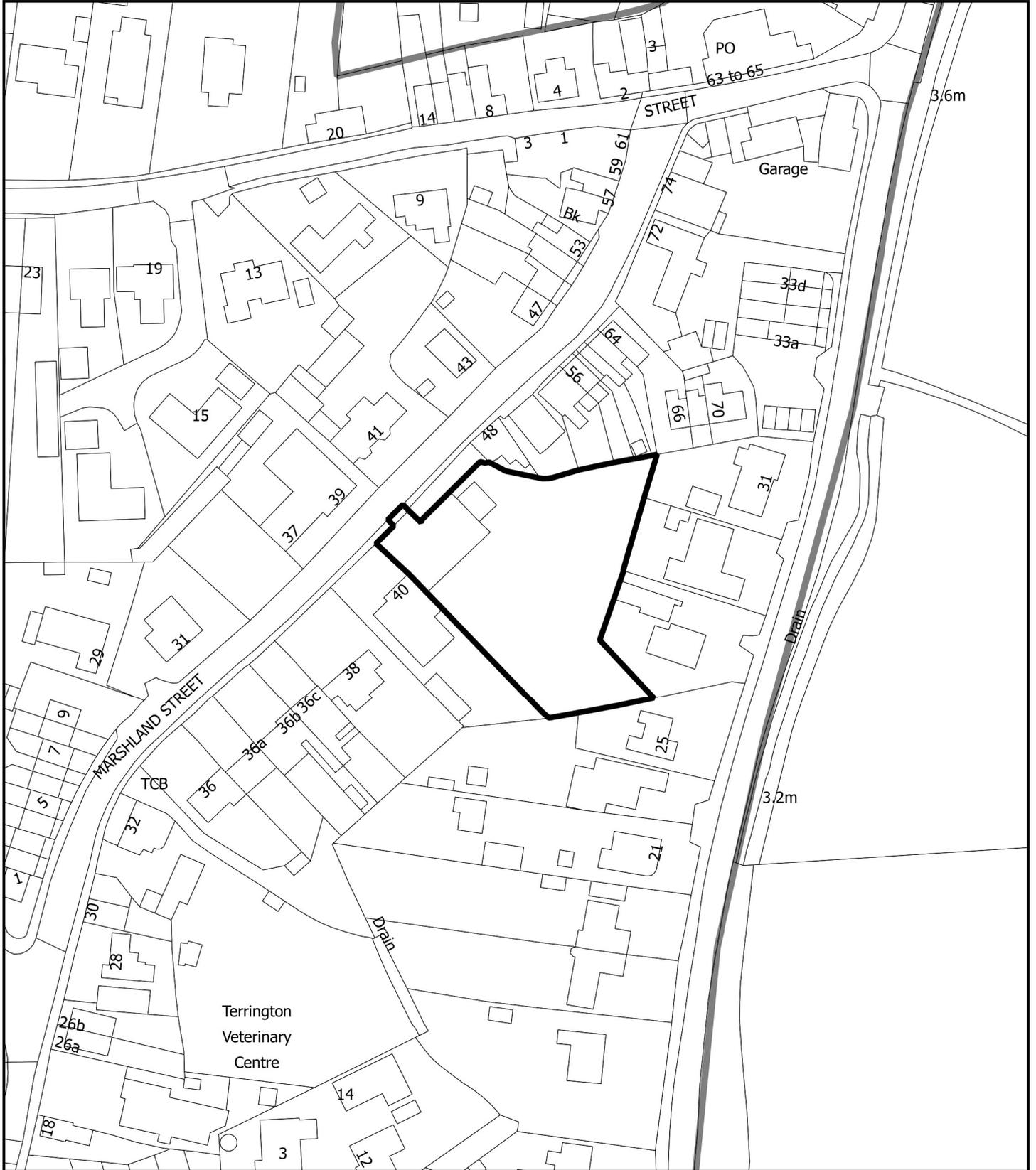
20/01559/RM

Adj. 40 Marshland Street, Terrington St Clement, PE34 4NE



20/01559/RM

Adj. 40 Marshland Street, Terrington St Clement, PE34 4NE



Parish:	Terrington St Clement	
Proposal:	Reserved matters application for three dwellings	
Location:	Adj. 40 Marshland Street Terrington St Clement King's Lynn	
Applicant:	Warnes & Edwards	
Case No:	20/01559/RM (Reserved Matters Application)	
Case Officer:	Mr K Wilkinson	Date for Determination: 24 May 2021 Extension of Time Expiry Date: 17 September 2021

Reason for Referral to Planning Committee – Called in by Cllr Sandra Squire

Neighbourhood Plan: No

Case Summary

The site comprises a former retail nursery (PJ Brown Nurseries) on 0.23Ha of land to the rear of the south-eastern frontage of Marshland Street and western side of Churchgate Way within the heart of Terrington St Clement (designated a Key Rural Service Centre). It lies within the development area of the village and mostly adjoins the Conservation Area along Marshland Street, with only the existing point of access falling within it. The site is therefore mainly enclosed by residential properties.

This application seeks reserved matters approval for three dwellings following outline permission being granted under ref: 19/01788/O.

Key Issues

- Principle of development
- Character and Appearance
- Impact upon setting of Conservation Area
- Impact upon adjoining properties
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The site comprises a former retail nursery (PJ Brown Nurseries) on 0.23Ha of land to the rear of the south-eastern frontage of Marshland Street and western side of Churchgate Way

within the heart of Terrington St Clement (designated a Key Rural Service Centre). It formerly contained polytunnels and greenhouses, but these have been cleared to enable archaeological investigations.

The site lies within the development area of the village and mostly adjoins the Conservation Area along Marshland Street, with only the existing point of access falling within it. The site is therefore mainly enclosed by residential properties.

This application seeks reserved matters approval for three dwellings following outline permission being granted under ref: 19/01788/O. The access remains in the same position but is to be upgraded and improved to meet highway requirements. The density of this development amounts to 13 dph.

The site is irregular in shape and the layout of the properties is similar to that indicated at the outline stage, with the three dwellings fronting onto a private driveway and back gardens adjoining those of dwellings on Marshland Street and Churchgate Way.

This application seeks reserved matters approval for the layout, scale, appearance and landscaping of the development – access was agreed at the outline stage.

SUPPORTING CASE

The agent has submitted the following statement in support of this proposal:

“This Statement supports the Reserved Matters Planning Application for a residential development at land Adj. 40 Marshland Street, Terrington St Clement involving the erection of three dwellings following the outline approval under reference 19/01788/O, approved 28th January 2020.

This scheme is consistent with earlier outline approval in terms of numbers and general layout, utilising the existing access on to site, and upgrading it.

The proposal has been designed to be sympathetic with the nature of this site and reflect a more traditional solution for the site which abuts the conservation area for Terrington St Clement. The submitted drawings demonstrate that the site can comfortably accommodate the dwellings together with the required amenity space, parking and turning, whilst also respecting the neighbouring dwellings.

The proposed level of accommodation along with the proposed form and massing are conveyed on the drawings provided. This level of redevelopment is considered to provide a high-quality scheme that enhances the current use of the site. It reflects the central village location of the site and previous outline approval to create a more sustainable, higher quality scheme.

The proposed scheme follows meetings and conversations with both the Planning Officer and Conservation Officer which has led us to a scheme which is supported by both.

Particular attention has been made to safeguard the privacy of both the proposed and existing properties especially given the need to lift the dwellings out of the ground as dictated by the requirements of the Environment Agency.

The application comes with the support of the Parish Council and all other statutory consultees.”

PLANNING HISTORY

05/00425/F: Application Permitted: 12/04/05 - Construction of polytunnel (Delegated)

19/01788/O: Application Permitted: 28/01/20 - Outline Application: 3no. new dwellings and associated works (Delegated)

CONSULTATION:

Parish Council: There are **NO OBJECTIONS** to this application. Comment only that it is outside of the planning boundary. [Officer note: This site is clearly within the village development area.]

Local Highway Authority: NO OBJECTION subject to condition

Conservation Officer: NO OBJECTION - I visited the site immediately after Conservation Areas Advisory Panel (CAAP), and also walked around the surrounding roads, checking the views into the site and the impact upon the development. Meeting the architect also provided a chance to raise CAAP's views. I agreed with CAAP about the blank gables and am pleased to see more detail introduced. However, in other respects, I had no objections to the proposal given the complexities of the site and its former use. Both the height and form were acceptable, and the area is characterised by a number of different roof materials and shapes, and the development continues this pattern.

In conclusion, I would advise that this development is an improvement upon the previous use, and from a conservation perspective, I would raise no conservation objections

Conservation Areas Advisory Panel: The Panel felt that any harm caused to the Conservation Area was limited but the proposal did not enhance the Conservation Area. The Panel also felt that there was a missed opportunity in relation into the street view with the two blank walls. The Panel also expressed concern in relation to the form of the development and suggested that a L-shaped terrace would be more in keeping. One member of the Panel also expressed concern in relation to the height of the proposal. The Panel considered that an improved scheme was required.

REPRESENTATIONS:

Original submission: **SIX** items of correspondence received **OBJECTING** on the following grounds:

- Over development
- Noise
- Residential amenity – overlooking/overbearing relationships
- Not sympathetic to the Conservation Area
- Drainage issues – collapsed drain in Marshland Street
- Access and highway issues
- Prefer single storey dwellings

Amended scheme: **TWO** further items of correspondence received **OBJECTING** on the following grounds:

- Earlier concerns raised have not been addressed by the amended plans

Cllr Sandra Squire: Requests that the application be called before the Planning Committee for decision.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

PLANNING CONSIDERATIONS

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

Principle of development
Character and Appearance
Impact upon setting of Conservation Area
Impact upon adjoining properties
Other material considerations

Principle of development

The principle of developing this site has already been established by the granting of outline planning permission under ref: 19/01788/O.

Conditions attached to that permission relate to reserved matters, access specifications, foul, surface water and land drainage, flood risk mitigation measures, archaeological investigations, contamination investigation and remediation, construction management plan and no more than 3 dwellings of single storey construction with roof accommodation.

Certain parameters have therefore already been set by the outline permission.

Character and Appearance

The three dwellings proposed are similar in appearance - chalet style with bedrooms in the roofspace, in a choice of facing materials (red multi bricks, grey double pantiles and cream uPVC windows and joinery) which are considered to be compatible to the palette in this locality.

Plot 1 nearest to Marshland Street is a 3 bedroomed unit with a simple dual pitched main structure with a subservient wing. There are three dormer windows and a rooflight to the front and 8 no. high-level rooflights to the rear. The front and rear doorways are served by steps given the flood risk mitigation requirement elevating Finished Floor Levels (FFLs) by 1m above existing ground levels. Eaves are at 3.5m and ridge at 7.5m. The front has a pitched roofed porch defining the entrance point.

Plots 2 & 3 are similar with the subservient wings being larger and containing integral double garages and having 4 No. bedrooms in the roofspace. Entrances to the garages are at existing ground level. Eaves and ridge heights are 8m and 4m respectively and wings 3.4m and 7m.

Plot 2 has two dormers over the garage opening, but no openings in the rear roof plane of that element. Plot 3 has a high-level rooflight to the front and a single dormer to the rear respectively.

Plot 1 has an L-shaped detached single storey outbuilding containing a single garage and sun lounge, parallel to the common boundary with No. 48 Marshland Street which comprises a coniferous hedge. This structure is 2.7m to eaves and 4.3m to ridge.

The site is bounded by a mix of houses and bungalows to the east on Churchgate Way, two storey houses and terraces on Marshland Street and a low-pitched chalet to the south-west (No.40) and houses beyond.

The eave and ridge heights of the dwellings compare favourably with the existing two storey houses adjoining the application site and beyond.

Given this mixture of house types, the proposed new dwellings are considered to be acceptable in terms of scale and appearance in this locality. Bungalows would not be acceptable (as preferred by third party objectors) given the need for refuge from flooding above ground floor level, and full two storey houses with the 1m step up would be incongruous and create significant overlooking problems.

The proposal complies with Policies CS06, CS08 and CS12 of the Core Strategy.

Impact upon setting of Conservation Area

Paragraph 130 of the NPPF states any new development should be “sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).” The paragraph goes on to say new development “should establish or maintain a strong sense of place using the arrangement of streets, spaces building types and materials to create attractive, welcoming and distinctive places to live, work and visit”. Paragraph 202 of the NPPF highlights that where less than substantial harm is caused to a heritage asset, this has to be balanced against the public benefits. Chapter 12 reinforces the importance of the need to achieve ‘well-designed places.’

Policy CS08 of the Core Strategy states that all new development should be of high quality design. New development will be required to demonstrate its ability to: protect and enhance the historic environment...and respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment...’ Policy CS12 goes on to say that development should seek to avoid, mitigate or compensate for any adverse impacts on...heritage. That the design of new development should be sensitive to the surrounding area and not detract from the inherent quality of the environment.

The Council has a duty under the Planning (Listed Buildings & Conservation Areas) Act 1990 to assess the effects of a proposed development upon the setting of the Conservation Area. Whilst the site adjoins the Conservation Area for the village (only the access lies within it), the removal of the polytunnels and temporary structures has already greatly improved its setting.

It will be noted from the Consultations section above, that our Conservation Officer has been on site and played a part in negotiating amendments to the scheme. He states:

“I visited the site immediately after CAAP, and also walked around the surrounding roads, checking the views into the site and the impact upon the development. Meeting the architect also provided a chance to raise CAAP’s views. I agreed with CAAP about the blank gables and am pleased to see more detail introduced. However, in other respects, I had no objections to the proposal given the complexities of the site and its former use. Both the height and form were acceptable, and the area is characterised by a number of different roof materials and shapes, and the development continues this pattern.

In conclusion, I would advise that this development is an improvement upon the previous use, and from a conservation perspective, I would raise no conservation objections.”

The gable of Plot 1 now has ‘dummy’ windows introduced to give visual interest to the streetscene along Marshland Street. Plot 2 is set further back and public views are more restricted.

There are other examples of development in depth in the village and adjoining the Conservation Area (e.g. off Chapel Road and rear of King William PH), however these have not had the challenge of more recent flood risk implications. The preferences of the CAAP to create a frontage onto Marshland Street is not feasible given the strip of garden land associated to No.48 running parallel to the road and a dwelling facing north-west would severely overlook this private space.

In light of the above considerations, it is concluded that the proposed development would have less than substantial harm to the Conservation Area and the benefits of developing

new housing in this Key Rural Service Centre would outweigh any concerns. The proposal complies with the provisions of the NPPF and Policies CS06, CS08 & CS12 of the Core Strategy.

Impact upon adjoining properties

The inter-relationship between existing and proposed dwellings has been carefully considered and changes negotiated during the processing of this application. The challenge here has been to negate direct overlooking to existing dwellings and negate overlooking of the new properties from existing houses.

It is accepted that this will be contentious given the need to elevate the accommodation by 1m. The site is presently bounded by a mix of 1.8 – 2m high panel and close-boarded timber fencing and established hedging ranging from 2 – 3m in height. Active garden space is located at the existing ground level for the three chalets. The new dwellings are inward facing onto the cul-de-sac/private driveway with rear elevations mostly served by high-level rooflights. The orientation of the new units, angles of view from active rooms and separation distances involved (Plot 2 rear to principal rear distance of approx. 20m to No.52 Marshland Street, 30m to No.66, 13-19m to No.29 Churchgate Way; Plot 3 – 15m to No.27, 24m to No.25, and 12m to No.40 Marshland Street) result in acceptable relationships. This will be clear when viewing the site layout plan.

To maintain this, permitted development rights can be restricted via condition to prevent the insertion of dormers and additional rooflights.

Additional mitigation in the form of side screen panels can also be used to the rear door platforms of steps of these units – details of which may be secured via condition along with implementation and maintenance in that form.

Arguably the most contentious relationship involves Plot 1. Nos.48 (side and rear gables) & 50 Marshland Street (SW flank) have first floor windows overlooking this part of the site. In order to negate this, a single storey garage and sun lounge building has been introduced alongside the common boundary with No.48. This currently comprises a coniferous hedge approx. 2 – 2.3m in height. The proposed outbuilding is 2.7m to eave and 4.3m to ridge, the angle of pitch being consistent with the chalet and sloping up away from the neighbouring property.

The owners have objected on the grounds of overbearing and overshadowing impact. No.48 has been extended to the rear with the passage of time, resulting in a relatively small and irregular shaped back yard of limited practical use, already bounded by hedging and fencing and to the north of the proposed outbuilding. Its primary garden/amenity area therefore lies parallel to the road and in between the pavement and the application site. It is bounded by the aforementioned established hedging and wall plus fencing on the roadside.

An indication of what is generally considered to be acceptable in terms of proportions and positioning of outbuildings, is contained within the General Permitted Development Order 2015 (i.e. not requiring planning permission). The proposed garage/sun lounge is marginally (200mm eave and 300mm ridge) above what could be built under permitted development rights.

In terms of form and character outbuildings are a common feature to the rear and adjoining dwellings in this part of the village.

With regards to concerns relating to overshadowing, the outbuilding lies to the south of No.48 and the roofline slopes away from the common boundary, so the impact whilst over

and above that created by the existing hedge, is not considered so significantly detrimental as to warrant refusal.

The structure creates an effective screen negating overlooking implications for both existing and proposed dwellings.

The chalet on Plot 1 is adequate distance away from the main garden area as to not overshadow it to a degree that would once again warrant refusal.

The proposed development complies with Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Other material considerations

Most of the other concerns raised by third parties were addressed at the outline stage when the principle of developing this site for residential purposes was established.

The access has been designed to meet the requirements of the Local Highway Authority and there is ample parking and turning space allocated within the site to serve the proposed dwellings. Its provision prior to occupancy and retention can be secured via condition.

All other matters of planning importance are to be addressed via conditions attached to the outline permission including: foul water and surface water (including land drainage); contamination and archaeology; and a construction management plan as requested by CSNN.

A collapsed drain in Marshland Street is once again reported, however this is off-site and appears to be the responsibility of the LHA.

CONCLUSION

The principle of developing this site with three dwellings has already been established. It is a particularly difficult site in that there are constraints in the form of flood risk mitigation measures raising FFLs by 1m above existing ground level and the site being effectively surrounded by existing residential properties; plus respecting the adjoining Conservation Area.

As outlined in the report above, the positioning of the dwellings and inter-relationships between existing and proposed dwellings has been considered carefully to negate serious detrimental effects upon residential amenity. Whilst it is recognised that the proposed outbuilding on Plot 1 is close to the boundary with No.48 Marshland Street, given the constraints of the site, main garden to that neighbour being to the north-west, already limited yard to the north, minimal ridge height, on balance this inter-relationship is considered to be acceptable.

There are other examples of development in depth in the village and adjoining the Conservation Area, however these have not had the challenge of more recent flood risk implications. The preferences of the CAAP to create a frontage onto Marshland Street is not feasible given the strip of garden land associated to No.48 running parallel to the road and a dwelling facing north-west would severely overlook this private space.

The proposal has been the subject of on-site negotiation and amendment with both the case officer and Conservation Officer and the resultant scheme is considered to be acceptable.

The proposal is therefore considered to meet the requirements of the NPPF and NPPG, Policies CS01, CS02, CS06, CS08, CS11 & CS12 of the Core Strategy (2011) and Policies DM1, DM2, DM15 & DM17 of the SADMPP (2016). It is 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 carried out in accordance with the following approved plans: PP 1005 Revision B, PP 1105 Revision A & PP 1106.
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to the first occupation of the development hereby permitted, the proposed access / on-site 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.
- 2 Reason: To ensure the permanent availability of the parking area, in the interests of highway safety.
- 3 Condition: Prior to occupation, details of side screens to the rear door platforms of steps of the associated dwelling adjacent to side boundaries, shall be submitted to, and agreed in writing by, the Local Planning Authority. The screens shall be implemented as agreed prior to occupation and shall be maintained in that condition thereafter.
- 3 Reason: In the interests of residential amenity and to accord with the provisions of the NPPF and Policy DM15 of the SADMPP (2016).
- 4 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement of the dwelling house consisting of an addition or alterations to its roof shall not be allowed without the granting of specific planning permission.
- 4 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 5 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 5 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

PLANNING COMMITTEE – 13 SEPTEMBER 2021

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the August Planning Committee Agenda and the September agenda. 143 decisions issued 140 decisions issued under delegated powers with 3 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 31/07/2021 – 26/08/2021

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	0	0	0			N/A	60%	0	0
Minor	54	47	7	47		87%	80%	1	1
Other	89	86	3	82		92%	80%	1	0
Total	143	133	10						

Planning Committee made 3 of the 143 decisions, 2%

PLANNING COMMITTEE – 13 SEPTEMBER 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
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05.02.2021	25.08.2021 Application Permitted	21/00208/F	Church Farm Cottage 9 - 10 Docking Road Bircham Newton King's Lynn Proposed extension and alterations to form family accommodation.	Bircham
15.06.2021	09.08.2021 Application Permitted	21/01183/F	31 Lynn Road Great Bircham King's Lynn Norfolk Extension of dwelling house	Bircham

13.05.2021	16.08.2021 Application Permitted	19/00363/NMA_1	Jubilee Lodge Mill Hill Road Boughton King's Lynn NON MATERIAL AMENDMENT FOR 19/00363/RM - To change drawings	Boughton
03.03.2020	13.08.2021 Application Refused	20/00339/F	Sailcraft Sea School The Boatyard Main Road Brancaster Staithe Proposed demolition of redundant commercial properties and construction of 2 residential dwellings and new commercial building with associated accommodation	Brancaster
05.02.2021	03.08.2021 Application Permitted	21/00214/F	September House Main Road Brancaster Staithe King's Lynn Extension to the west of the property	Brancaster
07.06.2021	16.08.2021 Application Permitted	21/01116/F	Hérons House Cross Lane Brancaster KINGS LYNN Create an outdoor swimming pool and a pool house in the rear garden.	Brancaster
09.06.2021	03.08.2021 Application Permitted	21/01143/F	The Beach House Broad Lane Brancaster KINGS LYNN Extension and alterations to dwelling	Brancaster
11.06.2021	13.08.2021 Application Permitted	21/01166/F	Sea Lavender Whiteway Road Burnham Deepdale Norfolk Proposed circular front entrance statement/extension, loft conversion with dormer windows, roof terrace and internal associated alterations	Brancaster

14.06.2021	18.08.2021 Application Permitted	21/01175/LB	St Marys House London Street Brancaster King's Lynn Structural repairs to lower ground floor store rooms	Brancaster
01.04.2021	13.08.2021 Application Permitted	21/00642/F	Harmony House 45 Front Street Burnham Market Norfolk Alterations and repair to existing dwelling house including rear single storey extension (following removal of existing rear extension)	Burnham Market
19.05.2021	11.08.2021 Application Permitted	21/00998/F	Cherry Trees Church Walk Burnham Market King's Lynn Erection of two outbuildings to provide accommodation for the previously approved replacement dwellings.	Burnham Market
25.05.2021	09.08.2021 Application Permitted	21/01051/LB	33 Market Place Burnham Market Norfolk PE31 8HD Listed Building Application: Proposed signage to advertise commercial business	Burnham Market
28.05.2021	16.08.2021 Application Refused	21/01207/F	11 Sutton Estate Burnham Market King's Lynn Norfolk Proposed residential annexe	Burnham Market
08.06.2021	24.08.2021 Application Permitted	21/01128/F	12 Kestrel Close Burnham Market King's Lynn Norfolk Removal of conservatory, provision of single storey rear extension to form orangery and garage conversion to form a bedroom and en-suite	Burnham Market

22.06.2021	11.08.2021 Application Permitted	21/01248/F	Point House Station Road Burnham Market King's Lynn Side extension to dwelling, with additional roof lights on first floor	Burnham Market
05.07.2021	18.08.2021 Application Permitted	21/01358/F	6 Mill Green Burnham Market King's Lynn Norfolk Proposed single storey extensions, alterations incorporating wall to front boundary	Burnham Market
19.07.2021	17.08.2021 Tree Application - No objection	21/00146/TREECA	Tepestede Herrings Lane Burnham Market King's Lynn Tree in a Conservation Area: T1 conifer reduce height by approximately 5 metres.	Burnham Market
18.05.2021	20.08.2021 Application Permitted	21/01139/F	Windward Wells Road Burnham Overy Staithe Norfolk The construction of a boat shed at bottom of garden to store boats	Burnham Overy
24.05.2021	05.08.2021 Application Permitted	21/01182/F	1 Gravel Hill Mill Road Burnham Overy Town King's Lynn Replacement of Rear East Facing single storey Extension with 2 Storey Extension, with additional single storey extension to the new North Elevation of the said 2 storey extension and re-design of the front West facing single storey element.	Burnham Overy
21.06.2021	24.08.2021 Application Permitted	21/01237/LB	The Parsonage Creake Road Burnham Thorpe King's Lynn Various internal alterations to modern finishes.	Burnham Thorpe

23.06.2021	16.08.2021 Application Permitted	21/01266/LB	Willow Cottage Stocks Green Castle Acre King's Lynn Single storey, flat roofed, rear elevation extension in traditional construction to form a 'garden room'.	Castle Acre
06.04.2021	18.08.2021 Application Permitted	21/00666/F	Orangis Lynn Road Castle Rising Norfolk To install a dormer window to the south elevation of the garage roof	Castle Rising
23.06.2021	25.08.2021 Application Permitted	21/01265/F	East Hall Manor 98 Sluice Road Denver Norfolk Single storey rear extension and internal works	Denver
16.02.2021	30.07.2021 Prior Approval - Approved	21/00401/PACU1	1 Jubilee Court Hunstanton Road Dersingham Norfolk Prior Approval for a change of use from office (Class B1(a)) to dwelling house (Class C3)	Dersingham
07.04.2021	05.08.2021 Application Permitted	21/00671/LB	8 Jannoch's Court Dersingham King's Lynn Norfolk Replacement of two ground floor sash windows facing onto Chapel Road.	Dersingham
29.04.2021	04.08.2021 Application Permitted	21/01008/F	27 Saxon Way Dersingham King's Lynn Norfolk Two Storey Extension and Single Storey Extension to Dwelling	Dersingham
24.05.2021	05.08.2021 Application Refused	21/01042/F	6 Kings Croft Dersingham King's Lynn Norfolk Single storey extension and loft conversion	Dersingham

04.06.2021	05.08.2021 Application Permitted	21/01112/F	Burnham House 26 Station Road Dersingham King's Lynn Single storey rear extension, first floor extension and alterations to dwelling	Dersingham
15.06.2021	17.08.2021 Application Permitted	21/01187/F	1 Mountbatten Road Dersingham King's Lynn Norfolk Single storey flat roof rear extension	Dersingham
24.06.2021	16.08.2021 Application Permitted	21/01329/F	7 Woodside Avenue Dersingham King's Lynn Norfolk Proposed Garage extension	Dersingham
26.01.2021	03.08.2021 Application Permitted	21/00125/F	7 The Old Woodyard Sedgeford Road Docking Norfolk Preapproved artists studio to be changed into a 3 bed eco lodge	Docking
09.06.2021	04.08.2021 Application Permitted	20/01789/NMA_1	Seefeld Station Road Docking King's Lynn NON-MATERIAL AMENDMENT to Planning Permission 20/01789/F: Extension, alterations and loft conversion to dwelling	Docking
18.06.2021	10.08.2021 Application Permitted	21/01304/F	2 Meadow Court Bradmere Lane Docking King's Lynn Single Storey Extension to dwelling house.	Docking
27.05.2021	24.08.2021 Application Permitted	21/01202/F	7 Wellington House Glebe Road Downham Market Norfolk Installation of a scooter storage shed with internal charging point.	Downham Market

17.06.2021	10.08.2021 Application Permitted	21/01303/F	51 London Road Downham Market Norfolk PE38 9AT VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/00940/F: Cladding dwelling, roof modifications, demolition of garage and new double garage	Downham Market
22.06.2021	12.08.2021 Application Permitted	21/01249/F	St Hilary 1A Sandiacre Lane Downham Market Norfolk Single storey rear extension to bungalow	Downham Market
02.02.2021	11.08.2021 Application Permitted	21/00175/RM	Land NW of St Patricks Villa Back Lane East Rudham Norfolk Reserved matters: Pair of detached self-build dwelling and garages	East Rudham
16.04.2021	06.08.2021 Application Permitted	21/00729/F	Broomsthorpe Hall Tatterford Road Broomsthorpe East Rudham REMOVAL OR VARIATION OF CONDITION 5 OF PLANNING PERMISSION 16/00810/F: Conversion of redundant agricultural buildings to 6 residential dwellings: Broomsthorpe Hall Tatterford Road Broomsthorpe East Rudham Norfolk PE31 6TQ, as varied from original planning application ref 13/00514/F	East Rudham
21.04.2021	05.08.2021 Application Permitted	21/00767/F	Land South of 40 Gaultree Square Emneth Norfolk Residential development of one dwelling	Emneth

23.06.2021	25.08.2021 Application Permitted	21/01264/F	Rosedale 10 Mill Road Emneth Wisbech Single-storey rear extension	Emneth
23.06.2021	16.08.2021 Application Permitted	21/01269/F	7 California Fincham Norfolk PE33 9EP Retention of summerhouse and shed in garden	Fincham
19.07.2021	16.08.2021 Application Permitted	20/01133/NMA_1	The Rectory 27 Weasenham Road Great Massingham King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 20/01133/F: Renovation of ancillary accommodation to provide residential annex, renovation of outbuildings for storage, demolition of potting shed and construction of new orangery to main dwelling, new gates to access, remedial works to dwelling including replacement ridge tiles, chimney caps, patio doors and repair/repaint render as necessary	Great Massingham
15.03.2021	09.08.2021 Application Permitted	21/00501/LB	Lodge Farm Barn 141 Lynn Road Grimston Norfolk Rear Extension to Existing Dwelling House	Grimston
19.05.2021	20.08.2021 Application Permitted	21/01163/F	Bay Tree Cottage 1 Chapel Road Pott Row King's Lynn Two storey rear extension.	Grimston
12.03.2021	11.08.2021 Application Permitted	21/00645/A	Heacham Manor 90 Hunstanton Road Heacham Norfolk Signage adjacent to public road	Heacham

28.05.2021	10.08.2021 Application Permitted	21/01077/F	4 Caley Street Heacham King's Lynn Norfolk Proposed single storey rear extension and insertion of 2 no roof lights	Heacham
10.06.2021	05.08.2021 Application Permitted	21/01155/F	11 Woodside Avenue Heacham King's Lynn Norfolk Proposed single storey side extension	Heacham
24.06.2021	24.08.2021 Application Permitted	21/01280/F	8 Meadow Road Heacham King's Lynn Norfolk 2 storey garage and bedroom side extension. Single storey kitchen extension to rear.	Heacham
06.04.2021	03.08.2021 Application Permitted	21/00649/F	Land E of Village Hall Former Site of Methodist Chapel Station Road Ten Mile Bank Norfolk Erection of detached house and single garage	Hilgay
18.05.2021	06.08.2021 Application Permitted	21/00985/F	Autumn Cottage Modney Hall Road Hilgay Norfolk REMOVAL OF CONDITION 5 of a Planning Permission 2/90/1753/O: to remove agricultural restriction.	Hilgay
10.06.2021	03.08.2021 Application Permitted	21/01158/F	Jasmine Cottage Engine Road Ten Mile Bank Downham Market Two storey rear extension and single storey side extension to dwelling	Hilgay
07.06.2021	20.08.2021 Application Permitted	21/01124/F	7 Peacock Close Hockwold cum Wilton Norfolk IP26 4JD Single storey side extension with amendment to roof (ref. PP-09328874)	Hockwold cum Wilton

18.06.2021	16.08.2021 Application Permitted	21/01231/F	Winton Cottage 48 South Street Hockwold cum Wilton Norfolk Convert the existing garage and store to a new disabled bedroom and bathroom, extend the rear to include a new garage, extract hall and lounge. Build a new cart lodge.	Hockwold cum Wilton
28.05.2021	16.08.2021 Application Permitted	21/01210/F	Beach Side Broadwater Road Holme next The Sea Norfolk Proposed new attached double garage, fenestration alterations/additions and conversion of front curved porch roof into balcony to the first floor level.	Holme next the Sea
28.05.2021	20.08.2021 Application Permitted	21/01352/F	Vine Cottage 49 Main Road Holme next The Sea Norfolk Variation of condition 2 and 3 of planning permission 17/00465/F to change to drawings and materials	Holme next the Sea
29.01.2021	05.08.2021 Application Permitted	21/00143/F	103 South Beach Road Hunstanton Norfolk PE36 5BA Continued use of 5 static caravans (continuation of extant permission ref 20/01383/F).	Hunstanton
28.05.2021	10.08.2021 Application Permitted	21/01078/F	61 Victoria Avenue Hunstanton Norfolk PE36 6BY Demolition of existing Conservatory and Construction on New Sun Room	Hunstanton

15.06.2021	06.08.2021 Application Permitted	21/01189/F	BCKLWN Car Park Cliff CAFE Lighthouse Close Hunstanton Norfolk Extension and Alterations to kitchen area	Hunstanton
21.06.2021	10.08.2021 Application Permitted	21/01315/F	71 Victoria Avenue Hunstanton Norfolk PE36 6BY Alteration to existing drop kerb, left hand side approx. 5 m	Hunstanton
14.06.2021	06.08.2021 Application Permitted	18/02200/NMAM_2	Land Around Pond And W of 30 Hill Road Lynn Road Ingoldisthorpe Norfolk NON-MATERIAL AMENDMENT of Planning Permission 18/02200/RMM: Residential development and new public amenity area	Ingoldisthorpe
23.03.2021	12.08.2021 Application Permitted	21/00571/CU	14 Greenpark Avenue King's Lynn Norfolk PE30 2NB Change of use of open space land into domesticated use	King's Lynn
12.04.2021	25.08.2021 Application Permitted	21/00696/F	Whincop House 29 Tower Street King's Lynn Norfolk Proposed change of use of ground floor from dwellinghouses (C3) to E(a) retail including subdivision at first and second floors to provide 3no. residential apartments. Proposed repair, refurbishment works including alterations to approved rear extension	King's Lynn

12.04.2021	24.08.2021 Application Permitted	21/00697/LB	Whincop House 29 Tower Street King's Lynn Norfolk Listed Building: Proposed change of use of ground floor from dwellinghouses (C3) to E(a) retail including subdivision at first and second floors to provide 3no. residential apartments. Proposed repair, refurbishment works including alterations to approved rear extension	King's Lynn
12.05.2021	05.08.2021 Application Permitted	21/00931/F	Twinsonlee 109 Tennyson Road King's Lynn Norfolk Change of use of dwelling (C3(c)) to a Large House in Multiple Occupation (Sui-Generis) incorporating previously approved extension and alterations to dwelling.	King's Lynn
17.05.2021	02.08.2021 Application Permitted	21/00969/F	27 Temple Road King's Lynn Norfolk PE30 3SQ Proposed single storey rear extension and internal alterations	King's Lynn
17.05.2021	06.08.2021 Application Permitted	21/00975/F	30 King George V Avenue King's Lynn Norfolk PE30 2QF New single storey timber frame garage with adjoining double carport to rear of existing property.	King's Lynn
19.05.2021	03.08.2021 Application Permitted	21/01152/F	75 Grafton Road King's Lynn Norfolk PE30 3EX Single storey annex	King's Lynn

19.05.2021	16.08.2021 Application Permitted	21/01161/F	Creative Studios The College of West Anglia Tennyson Avenue King's Lynn Construction of new nurses teaching building modular unit within the existing site	King's Lynn
21.05.2021	20.08.2021 Application Permitted	21/01016/F	9 Extons Road King's Lynn Norfolk PE30 5PG Single storey bathroom extension.	King's Lynn
21.05.2021	25.08.2021 Application Permitted	21/01018/F	31 Sidney Street King's Lynn Norfolk PE30 5RF Proposed two storey side and rear extension	King's Lynn
24.05.2021	18.08.2021 Application Permitted	21/01030/A	Tower Street King's Lynn Norfolk Erection of 10 flags on Various buildings in Tower Street.	King's Lynn
01.06.2021	25.08.2021 Application Permitted	21/01085/A	The Samaritans 26 Queen Street King's Lynn Norfolk Retrospective Sign denoting site of Kings Lynn Samaritans branch office	King's Lynn
07.06.2021	02.08.2021 Application Permitted	21/01123/F	King Edward VII High School Gaywood Road King's Lynn Norfolk Proposed new fencing and gates within site and removal of three dilapidated mobile Classrooms.	King's Lynn
07.06.2021	17.08.2021 Application Permitted	21/01243/F	145 Gaywood Road King's Lynn Norfolk PE30 2QA Single Storey Extension/ New glazed Doors	King's Lynn

08.06.2021	05.08.2021 Application Permitted	21/01256/F	Kings Lynn Railway Station Blackfriars Road King's Lynn Norfolk Installation of 5 no. artwork panels to northern elevation of the disused platform and relocation of the existing platform sign	King's Lynn
08.06.2021	03.08.2021 Application Permitted	21/01257/LB	Kings Lynn Railway Station Blackfriars Road King's Lynn Norfolk Listed building application for installation of 5 no. artwork panels to northern elevation of the disused platform and relocation of the existing platform sign	King's Lynn
09.06.2021	02.08.2021 Application Permitted	21/01144/F	23 Sidney Street King's Lynn Norfolk PE30 5RF Single storey rear extension to replace existing conservatory	King's Lynn
15.06.2021	16.08.2021 Application Permitted	21/01186/F	Mars Foods Ltd Hansa Road Hardwick Industrial Estate King's Lynn VARIATION OF CONDITION 2 of Planning Permission 20/01709/F: To amend drawings	King's Lynn

15.06.2021	03.08.2021 Application not required	21/01191/F	VIRTUAM 7 Paxman Road Hardwick Industrial Estate King's Lynn As attached quote from Motive Graphics, To erect a roadside business sign on verge of Paxman Road, Hardwick Industrial Estate, Kin's Lynn Norfolk. PE30 4NE. To erect a sign on flat roof of 7 Paxman Road, Hardwick Industrial King's Lynn Norfolk PE30 4NE.	King's Lynn
16.06.2021	17.08.2021 Application Permitted	21/01206/F	111A Wootton Road King's Lynn Norfolk PE30 4DJ Proposed Timber Cart Lodge for parking and secure storage	King's Lynn
17.06.2021	06.08.2021 Application Permitted	21/01293/F	15 Queensway King's Lynn Norfolk PE30 4AG Variation of Condition 2 of Planning Permission 20/01534/F: 2 storey side extension and single storey rear extension	King's Lynn
18.06.2021	20.08.2021 Application Permitted	21/01227/F	Burleigh Lodge 39A Goodwins Road King's Lynn Norfolk Extension and highway boundary wall alterations (revised design)	King's Lynn
01.07.2021	24.08.2021 Application Permitted	21/01336/F	32A Gayton Road King's Lynn Norfolk PE30 4EL Single storey rear extension	King's Lynn

12.07.2021	11.08.2021 GPD HH extn - Not Required	21/01451/PAGPD	22 Gloucester Road King's Lynn Norfolk PE30 4AB Single storey rear extension which extends beyond the rear wall by 4.03 metres with a maximum height of 2.91 metres and a height of 2.86 metres to the eaves	King's Lynn
19.07.2021	06.08.2021 Application Permitted	21/00145/NMA_1	Site West of St Peters Road West Lynn King's Lynn NON-MATERIAL AMENDMENT TO PLANNING CONSENT 21/00145/F: To allow errors in conditions to be corrected	King's Lynn
24.05.2021	06.08.2021 Application Permitted	21/01043/F	Holly Lodge 38 Brow of The Hill Leziate King's Lynn Extension to existing garage and detached garden pavilion	Leziate
17.05.2021	05.08.2021 Application Permitted	21/00963/F	Anglian Water Services Ltd Hoggs Drove Marham King's Lynn Proposed CCTV system (retrospective)	Marham
10.05.2021	17.08.2021 Application Permitted	21/01073/F	17 Walton Road Marshland St James Wisbech Norfolk Single-storey rear extension onto dwelling and construction of detached double garage	Marshland St James
12.05.2021	25.08.2021 Application Permitted	21/01095/F	332 Smeeth Road Marshland St James Wisbech Norfolk Erection of a Timber Single Storey Granny Annexe for Ancillary use to the main dwelling.	Marshland St James

11.03.2021	02.08.2021 Application Permitted	21/00468/F	The Grand Barn Hall Farm Drive Methwold KINGS LYNN RETROSPECTIVE APPLICATION. Revision to two external glazed screens to South elevation, and one glazed screen to North elevation. Re-positioning of one rooflight to south elevation	Methwold
11.03.2021	09.08.2021 Application Permitted	21/00469/LB	The Grand Barn Hall Farm Drive Methwold KINGS LYNN RETROSPECTIVE LISTED BUILDINGS APPLICATION. Revision to two external glazed screens to south elevation, and one glazed screen to north elevation. Re-positioning of one rooflight to south elevation	Methwold
06.04.2021	04.08.2021 Application Permitted	21/00848/F	The Swan Stoke Road Brookville Norfolk Removal of condition 2 of planning permission 2/95/1509/F	Methwold
18.03.2021	03.08.2021 Application Permitted	21/00539/F	Home Farm Water Lane Blackborough End Norfolk PROPOSED TWO STOREY NORTH EXTENSION, PROPOSED EAST EXTENSION, PROPOSED ENLARGEMENT OF EXISTING BAY WINDOW, PROPOSED DORMER WINDOWS, ADDITIONAL WINDOWS AND INTERNAL ALTERATIONS	Middleton

15.06.2021	18.08.2021 Application Refused	21/01185/F	Agricultural Building W of Sunset And Weedy Cottage School Road Middleton Norfolk Continued Siting of caravan for residential purposes.	Middleton
23.06.2021	24.08.2021 Application Permitted	21/01267/F	Ivy Farm East Winch Road Blackborough End Norfolk Conversion of out-building, including the re-building of gable end and increasing the eaves level	Middleton
02.07.2021	26.08.2021 Application Permitted	21/01347/F	Corner House 1 Water Lane Blackborough End KINGS LYNN Extension and detached garage	Middleton
10.06.2021	03.08.2021 Application Permitted	21/01157/F	DWELLING East of Bailhill Birchfield Road Nordelph Norfolk Construction of two storey side extension, single storey car port and single storey rear extensions	Nordelph
07.04.2021	02.08.2021 Application Permitted	21/00850/F	2-4 Stanhoe Road Shammer North Creake FAKENHAM Variation of Condition 2 of Planning Permission 19/02018/F: Sub-division of two barns partially converted to residential to three converted barn residential units	North Creake
17.05.2021	19.08.2021 Application Permitted	21/00970/F	Southfork Manor 60 Common Lane North Runcton King's Lynn REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/01702/F: Proposed single storey side extension, conversion of existing double garage and construction of detached double carport	North Runcton

19.05.2021	20.08.2021 Application Permitted	21/01154/F	31 Carlton Drive North Wootton King's Lynn Norfolk First Floor Rear Extension.	North Wootton
25.05.2021	11.08.2021 Application Permitted	21/01055/F	West Norfolk Rugby Football Club Gatehouse Lane North Wootton King's Lynn Proposed covered viewing area	North Wootton
11.06.2021	05.08.2021 Application Refused	21/01274/F	Prospect Villa 4 West End Northwold Thetford REMOVAL OF CONDITION 3 OF Planning Permission 16/01016/F: to remove occupancy restriction.	Northwold
14.06.2021	04.08.2021 Application Permitted	20/01041/NMA_1	Hungate Lodge 17 Golf Course Road Old Hunstanton HUNSTANTON NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/01041/F: Extensions, alterations and refurbishment of existing bungalow	Old Hunstanton
16.06.2021	09.08.2021 Application Permitted	21/01204/F	Beachcomber 14B Wodehouse Road Old Hunstanton Norfolk Single storey rear extension and alterations to dwelling	Old Hunstanton
26.04.2021	03.08.2021 Not Lawful	21/00986/LDE	Land E Church Field SW of 54 Well Creek Road And E of Baldwins Drove Outwell Norfolk Application for a Lawful Development Certificate for residential use of existing mobile home	Outwell

22.06.2021	05.08.2021 Would be Lawful	21/01244/LDP	Charolais Low Road Pentney King's Lynn Application for a Lawful Development Certificate for proposed side and rear single storey extension	Pentney
21.07.2021	24.08.2021 Application Permitted	21/00177/NMA_1	Wallington Hall Lynn Road South Runcton KINGS LYNN NON-MATERIAL AMENDMENT for Planning Permission 21/00177/F: Replacement of glasshouse with garden room within grounds of Listed building	Runcton Holme
15.06.2021	06.08.2021 Was Lawful	21/01286/LDE	Sedgeford Historical And Archeological Project Cole Green Sedgeford Norfolk LAWFUL DEVELOPMENT CERTIFICATE: Use of building as office and store.	Sedgeford
08.04.2021	09.08.2021 Application Permitted	21/00865/LB	The Coach House Snettisham House St Thomas Lane Snettisham LISTED BUILDING APPLICATION: renovation and refurbishment of dwelling.	Snettisham
30.04.2021	13.08.2021 Application Permitted	21/01024/LB	5 Pedlars Mews School Road Snettisham KINGS LYNN LISTED BUILDING: Change of use from retail to bistro/bakery	Snettisham
30.04.2021	12.08.2021 Application Permitted	21/01025/CU	5 Pedlars Mews School Road Snettisham KINGS LYNN Change of use from retail to bistro/bakery	Snettisham

08.06.2021	02.08.2021 Application Refused	21/01135/F	9 Fakenham Road South Creake Fakenham Norfolk Variation of Condiiton 3 of Planning Permission 16/00933/F: Construction of new carport and boat store with guest suite above following demolition of existing double garage	South Creake
03.06.2021	12.08.2021 Application Permitted	21/01101/F	Old Hall Hall Lane South Wootton King's Lynn Extension & alterations	South Wootton
03.06.2021	12.08.2021 Application Permitted	21/01102/LB	Old Hall Hall Lane South Wootton King's Lynn Extension & alterations	South Wootton
07.06.2021	05.08.2021 Application Permitted	21/01119/F	7 Holly Close South Wootton King's Lynn Norfolk Extensions	South Wootton
17.05.2021	05.08.2021 Application Permitted	21/00971/F	Orchard House Docking Road Stanhoe KINGS LYNN Rear extension and front porch. Provide access to side of property.	Stanhoe
21.05.2021	17.08.2021 Application Permitted	21/01021/F	Woodlands Greatmans Way Stoke Ferry King's Lynn Construction of 40m x 20m all weather horse menage for private use only. The area will be enclosed with post and rail fencing	Stoke Ferry
06.01.2021	17.08.2021 Application Permitted	21/00064/F	Land Between 263 And 269 The Drove Barroway Drove Norfolk Single dwelling, driveway access, associated parking to front and rear, temporary caravan accomodation, stables and barn	Stow Bardolph

01.04.2021	03.08.2021 Application Permitted	21/00811/F	Land SE of 233 And NW 224 The Drove Barroway Drove Norfolk Proposed 2 storey 4 bed dwelling house with detached cart lodge including hard and soft landscaping	Stow Bardolph
19.04.2021	05.08.2021 Application Permitted	21/00743/F	11 The Causeway Stow Bridge King's Lynn Norfolk Drop the kerb all the way across to make suitable access for vehicles to the property	Stow Bardolph
28.01.2021	17.08.2021 Application Permitted	21/00138/F	72 Northgate Way Terrington St Clement King's Lynn Norfolk Extension to existing workshop and change of use to business workshop	Terrington St Clement
18.02.2021	11.08.2021 Application Permitted	21/00301/RM	Beacon Hill Farm Beacon Hill Lane Terrington St Clement King's Lynn Reserved Matters Application for nine proposed dwellings	Terrington St Clement
26.04.2021	18.08.2021 Application Permitted	21/00799/F	Beacon House 46 Orange Row Road Terrington St Clement King's Lynn 2 storey rear extension with replacement garage, porch and front wall	Terrington St Clement
10.05.2021	10.08.2021 Application Permitted	21/00910/F	16 Long Road Terrington St Clement King's Lynn Norfolk Replacement sun room and alterations to rear car port all within confines of existing footprint	Terrington St Clement

12.05.2021	30.07.2021 Application Permitted	21/00937/F	Glen Haven Church Bank Terrington St Clement King's Lynn Alteration and extension to rear of detached dwelling	Terrington St Clement
17.06.2021	26.08.2021 Application Permitted	21/01216/F	The Bungalow 1 Manor Road Terrington St Clement King's Lynn Extension and Alterations.	Terrington St Clement
30.06.2021	24.08.2021 Application Permitted	21/01372/F	12 Orange Row Terrington St Clement King's Lynn Norfolk Proposed Extension and Alterations	Terrington St Clement
28.04.2021	06.08.2021 Application Permitted	21/00818/F	The Barn 27 Old Church Road Terrington St John Norfolk Replacement dwelling following demolition of the existing structure and varying design to planning approval 17/02084/F including landscape works incidental to the development	Terrington St John
11.05.2021	25.08.2021 Application Permitted	04/01501/NMAM_2	Land West of Cartwell House Ship Lane Thornham Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 04/01501/F: Construction of 13 houses	Thornham
01.07.2021	25.08.2021 Application Permitted	21/01333/F	Street Record St Georges Court Thornham Norfolk Following approval of reference no. 04/01501/F, we require fenestration alterations to plot 11.	Thornham

20.07.2021	10.08.2021 Application Permitted	21/00137/NMA_1	Shires Ploughmans Piece Thornham HUNSTANTON NON-MATERIAL AMENDMNET for Planning Application 21/00137/F: ADDITIONS TO SIDE, FRONT AND REAR OF PROPERTY AND ASSOCIATED WORKS. NEW ACCESS FROM HIGHWAY AND REMOVAL OF THE EXISTING	Thornham
02.08.2021	17.08.2021 Application Permitted	21/00579/NMA_1	Quavers High Street Thornham Hunstanton NON-MATERIAL AMENDMENT for Planning Permission 21/00579/F: Variation of Condition 2 of Planning Permission 20/00871/F: Demolition of existing dwelling and construction of 3 replacement dwellings	Thornham
30.04.2021	05.08.2021 Application Permitted	21/00851/F	Clearview Station Road Tilney All Saints King's Lynn Proposed replacement stable block and extension to existing manege	Tilney All Saints
03.03.2021	10.08.2021 Application Permitted	21/00409/F	Land North of 67A School Road Tilney St Lawrence Norfolk Proposed 2-storey dwelling.	Tilney St Lawrence

06.04.2021	20.08.2021 Was_Would be Lawful	21/00653/LDE	Land And Former Semi Detached Cottage Buildings At 30 And 32 Workhouse Lane Tilney St Lawrence Norfolk Certificate of Lawfulness: Continuation of development - 2/93/1496/F - Demolition of existing dwelling and construction of replacement dwelling	Tilney St Lawrence
01.06.2021	20.08.2021 Application Permitted	20/01903/NMA_1	Plot 2 Spice Chase Tilney St Lawrence Norfolk NON-MATERIAL AMENDMENT TO PLANNING CONSENT 20/01903/F: Proposed dwelling	Tilney St Lawrence
11.06.2021	25.08.2021 Application Permitted	21/01167/F	Eastfield Barn Chapel Road Tilney Fen End Tilney St Lawrence Erection of single-storey side extension	Tilney St Lawrence
19.07.2021	12.08.2021 Application Withdrawn	21/01447/AG	Land N of The Pumping Station And SE Titchwell Nature Reserve Carpark Main Road Titchwell Norfolk Agricultural Prior Notification: A new General Purpose Agricultural Store for the storage of high value potato growing and harvesting equipment and locally produced hay	Titchwell
07.06.2021	06.08.2021 Application Permitted	21/01253/F	The Barn Low Side Upwell Norfolk Variation of condition 3 and 4 of planning permission 18/00176/F to change the brickwork to timber cladding on rear extension to provide barn feel to property	Upwell

07.06.2021	06.08.2021 Application Permitted	21/01271/F	Riverside South of Eastwyns Town Street Upwell Norfolk Retrospective application for landing stage	Upwell
14.06.2021	06.08.2021 Application Permitted	21/01282/F	Plot To North of 19 Dovecote Road Upwell Wisbech Norfolk VARIATION OF CONDITION 10 of Planning Permission 21/00209/O: To amend wording of condition, to allow the construction of a chalet bungalow with rooms in the roof space.	Upwell
29.01.2021	02.08.2021 Application Permitted	21/00149/F	West Holme Nursery 65 Station Road Walpole Cross Keys Norfolk Change of use from B1 to B2	Walpole Cross Keys
07.05.2021	19.08.2021 Application Permitted	21/01070/F	Chestnut Lodge 22 Hall Road Walpole Highway WISBECH (Retrospective) Construction of a detached car port and store	Walpole Highway
15.04.2021	06.08.2021 Application Refused	21/00715/O	Land S 51 And NE of Road Junction With Sandy Lane Burrettgate Road Walsoken Wisbech OUTLINE ALL MATTERS RESERVED: Residential development of up to 7 dwellings involving the demolition of existing building	Walsoken
19.05.2021	24.08.2021 Application Permitted	21/01002/F	Land S of Bartonview And N of Numbers 17 S-Bend Lynn Road Walsoken Proposed 2-storey 4-bed dwelling & detached double garage	Walsoken

20.07.2021	05.08.2021 Application Permitted	21/00883/NMA_1	Green Gates Walton Road Walsoken Norfolk NON-MATERIAL AMENDMENT of Planning Permission 21/00883/F: Variation of condition 2 of planning permission 20/00885/F to amend drawings	Walsoken
24.06.2021	17.08.2021 Application Permitted	21/01326/F	Homeleigh 52 Downham Road Watlington King's Lynn Conversion of existing storage barn to 1 bedroom annexe.	Watlington
15.03.2021	20.08.2021 Application Permitted	21/00499/F	Lady Fen Cottage Hundred Foot Bank Welney Wisbech Replacement of existing dwelling	Welney
23.06.2021	26.08.2021 Application Permitted	21/01324/F	Wren Cottage Main Street Welney Wisbech Alterations, extension and change of use of outbuilding to residential annexe.	Welney
26.05.2021	11.08.2021 Application Refused	21/01068/LB	Vicarage House Church Road Wereham King's Lynn Listed Building: Proposed exterior lighting and window boxes installed to principal elevation (retrospective)	Wereham
25.06.2021	20.08.2021 Application Permitted	21/01342/F	Laurel Farm Stoke Road Wereham King's Lynn Proposed replacement piggery building	Wereham

26.05.2021	03.08.2021 Application Permitted	21/01197/F	Abbey Farm (7 - Bar Barn) River Road West Acre Norfolk Variation/Removal of condition 5 of planning permission 19/00370/F (bar barn only) to allow its use on one Sunday a month between 8.30am - 8pm	West Acre
01.04.2021	06.08.2021 Application Permitted	21/00810/F	Garden House 41 River Road West Walton Wisbech Proposed annexe for occupation by a family member in conjunction with the existing dwelling house	West Walton
23.04.2021	06.08.2021 Application Permitted	21/00961/F	Knighton Lodge 207 Salts Road West Walton Norfolk Proposed Stables and associated external alterations	West Walton
25.05.2021	26.08.2021 Application Refused	21/01049/F	32 Common Road Walton Highway WISBECH Norfolk 2 No affordable Housing units (semi detached) & 4 No open market housing units adjacent 32 Common Road	West Walton
19.05.2021	05.08.2021 Application Permitted	21/00996/F	Wilton Lodge 214A Main Road West Winch Norfolk RETROSPECTIVE APPLICATION: Erection of a gazebo garden shelter	West Winch
16.06.2021	09.08.2021 Application Permitted	21/01205/F	11 Beech Crescent West Winch King's Lynn Norfolk Rear Extension and Alterations.	West Winch

25.06.2021	24.08.2021 Application Permitted	21/01332/F	Miller Chicken Farm 80 Main Road West Winch King's Lynn Variation of condition 2 attached to Planning Permission 18/00995/F: Proposed Development of Three Dwellings	West Winch
07.07.2021	20.08.2021 Application Permitted	20/01840/NMA_1	Magdalene 61 Archdale Close West Winch King's Lynn NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 20/01840/F: Demolition of existing bungalow & garage and construction of new bungalow and patio area	West Winch
06.05.2021	18.08.2021 Application Permitted	21/00882/F	4 Orchard Road Wiggshall St Germans King's Lynn Norfolk Demolition of existing side extension and rear conservatory. Construction of new side and rear extension and reconfiguration of the roof profile.	Wiggshall St Germans
25.05.2021	18.08.2021 Application Permitted	21/01194/F	22 Mill Road Wiggshall St Germans King's Lynn Norfolk Variation of Condition 2 of Planning Permission 18/02039/F: Proposed detached dwelling	Wiggshall St Germans
16.06.2021	06.08.2021 Application Permitted	21/01289/F	Nursery House High Road Saddlebow King's Lynn Proposed Detached Carport.	Wiggshall St Germans

17.06.2021	19.08.2021 GPD HH extn - Not Required	21/01300/PAGPD	12 St Peters Road Wiggshall St Germans King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 4.5m with a maximum height of 2.69m and a height of 2.69m to the eaves.	Wiggshall St Germans
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