

AGENDA ITEM NO: 8/3(b)

Parish:	Marshland St James	
Proposal:	Extensions & alterations to dwelling	
Location:	10 Trinity Road Marshland St James Norfolk PE14 8JA	
Applicant:	Mr & Mrs L Douglas	
Case No:	16/01546/F (Full Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 18 October 2016 Extension of Time Expiry Date: 11 November 2016

Reason for Referral to Planning Committee – The application site is subject of a previously dismissed appeal for substantially the same development, and the recommendation is to approve.

Case Summary

The application site comprises a two storey semi-detached building situated on Trinity Road between the settlements of Marshland St. James and St. John's Fen End.

The application proposes extensions and alterations to the side and rear of the dwelling.

Marshland St. James is classified as a Rural Village within the Core Strategy Settlement Hierarchy.

Key Issues

The Principle of Development
Appeal History and Amended Design
Neighbour Amenity
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises a two storey detached residential dwelling, situated on the north-eastern side of Trinity Road, Marshland St. James. The application seeks permission for the extension and alterations to both the side and rear of the dwelling.

PLANNING HISTORY

15/01401/F: Application Refused: 06/11/15 - Extensions & alterations to dwelling - 10 Trinity Road, Marshland St James, Norfolk, PE14 8JA, Appeal Dismissed 22/04/16;

RESPONSE TO CONSULTATION

Parish Council: The Parish Council discussed the above application at their meeting on 12th September 2016 and made a decision to **OBJECT** to the application as the extension is not in keeping with the character of the surrounding properties and would be detrimental to the adjoining property.

REPRESENTATIONS

None

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

OTHER GUIDANCE

Marshland St James Parish Plan

PLANNING CONSIDERATIONS

The main considerations in the determination of the application are:

- The Principle of Development
- Appeal History and Amended Design
- Neighbour Amenity
- Other material considerations
- Conclusion

The Principle of Development

Marshland St. James is classified as a Rural Village within the settlement hierarchy of the Core Strategy. Rural villages encourage limited minor development which would meet the needs of the settlements to help sustain existing services in accordance with Policy CS06 of the Core Strategy. The extensions to the dwelling is acceptable in principle

Appeal History and Amended Design

An application (ref: 15/01401/F) was refused permission for a two storey extension as by virtue of its scale and design, it would create a form of development which was out of character with the existing dwelling and pattern of development in the locality as a whole.

The decision was appealed, (Appeal Ref: APP/V2635/D16/3141929). The Inspector dismissed this appeal with the main issue being the effect of the proposed extensions on the character and appearance of the area. It was stated that the proposal would overwhelm the existing home and unbalance the rear of the semi-detached dwellings. The Inspector considered that the proposal would be harmful given that this group of houses has a distinct and unified character in relation to the generally open surroundings.

Following this decision, the Applicant submitted the current application, addressing design and scale concerns with a subservient extension with the ridge line lower and the extension set back from the front elevation. The proposal is similar to the existing approved development in the locality (8 Trinity Road). Overall the application has addressed the findings of the appeal decision and has submitted plans in a scheme which is similar to that application (15/01614/F) which was permitted on the neighbouring plot at 8 Trinity Road in December 2015.

The proposal provides a high quality design that responds to the context and character which is a requirement of Policy CS08 of the Core Strategy and Policy DM15 of the Site Allocations and Development Management Plan.

The comments of the Parish cannot be supported in this case.

Neighbour Amenity

The site plan identifies that extensions and alterations can be satisfactorily accommodated on site without causing detrimental neighbour amenity issues.

The neighbour to the north has 60-70m deep gardens and as a result the extension would not principally cause neighbour amenity issues.

There will be limited overshadowing by the proposed extension and the possibility of overlooking into neighbouring private amenity space is minimal with rear windows overlooking the rear of the application site.

The style of development of neighbouring site is that of semi-detached, two storey dwellings.

Other material considerations

The site is located in Flood Zone 2 & 3 of the Council's adopted Strategic Flood Risk Assessment. The application is supported by the Environment Agency flood risk standing advice stating the mitigation measures which the applicant will follow. In this instance, the applicant states that the floor levels within the proposed development will be set no lower than the existing levels and flood proofing of the proposed development has been incorporated where appropriate.

There is enough existing space on site to cater for car parking for the applicants.

CONCLUSION

The proposed development is acceptable in principle and in keeping with the character of the area. There are no significant impacts upon the amenity of existing residents and notwithstanding the concerns of the Parish Council, a similar design was granted permission on the neighbouring property at 8 Trinity Road (planning application reference number 15/01614/F) establishing the form of development in this area.

The proposal is therefore acceptable in principle with Policies CS01, CS02, CS06 and CS08 of the Core Strategy and Policies DM1, DM2, DM15 and DM17 of the Site Allocations

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 titled:
 - Site and Location Plan, drawing number 12430,
 - Proposed Extension (Proposed Floor Plan), drawing number 12432 and
 - Proposed Extension (Proposed Elevations), drawing number 12433.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.