

AGENDA ITEM NO: 8/3(i)

Parish:	Wiggenhall St Germans	
Proposal:	Alterations and extensions to existing stables	
Location:	Land To the Rear of 104 St Peters Road Wiggenhall St Peter King's Lynn	
Applicant:	Mr And Mrs D Johnson	
Case No:	16/01581/F (Full Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 26 October 2016 Extension of Time Expiry Date: 11 November 2016

Reason for Referral to Planning Committee – The application has been called in by Councillor Hopkins for review

Case Summary

The application proposes the alteration and extension to the existing stables on land located to the rear of 104 St. Peter's Road, Wiggenhall St. Peter.

The site is located to the east of St. Peter's Road in Wiggenhall St. Peter. The site is contained on three sides by timber cladded fencing with the western boundary lined with hedgerow adjacent to the riverside bank. Mature trees line the southern boundary of the neighbouring gardens which screen the application site further from those properties which face onto The Chase off St. Peter's Road.

The site lies within Flood Zone 2, 3 and the Hazard Zone of the Strategic Flood Risk Assessment.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Other Considerations

Recommendation

APPROVE

THE APPLICATION

The site seeks planning permission for the alterations and extensions to the existing stables on the application site. The site area of the stables measures 112m². The existing use on this site is that of a horse paddock. Prior to the use as a horse paddock, the site was used as agricultural land.

The application site lies in an area designated as open countryside, in Wiggerhall St. Peter.

SUPPORTING CASE

The application is accompanied with a Pre Determination Questionnaire and initial risk assessment in relation to land contamination for sites with sensitive end use.

PLANNING HISTORY

05/01074/F: Application Refused: 05/08/05 - Two storey side extension and conservatory at rear - 104 St Peters Road, Wiggerhall St Peter, King's Lynn, Norfolk, PE34 3HF;

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTIONS.

Internal Drainage Board: NO OBJECTION.

REPRESENTATIONS

ONE representation was received **OBJECTING** to application stating that:

- Permission should be refused for the extension of the stables for the reasons of proximity to the adjacent houses and the associated odour and vermin.
- The stables should be sited away from the only properties in the area which aren't associated with the applicants.

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

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

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

- The principle of development
- Form and character
- Neighbour amenity
- Other considerations

The principle of development

The application site is located on land designated as open countryside, to the rear of a row of dwellings off St. Peters Road, Wiggshall St. Peter. Wiggshall St. Peter is located to the south-east of Wiggshall St. Germans which is designated as a Rural Village in the Core Strategy.

Despite the site lying in the countryside where policies are restrictive equine related development is considered acceptable.

Form and character

The area is mixed in character in terms of its uses and form of buildings. To the south of the application site lie residential dwellings, to the north lies outbuildings whilst neighbouring the site to the east is an agricultural paddock. The existing stables on site are located in the south-western corner of the application site and the extension to the northern and eastern elevations adds further stables to the footprint of the building.

The proposed alterations and extensions as a whole would relate to the established form and character of the area. The extension would not be detrimental to the character and appearance of the countryside as it relates to the existing form and is well screened from neighbouring properties.

Neighbour amenity

The proposal would create an additional stable bay and store to the building. There is adequate distance between the existing stable and any neighbouring property to the south. There is a distance of approximately 20 metres between the stables and the neighbouring dwellings with large trees and timber fencing acting as a screen between the sites minimizing the impacts.

There are no concerns regarding overbearing or overshadowing as the proposal is a single storey building.

A third party submitted a representation claiming the stables should be relocated away from the neighbouring dwellings due to concerns of vermin and odour present on site but following consultation with our CSNN team they have no objection to the extension as the use is pre-existing and the applicant removes livestock waste from the site reducing the odour emitted from the site where possible.

Other considerations

The site lies within Flood Zone 2, 3 and the Hazard Zone of the Council's adopted Strategic Flood Risk Assessment. Existing external ground levels are unaffected by the proposal, and internal floor levels are to match existing.

CONCLUSION

The application relates solely to the alteration and extension of the existing stables. 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 neighbouring residents and Wiggenhall St. Germans Parish Council has no objection to the proposal. The proposal is therefore acceptable in principle with Policies CS01, CS02, CS06 and CS08 of the Core Strategy and Policies DM1, DM2 and DM15 of the Site Allocations and Development Management Plan.

RECOMMENDATION:

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans titled:
 - Full Details, drawing number 16/8/2005
- 2 Reason For the avoidance of doubt and in the interests of proper planning.