

AGENDA ITEM NO: 8/3(a)

Parish:	Docking	
Proposal:	Erection of a single dwelling with carport, parking and new vehicular access	
Location:	Land At Little Lane Docking King's Lynn	
Applicant:	Mr M I Robinson	
Case No:	16/00960/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 23 November 2016 Extension of Time Expiry Date: 15 January 2017

Reason for Referral to Planning Committee – The views of Docking Parish Council is contrary to the Officer recommendation.

Case Summary

The application is made for full planning permission for the erection of a single 3 bed dwelling with car port, access and parking on land at Little Lane Docking.

Key Issues

Principle of development
Scale and impact
Access and highways
Impact on Heritage assets

Recommendation

REFUSE

THE APPLICATION

The application is made for full planning permission for a single 3 bed dwelling, access and parking on land to the north of Little Lane, Docking.

The site is an area of land measuring approximately 25m by 10m which was formerly garden/ curtilage for the adjacent property Grove Cottage which has been sold and cleared of vegetation.

The site is bounded by Little Lane to the south and abuts an open area of land to the north which provides joint access to the row of cottages which run north from Grove Cottage.

There is a row of detached properties to the south of Little Lane adjacent to the site and woodland to the west.

The site lies within the defined village boundary for Docking as set out in SADMP and is also within the Docking Conservation area.

The site does not lie in an area identified as being at significant risk from flooding. (FZ 1)

During the application the design and scale of the dwelling proposed has been reduced and revised and the current version rev c received on the 9th Dec 2016 measures 12m by 8.6m in footprint with a ridge height of 7.3m.

The design has been revised so that the eastern wing is now single storey having been substantially reduced from full 2 storey in the initial submission.

The dwelling is proposed to be built in facing red brickwork with flint work detailing, painted timber fenestration and a pantile roof.

SUPPORTING CASE

The Application is accompanied by an extensive Design and Access Statement setting out the design process and evolution; and a Heritage Statement placing the design in the context of the surrounding conservation area.

The extract below is from the Conclusion of the revised Design and Access Statement (2nd December 2016).

The scheme submitted seeks to develop a one off 3 bedrooled single family dwelling with a design that reflects the areas' current architectural character.

The proposed design will make a positive contribution to its immediate setting whilst remaining sensitive to the character of the area and in line with the Docking Conservation Area objectives. The use of materials such as facing brickwork, flint work and pantiles reflect the surrounding houses.

The main issues addressed are the scale of the proposed dwelling compared with the surrounding properties, the orientation for internal solar gain and the consideration of the neighbourhood's privacy.

The proposed dwelling has paid great attention to ensure respect for the surrounding context to allow the new dwelling to integrate well with its surroundings, and takes full account of the neighbouring property, site features and local character by means of layout form, massing and proportions.

Design is a subjective matter, however the principles of good design such as proportion scale mass rhythm, etc. are and have been considered throughout the history of architecture as representative of quality design. All of these principles have been fully considered while designing the proposed dwelling.

The site of the proposed dwelling is bigger than adjacent properties to the east and northeast and it is reinforced by a north boundary of vegetation that will screen the proposed dwelling. Along with this, two roads border the south and west boundaries, giving extra barrier between any existing properties. To add to the privacy for other neighbours, no windows will be overlooking immediate properties and in replacement the use of roof lights have been used throughout the first floor.

It is the wish of the applicants to develop a house that fulfils their needs in the present and in the future, considering the environment and the nature of the character of the area.

PLANNING HISTORY

No material planning history.

RESPONSE TO CONSULTATION

Parish Council: **SUPPORT** proposal, but voice concern in relation to highway visibility.

Highways Authority: Norfolk County Council does not wish to resist the grant of consent (subject to conditions)

Norfolk County Council: Public Rights of Way: I have no issues with the application on Rights of Way grounds.

Environmental Health & Housing – Environmental Quality: No comments received.

Conservation officer raises an **OBJECTION**, the summary of which is set out below.

The design and scale of the proposed building bears no relevance to the character of the area. The site is located on a very small parcel of open land on the corner of Little Lane and is completely out of character with the area and would therefore be harmful to the setting of the conservation area and the adjacent historic assets.

Conservation Area Advisory Panel

The Panel felt that the proposed design (initial submission) did not fit in with the form and character of existing dwellings.

The Panel considered that no building should be permitted on the site and the land be retained as a verge or garden for community use.

REPRESENTATIONS

Two letters of support has been received to the amended plans, and there remains one letter of objection to the proposal, although it is noted that the objection was made to a previous version of the submission.

Support:

1. relates to agreement that the revised plans are a significant improvement which addressed previous concerns
2. High quality design
3. Proposal fits with surrounding area

Objection:

We wish to object to the plans for the proposed development. Whilst we have no objection to the development of this land in principle we object to the plans submitted as detailed below:

1. The scale and design of the proposed development is not in keeping with surrounding properties.
2. The development would adversely affect the character and appearance of the Conservation Area.

3. The close proximity and height of the proposed development would result in overshadowing and loss of natural light to habitable rooms in Grove Cottage.
4. The plans would adversely affect driver visibility when leaving Grove Cottage as it will significantly restrict the view of oncoming traffic from the Mill Lane direction.

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

CS06 - Development in Rural Areas

CS12 - Environmental Assets

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

- Principle of development
- Scale and impact
- Access and highways
- Impact on heritage assets

Principle of development

The site lies within the defined development boundary of the village of Docking which is identified in the core strategy (policy CS02) as a Key Rural Service Centre (KRSC) which allows limited growth of a scale and nature to secure the sustainability of the settlement in accordance with the provisions of CS06.

Policy CS06 sets out the criteria for controlling development within the countryside and particularly in villages and inter alia requires development to maintain local character and a high quality environment.

Scale and impact

In addition to consideration of CS06 above reference is made to DM 15 which provides a number of criteria against which applications can be considered.

The development plot proposed has been created by the sub division of the former curtilage of Grove Cottage which lies immediately to the east. The subdivision has left Grove Cottage with a very small curtilage most of which is parking, the former garden north of the dwelling has been largely taken up with a single storey extension approved in 2006; there is a very small grassed area adjacent to parking area however this is not private as it is open to Little Lane.

The application plot is to the west of the adjacent and is not considered to relate well to the surrounding dwellings as it forms a projection of development away from the existing built form into an area that is currently open.

In addition, the plot is of a very modest scale measuring only 25m by 10m and whilst this gives a reasonable site area, the proportions of the site are such that it provides a significant constraint to development, particularly as a portion of the frontage of the site is required for a visibility splay along Little Lane which again forces the development to the back (north) of this narrow site.

Whilst the revised plans and elevations do reduce the scale and impact of the dwelling and are considered to be of a high quality of design in themselves with generally attractive elevations and appropriate materials, it remains the case that the site would appear to be overdeveloped.

A consequence / indicator of this is that the site has inadequate amenity space, and what space is available is not private as it is immediately adjacent to Little Lane on 2 sides. Any fencing sufficient to make this area private would be harmful to the open nature of this corner and is considered unacceptable in terms of CS08 and DM15.

It is still considered that the development proposed is an overdevelopment of the plot and that the resultant development is not good design in terms of layout and overall impact on the character of the area and is therefore contrary to CS06 and DM15.

Access and highways

Whilst NCC highways does not object to the proposal it is noted that the visibility splay required across the front/ south of the site does form a constraint to the site forcing the development to the back/ north of the plot.

Impact on Heritage assets

The conservation officer raises concerns in respect to the impact of the proposal (as revised) on the character and appearance of the area and impact on the conservation area.

Officers agree with these concerns and consider that the development of the site as proposed would adversely impact on the conservation area and cause harm to a heritage asset.

In addition, the initial application was considered by the Council's Conservation Area Advisory Panel in November 2016;

The Panel felt that the proposed design did not fit in with the form and character of existing dwellings and concluded that 'no building should be permitted on the site and the land be retained as a verge or garden for community use.'

In accordance with NPPF para 131 it is not considered that wider public benefits offered by the proposal outweigh this harm.

It is considered that the development of the site as proposed would be harmful to the character of the surrounding conservation area and as such is contrary the provision of the NPPF and NPPG as well as policy CS08 and CS12 of the Core Strategy and DM15 of SADMP.

CONCLUSION

This proposal relates to the provision of a dwelling on what was side garden to the donor property.

It is a relatively narrow piece of land in a prominent location within the Conservation Area.

The development of the land is considered to be harmful to the Conservation Area, as well as an overdevelopment of the site.

The benefits of the provision of one dwelling do not outweigh this harm.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposal is considered to be harmful to the character of the Docking conservation area through the loss of an open garden area which is considered an important feature of this part of the heritage asset; it is therefore considered contrary to the provisions of the NPPF and NPPG in relation to heritage assets as well as Core Strategy Policy CS08 and DM15 of the Site Allocations & Development Management Policies Plan (SADMP).
- 2 The proposed dwelling is an overdevelopment of the small plot leading to a contrived layout without adequate private amenity space and is considered to be out of character with the surrounding built form of this part of Docking and as such is contrary to the NPPF in relation to good design and Core Strategy Policy CS08 and DM15 of the SADMP.