

AGENDA ITEM NO: 8/1(c)

Parish:	Burnham Overy	
Proposal:	Erection of replacement dwelling and ancillary annex following demolition of the existing dwelling and outbuildings, together with the creation of an alternative vehicular access	
Location:	The Brambles Gong Lane Burnham Overy Staithe King's Lynn	
Applicant:	Mr And Mrs Cooper	
Case No:	15/00668/F (Full Application)	
Case Officer:	Miss J Kendal Tel: 01553 616772	Date for Determination: 21 July 2015 Extension of Time Expiry Date: 25 August 2015

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

Case Summary

The application site forms a square shaped parcel of land, measuring approximately 1233 square metres and is occupied by a chalet style dwelling known as 'The Brambles', an associated 1 ½ storey outbuilding/annexe and garden land associated with 'The Brambles'.

The site is situated on the eastern side of Gong Lane within the settlement boundary for Burnham Overy Staithe as identified by the Local Plan proposals map. Burnham Overy Staithe is classified as a Rural Village within the Settlement Hierarchy set out in the Core Strategy. It also lies within an Area of Outstanding Natural Beauty.

Full planning permission is sought for a replacement dwelling, a detached ancillary annexe and creation of an alternative access.

Key Issues

Principle of development;
Impact upon the AONB;
Form and character;
Neighbour amenity;
Highway safety; and
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site forms a square shaped parcel of land, measuring approximately 1233 square metres occupied by 'The Brambles' and associated structures and garden land. 'The

Brambles' is a chalet style dwelling and has a one-and-a-half storey outbuilding/annexe to the rear.

To the east (rear) the site is adjoined by a paddock. Until recently there was also some timber stables located on this land which was divided from the residential garden by a hedge. The proposed development lies wholly within the residential curtilage of the site.

The site is situated on the eastern side of Gong Lane and The Brambles is the last dwelling within the development boundary. Gong Lane road level rises gradually towards the south and is elevated above the adjacent open fields to the west and as such is visible from New Road. However, the application site itself is significantly lower than the road level.

Full planning permission is sought for a replacement dwelling, a detached ancillary annexe and creation of an alternative access.

The proposed dwelling is a two storey property with its ridge height siting at approximately 7.6m (following the submission of amended plans). It is 'U' shaped in layout creating a semi-enclosed amenity area to the southern side of the site. The eastern wing of the 'U' is single storey.

The proposed annexe will be located in a similar position to that which currently stands in the south-eastern corner of the site. It is single storey in height with a basement.

A new vehicular access is proposed to the north of the site with a driveway along the northern boundary and parking to the rear of the proposed dwelling.

SUPPORTING CASE

A Design and Access Statement accompanies the application which offers the following supporting case:-

"The design rationale for the proposed new dwelling was to create a home that suited the needs of the current owners of the site, whilst making the most of the opportunities offered by this site in its particular location.

In addition the design concept was strongly influenced by the client's insistence on sustainable, healthy, construction methods and processes and on first class workmanship.

The fact that the site is in Burnham Overy Staithe and in an Area of Outstanding Natural Beauty, meant that the design needed to be thought out with extreme sensitivity to the townscape and landscape context of the site.

The site is the last property along Gong Lane and it marks the boundary of the village envelope and the open countryside. It was therefore important to design a dwelling that reflected that juxtaposition. A study of traditional settlement patterns showed that in some cases the village edge was hard and definite, whereas in others it was loose and fragmented. The design team, with guidance from the local authority planning officer, felt that this site required special consideration and in particular the single storey annex should form the transition between the main house and the open countryside.

Burnham Overy Staithe has a variety of architectural styles from a range of historical periods. There is also a range of building types in the village and the surrounding area including a windmill, agricultural barns, stables and lodges, fishing and sailing related

buildings, a public house, and housing. With this variety there are a variety of attractive materials to draw from.

Having studied the buildings, their architectural details and materials we found a number of design references. We also studied the building to plot ratios of dwellings in the village to understand the appropriate scale of development for the site and to ensure that the proposed design is in keeping with the urban grain of the village.

The proposed dwelling is at a substantially lower level than Gong Lane and also lower than the level of the adjacent property. This helps to sit the building into the landscape and reduces visual impact from all surrounding views. In addition, only the north and west wings of the dwelling are two storeys in height. The east wing steps down with the contours of the site and is only single storey.

The plan is arranged in a U shape around a courtyard, to maximise both the long distance views, the sunlight and the winter solar gain. The house has been designed to provide both formal and informal spaces allowing the owners to 'expand' into the formal areas when they have guests or 'contract' into the informal areas when they are alone. Another key feature of the design was to allow the owners to 'expand' the house in the summer months by opening glass doors into the courtyard and gardens and also to 'contract' the house in the winter months, closing the louvres and lighting the open fire and wood stove.

The proposed annex is a single storey building with a basement containing two bedrooms and a living area. It has been designed for extended family and guests, who will have the benefit of privacy from the main house but will be dependent on it. The annex would not be suitable as a stand alone dwelling.

The annex has a basement area which could be used for storage or a gym and has an independent access stair.

The main house will be timber framed on a brick plinth, clad in black weatherboard, under a plain tile roof. The single storey east wing will be white render as will the annex. The box projections which frame windows will be copper coloured powder coated aluminium or similar. Windows and rainwater goods will be dark grey.

The use of flint will be restricted to garden walls and gabions. There are a variety of different architectural styles within the village and particularly along Gong Lane. The elevations in this proposed design have been carefully considered and references have been drawn from traditional domestic and agricultural buildings through a thorough analysis of buildings in the area. For example, the projecting gable on the first floor west elevation makes reference to medieval jettied hall houses, whilst the black board and plain tiled roof refers to threshing barns. These references have been recreated as modern and practical design solutions.

The materials at 'The Brambles' have been carefully chosen to reflect the rich variety of traditional materials and colours found in rural and coastal Norfolk and in particular those found in the immediate vicinity of the site. These include black boarding, Soft, pastel coloured render, plain tiles soft red brick and some flint. Doors and windows will be coloured using a traditional colour palette. Rainwater goods will be black or dark grey.

The traditional materials for dwellings in this area has been brick and flint although there has been some cedar board introduced on dwellings more recently, along Gong Lane, as well as The Arboretum.

The decision to use the proposed materials has come from:

1. The recognition that this property is on the village envelope and forms the transition between townscape and landscape; and
2. The sustainable design includes the timber frame and timber clad Construction.

The two points work together well and the materials chosen are part of a well-considered, holistic design approach.

A comprehensive impact assessment has been carried out by Beacon Planning and is set out in the Visual Impact Statement submitted in support of this application. The study was carried out in the winter months to show the highest visibility.

The site was assessed from Tower Road/Lucas Lane, Mill Road, various locations along Gong Lane and two locations on Glebe Lane. The proposed new single storey annex is not visible due to the ground levels on the site. The combination of the dropped ground levels on the site and the tall hedgerows either side of Gong Lane, contribute to the minimal impact that the proposed new dwelling will have on the landscape. The fact that the proposed annex is not visible might suggest that the new dwelling has less impact than the existing buildings on site.

There is sufficient parking space on the site for four cars.

The proposed new access is close to the northern boundary and the proposed dwelling is 6m away from this boundary, providing space to screen the boundary line and offer more privacy than the current situation affords.

The Landscape Plan on the facing page has been designed by Goddard's Gardens, Docking, Norfolk. The proposal is a relatively minimal and natural scheme with large groups of the same varieties to provide drama and impact. Species are generally native and the simple design allows for level changes in the garden using flint filled gabions as retaining walls. The area formerly referred to as 'The Paddock' will remain as meadow with existing trees framing the views to the countryside beyond.

The northern boundary of the site will be planted with a natural mixed hedge. The existing hedges to the west, east and southern boundaries will be retained and enhanced with a new section planted across the former access".

PLANNING HISTORY

14/00192/PREAPP: INFORMAL - Likely to refuse: 19/01/15 - Pre-application enquiry: Demolish existing house and annex and replace with new house and annex - The Brambles Gong Lane, Burnham Overy Staithe,

2/03/1809/F: Application Permitted: 21/11/03 - Extension to garage to form garden room – Brambles, Gong Lane, Burnham Overy Staithe, Burnham Overy

2/94/1618/F: Application Permitted: 06/02/95 - Demolition of existing bungalow and sheds and construction of dwelling and garage (amended design) - Gong Lane, Burnham Overy Staithe, King's Lynn, Norfolk

2/02/0514/F: Application Permitted: 18/06/02 - Construction of stable ancillary to dwelling – Brambles, Gong Lane, Burnham Overy

RESPONSE TO CONSULTATION

Parish Council: OBJECT on the following grounds:

- Scale and mass would have a detrimental impact on the surrounding landscape;
- Dominate the rural street scape and landscape;
- The site is on the edge of the village envelope;
- By foot it is the first view of the village across open fields;
- The existing hedge is largely screened by hedging;
- This is a small village and not a town;
- Mass of black weatherboarding and plain tiles would not be in harmony with the building characteristics of the area;
- Predominantly brick, flint and pantiles locally;
- Neither preserve nor enhance the character of the area contrary to policy DM15;
- The scale and mass would have an overbearing and oppressive impact on the amenity of the lane;
- Other dwellings along Gong Lane are generally lower and more sympathetic;
- The scheme fails to respect the scale and character of the surroundings contrary to policies DM5 and DM15.

Highways Authority: NO OBJECTION following the submission of amended plans providing adequate visibility splays. Conditions have been recommended to secure highway safety.

Environmental Health & Housing – Environmental Quality: NO COMMENTS TO MAKE.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

ONE representation received from a local resident **OBJECTING** on the following grounds:

- Scale;
- Disregard for local architecture, neighbouring properties and use of materials;
- No objection to the redevelopment of the site but the scheme is contrary to good design;
- Most elevated residential site within the village;
- Predominantly black coloured timber cladding which does not form the primary building material within the elevation treatment along Gong Lane;
- Reference taken from a traditional barn but its location is remote to the development site and has no bearing on the street scene of Gong Lane;
- Softer building materials should be used;
- Overlooking; and
- Overshadowing

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

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS12 - Environmental Assets

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM2 – Development Boundaries

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are:

- Principle of development;
- Impact upon the AONB;
- Form and character;
- Neighbour amenities;
- Highway safety; and
- Other material considerations

Principle of Development

The application site lies within a Rural Village as classified within the Core Strategy. Limited minor development will be permitted in such areas which meet the needs of settlements and help sustain existing services in accordance with Policy CS06: Development in Rural Areas.

In relation to CS06, the strategy for rural areas is to promote sustainable communities and sustainable patterns of development to ensure strong, diverse, economic activity and to maintain local character and a high quality environment.

The National Planning Policy Framework states that there is a presumption in favour of sustainable development and in relation to housing applications says they should be considered in the context of the presumption in favour of sustainable development.

Local Plan policy 4/21 supports the principle of residential development in an area defined as Built Environment Type D provided it is in harmony with the building characteristics of the area.

In this case the proposal is for a replacement dwelling so there is no net increase in the number of dwellings on the site.

In principle, therefore, this proposal could be supported provided it accords with other national and local policies.

Impact upon the AONB

AONB's have the highest status of protection in relation to landscape and scenic beauty. The design of new development should be sensitive to the surrounding area. Proposals should protect and enhance the landscape character, biodiversity and geodiversity and should not detract from the inherent quality of the environment.

In this case the application site consists of a detached one-and-a-half storey dwelling, a one-and-a-half storey annexe and garden land associated with the existing dwelling.

Although the number of units on the site will remain the same, overall the proposal will result in slightly more built form on the site. However, the development would be within the built limits of the village, although the rooflines would be partially visible from other locations within the village.

Although at the edge of the village boundary, the proposed development is not isolated and is adjacent to other residential properties. Following the submission of amended plans reducing the ridge height of the dwelling by approximately 642mm and including brick work within the elevations, together with the fact that the site levels are lower than the road, the proposed dwelling will not appear unduly prominent or incongruous in the landscape. It is not considered the proposed development will detract from the character and appearance of the AONB. The impact of the proposed dwelling upon the AONB is minimal from the south given the topography of the land.

The proposed annexe will be significantly lower in height than the existing annexe and given that it is positioned towards the back of the plot where site levels are at their lowest, only the roof will be visible from Gong Lane. There will be no long views of the annexe as the boundary hedge will provide screening.

Form and Character

The area is characterised by a variety of dwelling types in terms of both scale and design. The properties on the eastern side at the end of Gong Lane are set below the road level in a linear formation, but are of mixed character. The properties use a variety of materials in their construction with a group of dwellings immediately to the north of this site being of contemporary design. These properties have unconventional fenestration styles and sizes and introduce timber boarding to this part of Gong Lane.

The variety in the design and appearance of properties on Gong Lane allows for a contemporary design on the application site provided it is of a suitable scale so as not to become unduly prominent within the street scene.

The new dwelling uses timber cladding which is becoming more common within the north coast villages. Amendments have been made to the scheme to introduce some brick work mainly on the northern and southern gables and plinths to better reflect the mix of traditional material found in the locality.

Most of the hedge to the front of the site will be retained providing some screening of the largely timber fronted dwelling from public views. A new access will be created at the northern end of the site necessitating the removal of a relatively short section of hedge. However, the existing access at the southern end of the site is to be closed up and the hedge extended across it. Consequently, the length of hedge across the frontage remains the same as it is now.

Render will be used on some elements of the new development, namely the rear single storey projection and the annexe building, but this is limited and will not be overly visible from the public domain due to screening from existing hedging and topography of the land.

The long flank elevation to the north has been broken up by adding a brick to the gable. Fenestration serves to break up this gable as well as the timber cladding of the return wall. Views of this side elevation will be very limited and partial from the public domain as it is screened by the adjacent property known as 'Davros'.

In order to preserve the character of the area, the ridge height has been reduced, creating a relatively low two storey dwelling at 7.6m above ground level. This is set at the same height as the neighbouring property directly to the north; Davros. The front projecting gable end feature is sympathetic to other similar features along Gong Lane, and in particular similar to that of Davros.

The footprint of the proposed dwelling is slightly larger than that of the existing dwelling. However, the built form and plot sizes vary within the immediate vicinity and it is considered that the size of the site is sufficient enough to accommodate a dwelling, annexe, driveway and amenity space sympathetic to its surroundings.

As stated above, the proposed annexe is nestled in the back of the site where ground levels are lower meaning that it would cause no detrimental impact upon the form and character of the area.

Neighbour Amenities

The only neighbour that would be impacted by the proposal is that directly to the north of the application site, known as 'Davros'. There are no other neighbouring properties in any other direction.

The proposed dwelling is approximately 1.3m taller (to its ridge) compared to the existing dwelling on the site. Whilst the proposed dwelling is located to the south of 'Davros' it is approximately 4.2m further away from the northern boundary than the existing dwelling on the plot. This together with the relatively modest increase in ridge height would not result in a material increase in overshadowing to the neighbouring residents.

There are three first floor windows to the northern elevation; two are narrow serving the sitting room but face onto 'Davros' parking area. The third is a large window that serves a stairwell; which is a non-habitable room. The ground floor windows on this elevation will be screened by the existing 1.8m close boarded fence.

The first floor windows to the rear (east) elevation serve an en-suite and a bedroom. However these will not overlook the neighbouring property due to the position of the rear elevation in relation to the neighbouring property and garden and the angle of outlook.

On this basis, the proposed development would not cause material harm to the amenities of neighbouring residents, in terms of loss of privacy, loss of light and overbearing impact.

Highway Safety

Following the submission of amended plans improving the visibility at the new site access to the north of the plot, the Local Highway Authority has raised no objection to the proposal, subject to conditions.

Additionally, highways request that the ancillary accommodation is not occupied independently from the main dwelling so as to not increase the use of the substandard Gong Lane junction with the A149.

Other Material Considerations

Third Party and Parish Council representations have been considered and addressed above in the report.

There are no specific crime and disorder issues under Section 17 of the Crime and Disorder Act 1998.

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

CONCLUSION

The site is within a village where limited development is permitted and this proposal for a replacement dwelling is acceptable in principle.

It is considered that this revised proposal is in harmony with the building characteristics of the area. In terms of scale, density, massing, height and layout, the proposal is now considered to preserve the character of this part of the village.

It is considered that the proposed replacement dwelling on this site will not have any detrimental impact on the AONB. There are no residential amenity or highway safety concerns.

The proposed development is considered to comply with the NPPF; local policy set out in Core Strategy Policies CS02, CS06, CS09 and CS12; Local Plan Policy 4/21 and emerging Development Management Policies DM1 and DM15.

In light of national and local planning policy and guidance and other material considerations it is recommended that this application be approved subject to the following 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 plans as amended; drawing nos. P-02 rev C, P-03 rev B, P-04 rev C, P-05 rev B, P-09 rev B, DWG No. 10 (Site Access Arrangements) and Landscaping Plan.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition 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.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 10) in accordance with the highway specification (Dwg. No. TRAD 5). Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 4 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 5 Condition Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access (es) shown on drawing No 10 only. Any other access (es) or egresses shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, concurrently with the bringing into use of the new access.
- 5 Reason In the interests of highway safety.
- 6 Condition The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 6 Reason In the interests of the safety of persons using the access and users of the highway.
- 7 Condition Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 7 Reason In the interests of highway safety.

- 8 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 9 Condition The living accommodation hereby approved in the free-standing building to the rear (east) of the new dwelling and shown on the approved plans shall be occupied incidentally to the use of the main dwelling and shall not be occupied at any time as a separate and un-associated unit of accommodation.
- 9 Reason For the avoidance of doubt and in the interests of highway safety.