

AGENDA ITEM NO: 8/2(b)

Parish:	Brancaster	
Proposal:	Replacement of existing bungalow and shed with new two-storey dwelling, single storey annex, and detached garage	
Location:	Mayflower Butchers Lane Brancaster Norfolk	
Applicant:	Mr & Mrs Coney	
Case No:	17/00052/F (Full Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 13 April 2017

Reason for Referral to Planning Committee – The views of Brancaster Parish Council is contrary to the Officer recommendation. The application has also been called into Committee by Councillor Watson.

Case Summary

The application site relates to a dwelling on the southern side of Butchers Lane in Brancaster.

The proposal is to demolish the existing bungalow 'Mayflower' and construct a new two-storey dwelling with single storey annex and a detached garage.

Revised plans were received over the course of the application amending the first floor layout to create a dressing room as part of the master bedroom in place of a separate study.

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011, the King's Lynn and West Norfolk Site Allocations and Development Management Policies Plan 2016 and the Brancaster Parish Neighbourhood Plan 2015-2026 are relevant to this application.

The site is within the Brancaster Conservation Area and also within the AONB.

Key Issues

Principle of Development
Form and Character and amenity
Highways
Trees
Other considerations

Recommendation

APPROVE

THE APPLICATION

The site comprises a late 20th century detached bungalow with an attached garage. Vehicular access is from Butchers Lane, a narrow passage between Broad Lane and London St. There is a brick retaining wall along the front (northern) boundary and also close boarded fencing to the rear.

The application seeks to replace the existing bungalow with a contemporary, two storey four bedroom dwelling with a separate annex and detached garage. The proposed annex would be held in conjunction with the main dwelling with the same vehicle access, a condition has been added to secure this.

A previous scheme 16/00282/F for a more traditional two storey dwelling was approved in April 2016. Subsequent to this, a pre-application meeting was held to discuss a revised design approach in which it was recommended that such a scheme would likely gain officer support subject to design and materials.

SUPPORTING CASE

Brancaster is a small, rural village situated on the A149 King's Lynn to Cromer coastal road. It is located within the Norfolk Coast Area of Outstanding Natural Beauty and is one of a number of coastal settlements that has developed in a linear pattern along this route.

The proposal is to replace an outdated bungalow with a new modern two storey dwellinghouse with an annex and garage.

From a design and character perspective, the proposal would feature a modern design in terms of form and character but would incorporate traditional materials that reflect the surrounding area. It would be located on a narrow laneway and not visible from the main thoroughfare through the village which would lessen the impact in terms of visual amenity.

In response to the Parish Council objections:

Neighbour amenity: It is not considered the proposal would be harmful to the AONB or the character of the area. While the modern design is noted, the use of traditional materials would be in keeping with the locality. The additional residential accommodation would be an annex and not a separate dwelling.

Conclusion:

The proposed works would not be harmful to the character of the surrounding area.

PLANNING HISTORY

16/00282/F Proposed replacement of existing bungalow with two storey dwelling PER - Application Permitted

RESPONSE TO CONSULTATION

Parish Council - OBJECTION:

- Residential Amenity
- Design and character
- Out of keeping

Highways Authority: - NO OBJECTION - subject to conditions

Conservation Officer - NO OBJECTION: - subject to conditions

Tree Officer - NO OBJECTION:

Environmental Quality - NO OBJECTION: - subject to conditions

REPRESENTATIONS: There were **FOUR** letters of objection from neighbouring properties concerning:

- Design & Character-out of keeping with the surrounding area
- Residential Amenity- overlooking neighbouring dwellings
- Loss of trees- impact to screening of the site
- Annex- would not be ancillary to the main dwelling
- Materials- out of character with the area

There was one letter in support of the application on the grounds of design and the ridge height that would reduce impact to neighbours.

NATIONAL GUIDANCE

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

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

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM7 - Residential Annexes

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

BRANCASTER PARISH NEIGHBOURHOOD PLAN 2015 – 2026

Policy 1 – Size of

PLANNING CONSIDERATIONS

- Principle of Development
- Form and Character and Amenity
- Highways
- Trees
- Other considerations

Principle of development:

The site lies within the village boundary of Brancaster, where the principle of development is acceptable. It also lies within an area designated as an Area of Outstanding Natural Beauty and a conservation area. The character and appearance of the conservation area should be preserved or enhanced through new development.

The National Planning Policy Framework (NPPF) seeks a high standard of design which can contribute positively to making places better for people. Some of the key objectives are for development which accords to the local context and creates or reinforces local distinctiveness that is visually attractive as a result of good architecture and landscaping.

In terms of the KLWNBC Core strategy 2011:

Policy CS12 advises that proposals to protect and enhance the historic environment and landscape character will be encouraged and supported.

In terms of the Site Allocations and Development Management Policies Plan 2016:

Policy DM2 states that development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.

Policy DM15 (environment, design, amenity) states that development must protect and enhance the amenity of the wider environment including its heritage and cultural value and that proposals will be assessed against their impact on neighbouring uses and their occupants. Furthermore, proposals will be assessed against a number of factors including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

Policy DM7 (Residential Annexes) states that any proposal must be held in conjunction with the principal dwelling, is subordinate to the main house and the access, garden and parking are shared.

In terms of the Brancaster Neighbourhood Plan:

Policy 1 (Size of Houses) states that new dwellings should be a maximum of two storeys in height and that the provision of smaller dwellings of up to three bedrooms will be encouraged. It also states that dwellings with five bedrooms or more will be allowed in the case where evidence is provided that this is needed to provide the main residence of a household with long standing residency in the Parish.

Policy 2 (Design, Style and Dwellings) states that any new dwelling in the area should be carefully designed to blend in with adjacent properties to maintain the character of the village. The use of traditional materials is to be encouraged.

Policy 5 (Replacement Dwellings) states that replacement dwellings should occupy no more than 50% of their plots.

Form and Character and Amenity:

The site lies in the coastal settlement of Brancaster on a narrow road adjacent to the A149. It is inside the development boundary as detailed in the Site Allocations and Development Management Policies Plan 2016. The surrounding area comprises a mix of dwelling types and features, most notably is the adjacent Almshouses, which are important unlisted buildings in the conservation area located to the east of the site.

The proposed replacement dwelling is distinctively different in character from the adjacent C20th century dwellings and is more akin to modern styles of architecture. The design incorporates a mono pitched style roof as opposed to a traditional pitched form and blends flint and brick with timber cladding. The proposal breaks up its massing by the garage and annex accommodation to the eastern side of the dwelling.

The site forms the setting of an Area of Outstanding Natural Beauty and a conservation area. The conservation officer has expressed no principal objections subject to materials and detailing. While the overall design of the proposal is distinct when compared with many of the neighbouring properties, the use of brick and flint reflects the local context and provides balance with the contemporary form and massing. Such criteria can be given weight in the context of the Brancaster Neighbourhood Plan which advises the use of local materials. In addition this plan advises a two storey design with a plot coverage no more than 50% in which the proposal would comply with. The main dwelling proposes four bedrooms, one more than what is generally preferred but would not be a significant increase when viewed relative to the previous approval. However the proposed annex would also provide modest, studio style accommodation that would be detached from the dwelling and whilst it could be argued that this provides the five bedrooms that the Neighbourhood Plan policy 1 seeks to discourage, officers are of the view that as it would not increase the size of the main dwelling it would not contravene the aims of this policy, and on balance is acceptable.

Policy DM15 states that proposals will be assessed against their impact on neighbouring uses and their occupants including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of poor design.

A number of comments were received with respect to the impact to neighbour amenity. While the proposal would be greater in scale than the existing bungalow, the distance retained and generous plot size would lead to a view it would not be overbearing on neighbouring dwellings. The principal windows would be concentrated to the north and south elevations in which it is considered there would be no harmful impact in terms of overlooking neighbouring properties. There would be a distance of 9.9m to the southern boundary while the proposal features Juliet balconies that would respect the privacy of the neighbour on this side.

Highway Issues:

NCC Highways expressed no objections subject to conditions. It was advised that the proposed annex should not be occupied as a separate dwelling due to the increased intensification and traffic generation. A condition has been added to ensure this.

Trees:

The arboricultural officer has raised no objections.

Other Considerations:

The proposal is not considered to be harmful to the Norfolk Coast Area of Outstanding Natural Beauty.

CONCLUSION:

The proposed dwelling would replace a 20th century bungalow and comprise a detached dwelling with garage and annex accommodation to the side and rear. This application seeks to revise the design from a previous two storey dwelling that was granted planning permission in April 2016.

The principal issue rests on whether the proposed design approach would be acceptable in the context of the location. Such a design would be distinctive from that generally found in the surrounding area and to that which was approved in the previous submission. The modern design however must be viewed in relation to the site specifics which are a relatively secluded location on a secondary road that is well screened by trees and vegetation. In addition, while the proposed mono pitch roof would contrast with the traditional form of the period dwellings observed, the use of materials would respect the local vernacular and broadly comply with the Brancaster Neighbourhood Plan. Also, the scale and massing is thought to be acceptable and actually lesser than the more traditional form of design that was previously approved.

In terms of neighbour amenity, the proposed site layout does give a good level of separation with neighbouring dwellings. The proximity of the neighbour to the rear boundary has been observed but the proposed dwelling is not considered to impact upon the amenity of this property. The proposal is not considered to impact either the neighbouring Almshouses to the east or neighbour to the west.

The proposal would accord with policies DM1, DM2 and DM15 of the Development Management Policies Plan 2016, The Brancaster Parish Neighbourhood Plan 2015-2026 and the provisions of the National Planning Policy Framework 2012 and is sustainable development. It is therefore recommended for approval.

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 92 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:
Proposed plans & elevations drawing no 3156-01G, proposed block plan drawing no 3156-04B, proposed landscaping plan drawing no 3156-05B
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

- 3 Condition Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 3 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

This also needs to be a pre-commencement condition given the fundamental details linked to asbestos containing materials which need to be planned for at the earliest stage in the development.

- 4 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 4 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 5 Condition The annex hereby approved shall be incidental to the use of the main dwelling and shall not be occupied at any time as a separate and un-associated unit of accommodation.
- 5 Reason In the interests of highway safety and to define the terms of the consent.
- 6 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.
- 6 Reason In the interests of highway safety.
- 7 Condition Prior to the first occupation of the development hereby permitted the proposed 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.
- 7 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 8 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) 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.

- 8 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.