

AGENDA ITEM NO: 8/2(f)

Parish:	Hillington	
Proposal:	Conversion of first floor accommodation to form internal annexe to cover both family use and letting (revised design).	
Location:	12 Wheatfields Hillington King's Lynn Norfolk	
Applicant:	Mr W Daw	
Case No:	17/00335/F (Full Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 19 April 2017

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

Case Summary

The application site relates to a dwelling on the eastern side of Wheatfields, a small residential estate in Hillington.

The proposal is to convert part of the existing first floor accommodation of 12 Wheatfields, Hillington to annex accommodation for family use and letting.

This application is a re-submission following the refusal of a previous scheme. The applicant has revised the design to incorporate a 1.8m high screen as part of the proposed staircase.

The National Planning Policy Framework 2012, the Kings's Lynn and West Norfolk Core Strategy 2011 and the King's Lynn and West Norfolk Development Management Policies Plan 2016 are relevant to this application.

Key Issues

Planning History
Principle of Development
Form and Character and amenity
Highways
Other considerations

Recommendation

APPROVE

THE APPLICATION

The site comprises a two-storey, detached dwelling with integral garage and set back from the highway. Vehicular access is from Wheatfields, a cul-de-sac leading off the B1153. There is 2m close boarded fencing along the southern boundary enclosing this portion of the site.

The application seeks to convert part of the existing first floor accommodation to form an annex that would be used by the family and also letting to third parties. There would be no significant external changes to the appearance of the property, apart from an external staircase positioned on the southern elevation to access the first floor accommodation.

The proposal would be held in conjunction with the main dwelling 12 Wheatfields and an internal door would be retained providing a link with the main house. The existing driveway however would not accommodate additional parking leading to increased on-street parking which has been considered by the highways department in the planning considerations section.

This application follows a previous submission for a first floor annex which was refused on the grounds of overlooking and the impact to neighbour amenity arising from the new staircase on the southern elevation. The revised scheme proposes a 1.8m high screen as part of the new access to alleviate the concerns expressed.

SUPPORTING CASE

Hillington is a small, rural village situated on the A148 Kings's Lynn to Cromer road. The main focal point is the historic entrance to Hillington Hall, on the edge of the Sandringham Estate.

The proposal is a part conversion of an existing detached, red brick dwelling to create an internal annex to be used by family and also letting.

From a design and character perspective, there would be no enlargement or changes to materials but would incorporate a separate first floor access by virtue of the staircase.

In response to the Parish Council objections:

Neighbour amenity: It is not considered the proposed staircase would lead to a significant noise increase that would be harmful to neighbouring properties. The proposed screen as part of the staircase is considered to mitigate any harmful impact that would occur in terms of overlooking and loss of privacy. The plans submitted show this would have a height of 1.8m which is thought to be adequate.

Form and Character: Apart from the staircase to the side, there would be no significant alterations to the character of the existing property and therefore the proposal is not considered to be out of keeping with the surrounding area.

Conclusion:

The proposed works would not be harmful to the character of the property or the locality.

PLANNING HISTORY

11/00806/F Extensions and alterations to Dwelling PER - Application Permitted

16/01870/F Conversion of first floor accommodation to form internal annex to cover both family use and letting REF - Application Refused

RESPONSE TO CONSULTATION

Parish Council: OBJECT:

- Overlooking and loss of privacy
- Noise and disturbance
- Out of Character
- Sewerage

Highways Authority: NO OBJECTION

REPRESENTATIONS

There was **ONE** letter of **OBJECTION** from a neighbouring property concerning:

- Noise- increased activity of people visiting the apartment
- Residential Amenity- the staircase will directly overlook the neighbouring dwelling
- Highways- lack of additional car parking provision on site will lead to an increase in on-street parking to the detriment of neighbours
- Over intensification of the residential use
- Out of character with surrounding area

NATIONAL GUIDANCE

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

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM7 - Residential Annexes

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

- Planning History
- Principle of Development
- Form and Character and Amenity
- Highways
- Other considerations

Planning History:

In January 2017 a similar application was refused for the following reason:

'The proposal, by virtue of the external staircase, represents an undesirable and unneighbourly form of development, harmful to the amenities of neighbouring properties, particularly by reason of overlooking and loss of privacy. It would therefore not comply with paragraph 7 of the NPPF and policy DM15 of the Site Allocations and Development Management Policies Plan 2016.'

In response to this previous application, the design has been revised to incorporate a 1.8m high privacy screen as part of the external staircase.

Principle of 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 CS08 advises that good design is a key element of sustainable development.

In terms of the Site Allocation 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.

Policy DM17 also requires new development to include car parking provision to minimum standards.

There are no known restrictions affecting development in this locality.

It is considered that the principle of the proposal is acceptable, as it accords with the provisions of the Core Strategy, Local and National Policy.

Form and Character and Amenity:

Wheatfields lies to the south east of the village of Hillington in close proximity to the junction of the B1153 and A148. The area features a number of similar dwellings with a fairly uniform pattern but also a number of single storey properties at the entrance.

The changes would be largely internal so it is thought there would be no implications from a design and character perspective. The addition of an external staircase would not be an unduly prominent feature in the streetscene. The level of proposed works is thought to be relatively modest and with no increase in floorspace of the original building it would not be over intensification of the site.

Policy DM7 sets out the criteria as to what is classified as an annex. The proposal would convert part of the existing accommodation of the main house with an internal door linking the two units giving a clear relationship with the principal dwelling. The applicant has indicated however that this would also be let to third parties and taking into account the new staircase access it could also be viewed as a separate unit in its own right. It is understood the refuse and garden area would be shared between the occupants.

A number of comments were received with respect to the impact to neighbour amenity arising from the proposed works. The applicant has revised the design from the previous application to include a screen alongside the proposed staircase which is now thought to address any issues that may occur in this regard.

Highway Issues:

It was expressed that the existing driveway would not be able to accommodate any additional vehicular capacity leading to on street parking. The highways department have expressed concerns in terms of the adverse impact to highway safety but do not consider this to be grounds for a refusal. However policy DM7 requires minimum standards for parking for new development. Given this is proposed to be let as a separate unit of accommodation, it is considered that an additional space should be provided on the site frontage. This can be secured by condition.

Other Considerations:

There are no other issues to be addressed in this application.

CONCLUSION

The proposal creates a unit of accommodation which the applicant wishes to be able to let as a separate unit of accommodation within the existing first floor but would have a separate access by the addition of the staircase. There would be no significant external changes to the dwelling apart from this staircase and it would not impact negatively to the character of the streetscene.

The proposed use and the relationship with the main house are less distinct in this case as the unit can be seen to occupy two separate categories, namely a residential annex and a flat. The creation of a separate unit can in some instances lead to issues in terms of the intensification of the site and amenity.

However, this proposal would broadly comply with policy DM7, maintaining a relationship to some degree with the main house. While no objection has been raised from highways in terms of the parking arrangements, it is clear that there is an intention to let the unit and therefore it will likely generate extra traffic movements. As such extra parking off street is warranted.

In terms of neighbour amenity, the proposed screen would ensure there would be no issues in terms of overlooking neighbouring properties. It is considered that this arrangement of the staircase to the side, the sole purpose of which is to provide access to the first floor, would, given the change from the previously refused scheme, not be materially harmful to the amenity of any neighbouring properties.

Due to the nature of the proposal and its relationship to the main house (it would share facilities such as amenity space and bins), it should in this unusual case be tied to the main dwelling.

The proposal would accord with policies DM1, DM7 and DM15 of the Development Management Policies Plan 2016 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 and elevations, Drawing No 1167-02B, Dated September 2016.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition This development hereby approved shall be held at all times in conjunction with 12 Wheatfields, Hillington.
- 3 Reason In order that the Local Planning Authority may retain control over the development, in the interests of the amenities of the locality, in accordance with the NPPF.
- 4 Condition Notwithstanding the plan submitted, prior to the first occupation of the development hereby permitted, an additional car parking space shall be provided in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority and thereafter kept available for that specific use.
- 4 Reason In the interests of satisfactory development and highway safety.

- 5 Condition No development shall commence until details of the proposed screen have been submitted and approved in writing by the local planning authority. Prior to first use of the staircase, the screen shall be constructed in accordance with these details and thereafter retained in perpetuity.

- 5 Reason To protect the residential amenities of the occupiers of nearby property.