

2/00/0781/0



Appeal Decision

Site visit made on 05 March 2001

by **Daphne Mair** BA(Econ), MPhil, MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

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Date
20 MAR 2001

Appeal Ref: APP/V2635/A/00/1055087
Common Road, Walton Highway

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr and Mrs M Godfrey against the decision of Kings Lynn & West Norfolk Borough Council.
- The application (ref: 2/00/0781), dated 17 May 2000, was refused by notice dated 22 June 2000.
- The development proposed is construction of a dwelling.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. The undated application form submitted with the appeal form shows all matters except landscaping to form part of the application. The copy submitted with the Council's questionnaire is dated 17 May and shows amendments to reserve design and external appearance for future determination. I have determined the appeal on the latter basis.

Main Issues

2. From what I have read and seen, the main issues here are the effect of the proposal on firstly the character of the area and secondly on the living conditions of nearby occupiers.

Planning Policy

3. The relevant Development Plan policies at issue here are Policies 4/21 and 9/29 of the Kings Lynn and West Norfolk Local Plan, adopted in 1998 and Policy H7 of the Norfolk Structure Plan 1999. The former seeks development that has regard to and is in harmony with the building characteristics of the locality and places the appeal site in a Type C area of older, mainly pre-1914 building forms. Policy 9/29 sets out several development control considerations, including respect for visual and residential amenities. Policy H7 allows in principle for single dwellings in Walton Highway but they should enhance the form and character of the village and its setting.

Reasons

The first issue

4. I saw that Walton Highway is predominantly linear development along Lynn Road towards this southern end of the village. This has been emphasised by the recent large detached houses built between Woodlands and the former public house and by the new house to the north of Clippers House. A further house is permitted on the adjacent corner plot, which I saw was up for sale. Along Common Road there are bungalows along the north east side for about 200 metres beyond the appeal site. They have fairly generous and private gardens.

On the south west side there is only the pair of older-style cottages set well back from the road. Otherwise that side is open flat agricultural land giving extensive rural views that are interrupted only by distant glimpses of vehicles on the A47(T) by-pass.

5. The set back of the "Amrishar" cottages gives their front gardens a very open character. Visually the cottages almost align with Clippers House and they relate more to that former pub than to the bungalows across Common Road. I have taken into account the likely appearance of the Lynn Road corner with Common Road once the other plot has been developed, assuming that siting and access is in accordance with reserved matters approved on 29 February 2000. That house would face Lynn Road and take access from it. There would thus be no relationship created with the appeal plot. The appeal proposal would intrude into the open south west side of Common Road and would be poorly related to existing nearby development and appear cramped on its plot. It would harm the character of the area, contrary to the aims of policies 4/21 and H7 of the Development Plan. Allowing the appeal would also tend to encourage others seeking to build further along that side of Common Road, which would seriously erode its open rural character.

The second issue

6. The West Walton Parish Council is mistaken in thinking that the access would be shared with the cottages. Plan 60000 shows that this would not be so. The parking and turning area would be to the rear of the proposed dwelling, being behind a very modest private garden. Although not achieved on the sketch layout drawing, the dwelling could be arranged to minimise noise transmission from the driveways to the habitable rooms and prospective occupiers would be aware that the drive to the two cottages was close by. The use of the rear of the site for the parking and turning of vehicles would occur quite close to cottage no.2 and to Clippers House and one of the new houses. Consequently, the pleasantness of living conditions there would be harmed because of the associated activity, noise and fumes. This confirms my view that the size of the plot and its relationship to other houses is unsatisfactory and out of character in these surroundings.

Conclusions

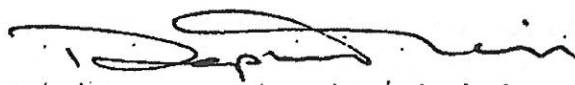
7. I have considered all other matters raised, including the observations about the impact of the new large houses on the locality, which I saw do tend to dwarf the long-established Amrishar cottages. That does not however justify this harmful proposal. For the reasons given above, I conclude that the appeal should be dismissed.

Formal Decision

8. In exercise of the powers transferred to me, I dismiss the appeal.

Information

9. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.



INSPECTOR