

Parish:	Crimplesham	
Proposal:	Variation of condition 2 of planning permission 17/00016/F Single storey bungalow and access: To vary already approved drawings	
Location:	2 Springfield Close Crimblesham King's Lynn Norfolk	
Applicant:	Mr & Mrs Langridge	
Case No:	17/01211/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 21 August 2017 Extension of Time Expiry Date: 8 September 2017

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

Case Summary

Permission is sought to amend the plans previously approved for the construction of a bungalow at 2 Springfield Close, Crimblesham.

The amended plans seek a slightly larger bungalow than that originally permitted.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Highway Safety
Crime and Disorder
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Permission is sought to vary Condition 2 of extant planning permission 17/00016/F at 2 Springfield Close, Crimblesham.

17/00016/F permitted a two-bed bungalow with kitchen / dining / living area, hall and bathroom. The approved dwelling was rectangular in shape and measured 10.5m x 7m with a ridge height of 5.5m and eaves height of 2.65m.

The amended design has a small projection creating an L-shape property. The additional projection will enable a different internal layout and the provision of a utility room. Other than the small projection that measures 2m x 3m (6m²) all other measurements remain the same including ridge and eaves height although the roof is now proposed to be hipped rather than gable.

SUPPORTING CASE

Planning permission for a modest single storey bungalow with onsite parking and turning had already been approved by the Council (see: LPA Ref: 17/0016/F). The current proposal merely seeks a nominal increase in the size of the bungalow to provide for better internal living conditions for the intended elderly occupiers to live in.

This nominal increase in size has no significantly adverse impact on the curtilage, including onsite parking, turning and garden area.

There are a mix of property types, designs and sizes in the wider area, including a recently approved bungalow on the opposite corner of Springfield Close.

The application site does not currently contribute significantly to the character or appearance of the area, and the proposed development can be accommodated within the site which would bear a close resemblance to the established built form of the streetscene.

It is accepted that the curtilage area of the application site would be reduced in size terms. However, there are buildings and curtilages within close proximity of the application site that are generally dense and modestly sized. Principally this is in respect of the dwellings in Springfield Close and some that front Main Road.

It is therefore considered that the application site is capable of accommodating the proposed development, without causing harm to the character and appearance of the area. As such, there would be no conflict with Policy CS08 of the Core Strategy, Policy DM1 and Policy DM15 of the Local Plan. These Policies seek to ensure that, amongst other things and alongside section 7 of the Framework, new development is of a high quality, responds to the context and character of places and protects and enhances the amenity of the wider environment.

Members of the Planning Committee are respectfully invited to agree with the above submission and grant conditional planning permission.

PLANNING HISTORY

17/00016/F - Single storey bungalow and access – Permitted 13 March 2017

RESPONSE TO CONSULTATION

Parish Council: **OBJECT** – the proposed amendment will make the property too large for the plot.

Highways Authority: **NO OBJECTION** subject to conditions.

REPRESENTATIONS

None received at time of writing report.

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

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Infill development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Crime and Disorder
- Other Material Considerations

Principle of Development

The principle of development (which constitutes infill development in a Smaller Village and Hamlet) has been established by extant permission 17/00016/F.

Form and Character

The additional modest projection (6m²) would not create an incongruous development in the streetscene. The Parish Council object to the proposed amendment on the basis that the dwelling would be too large for the plot. However, whilst the build to plot ratio would be increased by the amendment, your officers do not believe that the dwelling would be too large for the plot. The dwelling would be left with appropriate on-site parking and turning and, whilst small, an adequate degree of amenity space.

Neighbour Amenity

The site is bounded by a mixture of close boarded timber fencing, neighbouring structures and hedging.

The proposed amendment would not materially impact on neighbour amenity.

Highway Safety

The Local Highway Authority has no objection to the proposed development on the grounds of highway safety.

Crime and Disorder

There are no specific Crime and Disorder issues arising from the proposed development.

Other Material Considerations

The granting of this application essentially grants a standalone permission. Therefore all appropriate conditions appended to the previous permission (amended as necessary) should be transposed onto this application if permission is granted.

CONCLUSION

The principle of development has been established by extant planning permission 17/00016/F. The main issue for consideration is whether the proposed amendment (an additional 6m² of floorspace) is acceptable. Contrary to the Parish Council views, your officers believe the site can accommodate this slightly larger bungalow without being of detriment to the visual amenity of the locality or residential amenity. There are no objections from statutory consultees on technical grounds and no objections from third parties / neighbours. It is therefore recommended, on balance, that this application be permitted 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.

Planning Committee
4 September 2017

- 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 drawing nos: P.04 Rev.A and P.05 Rev.B.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 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 P014 Rev.A) in accordance with the highway specification (Dwg. No. TRAD 3). 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.
- 3 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site access, 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.
- 4 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 5 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 5 Reason: In the interests of highway safety.