

Parish:	Docking	
Proposal:	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 17/01043/F: Demolition of existing bungalow and erection of two semi-detached dwellings	
Location:	Greensleeves Sandy Lane Docking King's Lynn	
Applicant:	MEB Investments Ltd	
Case No:	17/02259/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 25 January 2018 Extension of Time Expiry Date: 12 February 2018

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

Neighbourhood Plan: No

Case Summary

The application site lies within the development boundary and Conservation Area of Docking. Docking is classified a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The proposal seeks variation of condition 2 of planning permission 17/01043/F. "Demolition of existing bungalow and erection of two semi-detached dwellings". Condition 2 relates to the approved plans and the applicant seeks: creation of a second floor within the roof of house no.1 to form a fourth bedroom with en-suite bathroom; extension of the proposed staircase to form access to the proposed second floor of house no. 1; and the insertion of three high-level roof lights on the rear (east) elevation of no.1 and one high-level roof light to the front (west) elevation of no.1 to serve the proposed en-suite bathroom.

Key Issues

- Principle of the development
- Design and amenity issues and impact on the conservation area
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies in the north of Docking, within the development boundary and the Conservation Area. The site has extant permission for "Demolition of existing bungalow and erection of two semi-detached dwellings" (Application Permitted: 14/08/17).

The proposal seeks variation of condition 2 of planning permission 17/01043/F. "Demolition of existing bungalow and erection of two semi-detached dwellings".

The only proposed changes externally are the insertion of three high-level roof lights on the rear (east) elevation of no.1 and one high-level roof light to the front (west) elevation of no.1 to serve the proposed en-suite bathroom. The internal changes are the addition of a bedroom in the roof, with an en-suite bathroom, and first floor and ground floor plan changes.

SUPPORTING CASE

The agent submitted a letter with the application (30th November 2017) that contains the following supporting comment:

"The new windows to the rear face east with views out onto the open countryside. The new window in the en-suite faces out onto the street. There will be no effect on the amenity of surrounding properties. The minor amendments are not material to the planning merits of the scheme and should be acceptable from a principle and detailed perspective."

PLANNING HISTORY

17/01043/F: Application Permitted: 14/08/17 - Demolition of existing bungalow and erection of two semi-detached (Supported by the Parish Council)

RESPONSE TO CONSULTATION

Parish Council: OBJECTION because the council consider raising the property will make it out of character with the area and not in line with other properties in the area and that putting rooms in the roof is over development.

Highways Authority: NO OBJECTION

Historic England: No comments to make

Conservation Officer: NO OBJECTION This variation will have no further impact on the conservation area.

Environmental Quality Officer: No comments to make

Aboricultural Officer: No comment received

REPRESENTATIONS

No public objections were received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

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 CONSIDERATIONS

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

- Principle of the development
- Design and amenity issues and impact on the conservation area
- Other material considerations

Principle of the development

The application to be varied (17/01043/F: - Demolition of existing bungalow and erection of two semi-detached dwellings) was permitted on the 14/08/17. The principle of development was established as part of the original permission and the application to vary condition is within three years of its determination date, therefore the principle of the development and the variation of condition are acceptable.

Design and amenity issues and impact on the conservation area

The only objection to the proposal is from Docking Parish Council on the grounds that raising the property will make it out of character with the area and not in line with other properties in the area and that putting rooms in the roof is over development.

The external dimensions of the proposed dwellings are unchanged from the original permission and the only external changes are the insertion of three high-level roof lights on the rear (east) elevation of no.1 and one high-level roof light to the front (west) elevation of no.1 to serve the proposed en-suite bathroom.

The addition of the high-level roof lights will not significantly impact on the character or setting of the street scene, or the Conservation Area. The Conservation Officer has commented that the variation will have no further impact on the conservation area. Also, given the distances to nearby properties and because the base of the proposed high-level roof lights will be set at 1.8m above the floor level, their addition won't result in overlooking.

It should also be noted that if the dwelling was already constructed, the addition of the roof lights in the original roof slope would be Permitted Development and therefore planning permission wouldn't be necessary. It is only necessary because the dwelling hasn't yet been constructed.

Other material considerations

There is an extra bedroom proposed in one of the plots, but, as the unit has 3 parking spaces, this accords with the Norfolk parking standards.

CONCLUSION

The principle of the development is acceptable and the only proposed changes externally are the insertion of roof lights. This will not alter the character or setting of the street scene or the Conservation Area, and there are no issues with overlooking.

The proposal would accord with policies DM1, DM2, 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 14th August 2020.
- 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:
DWG P01 Location plan (30th November 2017); DWG P04 Site Plan (30th November 2017); DWG P06 Proposed floor and roof plan (30th November 2017); DWG P07 Proposed elevations (30th November 2017); DWG P05 Proposed ground and first floor

plans (18th January 2018); and DWG P07 Proposed Site Section (17/01403/F, 8th June 2017)

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 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 dwelling and provision of a boundary wall fronting the highway 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.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Notwithstanding details received prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 6 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 LS361-P04-A in accordance with the highway specification drawing No: TRAD 4. 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.
- 6 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 7 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 L361-P04-A only. Any other access 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 concurrently with the bringing into use of the new access.
- 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 & turning area shall be laid out, demarcated,

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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.