

<b>Parish:</b>	<b>Snettisham</b>	
<b>Proposal:</b>	<b>Construction of two dwellings</b>	
<b>Location:</b>	<b>36A Common Road Snettisham King's Lynn Norfolk</b>	
<b>Applicant:</b>	<b>G H Owen Property Ltd</b>	
<b>Case No:</b>	<b>17/02342/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr Philip Mansfield</b>	<b>Date for Determination: 9 February 2018</b>

**Reason for Referral to Planning Committee** – Officers recommendation is contrary to the views of the Parish Council

**Neighbourhood Plan:** No adopted plan, although a draft plan has been produced.

**Case Summary**

The application site relates to an undeveloped portion of land situated on the eastern side of Common Road in Snettisham.

The proposal is to construct two new dwelling houses that would utilise the existing access serving no 36a Common Road.

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 are relevant to this application.

The site borders the AONB boundary.

**Key Issues**

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

**Recommendation**

**APPROVE**

## **THE APPLICATION**

The site comprises an undeveloped portion of land thought to have been in use previously as extended garden. Vehicular access is from Common Road, which currently serves the existing property no 36a. The site is bordered by close boarded fencing on all sides.

The application proposes two chalet bungalow style dwellings with attached garages and associated parking.

## **SUPPORTING CASE**

Snettisham is a village situated to the east of the A149 and is designated as a Key Rural Service Centre. The village has a good range of facilities and is well connected to other larger villages and towns via the A149 coastal road.

The applicant has submitted a design and access statement in support of the application.

In response to the Parish Council objections:

**Overdevelopment:** Although the proposed plots would be smaller than some of those in the surrounding area they are thought to be sufficient as not to appear cramped when viewed from the highway. It is also the case that there are no local plan policies or guidance with respect to garden size.

**Character:** There are other examples of chalet dwellings in the vicinity, most notably the neighbour to the east of the site features upper floor accommodation.

**Overlooking:** The principal upper floor windows look towards Common View in which there would be a considerable distance. This is considered to mitigate any potential overlooking of neighbouring properties.

**Drainage:** The applicant has stated that it is not possible to connect to the public sewer and have therefore said that the intention is to install a sewage treatment plant having discussed the matter with the Environment Agency.

**Conclusion:**

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

## **PLANNING HISTORY**

No relevant planning history

## **RESPONSE TO CONSULTATION**

### **Parish Council - OBJECTION:**

- Overdevelopment
- Design and character
- Overlooking
- Drainage

**Highways Authority - NO OBJECTION** - subject to conditions

**Arboricultural Officer – NO OBJECTION:**

**Environmental Quality – NO OBJECTION:**

**Environmental Agency – NO OBJECTION:** advice was provided regarding the use of a sewage treatment plant

**Natural England – NO OBJECTION:**

**Norfolk Coast Partnership - OBJECTION:** based on overdevelopment

## **REPRESENTATIONS**

There were **eight** letters of **objection** from neighbouring properties concerning:

- Design & Character-out of keeping with the surrounding area
- Overdevelopment- two dwellings would be cramped
- Residential Amenity- overlooking neighbouring dwellings
- Loss of trees- impact to screening of the site
- Materials- out of character with the area
- Noise & Disturbance- from any proposed heat pumps
- Foul Drainage- connection with main sewer
- Boundary Treatment- impact of stark fencing
- Highways- intensification in the access

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

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

### **Principle of development:**

The site lies within the settlement boundary of Snettisham, where the principle of development is acceptable.

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 all new development in the borough should be of high quality design.

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.

It is noted that Snettisham Parish Council has developed a draft Neighbourhood Plan which has recently had a pre-submission consultation. Within this Neighbourhood Plan draft policies relevant to the application ask that:

- New dwellings should consist predominantly of semi-detached houses and bungalows with two or three bedrooms;
- New dwellings should be fully occupied and not used as second/holiday homes – this to be enforced through a covenant;
- Dwellings should include local materials, e.g. carrstone, and be in keeping with the rest of the Village;
- Dwellings should be constructed to the best practicable environmental standards;
- Dwellings should have gardens; and
- All dwellings should have off-road parking, appropriate to their size.

### **Form and Character and Amenity:**

The site is located in Snettisham which is designated as a Joint Key Rural Service Centre. It is inside the development boundary as detailed in the Site Allocations and Development

Management Policies Plan 2016. Development on the eastern side of Common Rd mainly consists of residential in the form of bungalows and also commercial units including an auction centre and vehicle garage.

The site is considered to be capable of accommodating two proposed units without appearing cramped or altering the character of the street scene. Although the proposed works may be viewed as 'back land' development, the assessment has taken into account that the pattern of built form varies and is not solely linear along Common Rd. The proposed plots will be surrounded by existing residential development.

It is noted that the proposed plots would be smaller than that of no 36a, however the neighbourhood does display examples of development in a tighter formation. The view therefore is that the proposal would not be harmful in terms of form and character.

The proposed dwellings would be of chalet bungalow style which is considered to be appropriate in the context of the location. They feature gable roofs with two pitched dormers on the front elevation and materials consisting of traditional brick & stone Henley Blend bricks and rustic smooth pantiles for the roof.

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. The layout with respect to the distance retained between properties and their gardens is considered to prevent an overbearing impact on neighbouring dwellings that would warrant an objection on these grounds. The height of the proposed garage adjacent to the eastern boundary has been specifically considered but not thought to unduly impact the amenity of the neighbouring property.

The principal upper floor dormer windows would face north towards The Commons which is separated by the access drive serving The Meadows. There is thought to be no harmful impact in terms of overlooking neighbouring properties given the distances involved. There is a side window serving an ensuite facing neighbouring properties to the east, but this can be conditioned to be obscurely glazed to protect neighbouring amenity.

#### **Highway Issues:**

NCC Highways expressed no objections subject to conditions.

#### **Trees:**

The arboricultural officer has raised no objections as no significant trees would be lost as a result of the proposal.

#### **Other Considerations:**

A number of comments were received with respect to drainage. Given the distance of the proposed dwellings from the mains sewer it would not be viable to install a connection so the intention is to use a sewerage treatment plant. Correspondence provided by the applicant confirms this matter has been discussed with the Environment Agency who have no objections subject to conditions.

With respect to boundary treatment, the existing 1.8m high fencing is to be retained alongside laurel hedging at the front boundary as indicated on the proposed site plan which is considered to be acceptable.

## **CONCLUSION:**

The proposal is to construct two chalet bungalows with attached garages on land to the rear of no 36a Common Rd, Snettisham. The extent of the site would allow for the siting of two units whilst the proposed design is thought to be in keeping with the surrounding area.

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 eastern boundary has been observed but the proposed dwelling is not considered to impact upon the amenity of this property or other adjacent properties to a level that would warrant an objection.

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 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 2123-15B, site plan, location plan & sections drawing no 2123-14E
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.5 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.
- 3 Reason: In the interest of highway safety and traffic movement.
- 4 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.
- 4 Reason: In the interests of highway safety.

- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 6 Condition: Before the first occupation of the building hereby permitted the upper floor window on the eastern elevation of plot 2 shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 6 Reason: To protect the residential amenities of the occupiers of nearby property.
- 7 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 7 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.