

AGENDA ITEM NO: 8/2(a)

Parish:	Bircham	
Proposal:	Reserved Matters Application: Proposed dwelling following partial demolition of donor dwelling	
Location:	Cherry Ridge Docking Road Great Bircham King's Lynn	
Applicant:	Mr N Courtenay	
Case No:	17/01704/RM (Reserved Matters Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 10 November 2017 Extension of Time Expiry Date: 12 March 2018

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

Neighbourhood Plan: No

Case Summary

The application relates to a detached dwelling and its garden curtilage at Cherry Ridge, on the eastern side of Docking Road, Great Bircham.

Reserved Matters consent is sought for the construction of a two storey detached dwelling following partial demolition of the existing property.

Matters for consideration are access, layout, scale, appearance and landscaping, following the grant of outline planning permission 16/01872/O.

Great Bircham is classified as a Rural Village within the Core Strategy Settlement Hierarchy.

Key Issues

Principle of Development;
Form and Character;
Neighbour Amenities;
Highway Safety;
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application relates to Cherry Ridge and its residential curtilage. Outline consent was approved in December 2016 (16/01872/O) with all matters reserved. Permission is sought 17/01704/RM

Planning Committee
5 March 2018

for subdivision of the plot including partial demolition of the existing dwelling to facilitate construction of a new dwelling on the site.

Access, layout, scale, appearance and landscaping are being considered at reserved matters stage.

The proposed dwelling would be a two storey detached property fronting Docking Road and constructed of facing brickwork to the lower part and natural timber boarding to the upper part with red clay pantiles. It is proposed to be sited to the north of Cherry Ridge (the donor dwelling) within the development boundary of Great Bircham. The rear garden runs outside of the development boundary but is currently being used as garden land associated with the donor dwelling. It was accepted in the outline application that the land could remain as garden land for the proposed dwelling.

SUPPORTING CASE

There is no supporting case accompanying this application. As the application is for reserved matters approval there is no requirement for a design and access statement.

PLANNING HISTORY

17/02142/F: Application Permitted: 18/01/18 - Proposed driveway serving dwelling - Cherry Ridge, Docking Road, Great Bircham

17/01738/F: Application Permitted: 17/01/18 - Extension and alterations to dwelling following part demolition, proposed access and proposed cart shed - Cherry Ridge, Docking Road, Great Bircham

17/01721/F: Application Withdrawn: 14/09/17 - Proposed dwelling following sub-division and part demolition of donor dwelling. Extensions and alterations to donor dwelling. Proposed cart sheds to both the existing dwelling and proposed dwelling - Cherry Ridge, Docking Road, Great Bircham.

16/01872/O: Application Permitted: 13/12/16 - Outline Application: Proposed dwelling following partial demolition of the donor dwelling - Cherry Ridge, Docking Road, Great Bircham

16/00619/O: Application Refused: 06/06/16 - Outline Application: 3 residential dwellings - Cherry Ridge, Docking Road, Great Bircham

15/00197/PREAPP: INFORMAL - Likely to approve: 26/02/16 - Pre-application enquiry: Sub-division of land for proposed 3 new dwellings - Cherry Ridge, Docking Road, Great Bircham

12/01647/DISC_B: Discharge of Condition final letter: 23/05/14 - DISCHARGE OF CONDITIONS 3, 4 and 5: discharge of condition 7 of planning permission 12/01647/F: New vehicle entrance drive to improve visibility and Highway safety - Cherry Ridge, Docking Road, Great Bircham

12/01647/DISC_A: Discharge of Condition final letter: 07/02/14 - Discharge of condition 7 of planning permission 12/01647/F: New vehicle entrance drive to improve visibility and Highway safety - Cherry Ridge, Docking Road, Great Bircham

12/01647/F: Application Permitted: 05/09/13 - New vehicle entrance drive to improve visibility and Highway safety - Cherry Ridge, Docking Road, Great Bircham

10/00258/PREAPP: INFORMAL - Likely to refuse: 21/12/10 - New dwelling/annex - Cherry Ridge, Docking Road, Great Bircham

2/02/0579/F: Application Permitted: 20/05/02 - Extension to dwelling - Cherry Ridge, Docking Road, Bircham

RESPONSE TO CONSULTATION

Parish Council: OBJECT - The Council notes that none of the plans reference the Village development boundary, which runs along the side of the new dwelling to the road and considers that the boundary needs to be made clear if this application is put before the Planning Committee.

The proposed dwelling is much larger than anticipated. The Council accepts that the scale of the dwelling was not covered in the outline plan, but it considers that a dwelling of this height and size would be overbearing and at odds with the form and character of the adjacent properties along that section of Docking Road.

The dwelling would have insufficient parking spaces for the number of proposed bedrooms. The proposed dwelling would be at the edge of the built environment. The Council would like to see a hedge line as a condition to create a defined boundary between the built environment and countryside.

The Council notes that an additional plan now confirms that the footpath would be extended in accordance with outline planning permission conditions and Highway requirements.

Highways Authority: NO OBJECTION conditionally.

Environmental Health & Housing – Environmental Quality: NO OBJECTION

REPRESENTATIONS

TWO representations received from local residents **OBJECTING** on the following grounds:-

- The house is currently used as a holiday let;
- Swimming pool causes a noise nuisance;
- Can the building be improved by additional sound proofing?
- The height of the building would make the neighbouring garden feel very small;
- Overbearing;
- Overlooking;
- Cherry Ridge would become out of keeping with the neighbouring dwellings;
- Noise and dust during works;
- The garage contains asbestos;
- Additional traffic, particularly heavy plant.

The third party objections relate to the householder application (17/01738/F) for the donor dwelling which was submitted simultaneously to this application – therefore they will not be taken into consideration during the determination of the reserved matters application].

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

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM2 – Development Boundaries

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:-

- Principle of Development;
- Form and Character;
- Neighbour Amenities;
- Highway Safety;
- Other Material Considerations

Principle of Development

Outline planning permission (16/01872/O) was granted for the construction of a dwelling following partial demolition of the existing dwelling known as Cherry Ridge in December 2016.

The principle of residential development on the site is therefore established through the grant of planning permission. This application is made for matters reserved from the outline planning permission (i.e. access, layout, scale, appearance and landscaping) for one detached property.

Form and Character

The area is characterised by a mix of dwelling types and design but the form of development is generally linear to Docking Road. Cherry Ridge (the donor dwelling) is the last property within the street and is set back within the plot compared to neighbouring properties. It also has a large plot compared to neighbouring plots.

The proposed dwelling will be sited in line with the front of Cherry Ridge and has been designed to be in keeping with its donor dwelling, in terms of its appearance, roof configuration, ridge and eaves height and use of materials.

Following the submission of amended plans which reduce the width and depth of the proposed dwelling, it now sits wholly within the development boundary. It is therefore considered to be in keeping with the form and character of the area, particularly with its host dwelling Cherry Ridge.

Neighbour Amenities

There are no neighbouring properties to the north west that would be directly affected by the proposed development. The immediate adjacent property is the donor dwelling. The partial demolition of the existing property will take place to its northern elevation to enable construction of the proposed dwelling and will not impact on the neighbouring residents to the south. The balcony of the proposed dwelling is located sufficiently away from the new property so as not to be detrimental to neighbour amenity.

Highway Safety

The existing access towards the north-west of the site will be utilised to serve the proposed dwelling. A new access was granted to serve the donor dwelling in the householder application (17/01738/F). Whilst the new access is shown on the submitted plan (for completeness) it does not form part of this application. The conditions recommended by Highways with regards to creation of this access, will not be imposed as they are dealt with within planning permission 17/01738/F.

Whilst the Local Highway Authority has no objection to the principle of the development, in response to the outline application (16/01872/O), the Highway Authority indicated that it would "expect the footpath provision to be extended up to the existing driveway to cater for the increased pedestrian footfall engendered by the additional dwelling" and was so conditioned in the grant of outline permission.

Initially the plans do not appear to show any proposals to extended the footway, but NCC remains of the opinion that such provision is appropriate to provide a continuous footway link within the village to bus stops and thereby encourage use of more sustainable modes of transport as well as link to existing service provision with in the village.

Amended plans have been submitted showing a footpath extension. However, the exact details are required by condition 10 of the outline consent and the footpath would be required to be implemented prior to the first occupation of the new dwelling.

Adequate parking and turning provision is proposed on-site to serve the new 3 bedroom property.

Other Material Considerations

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

Parish Council's Objections:

With regards to the Parish Council's concerns, the plans have been amended and now show the proposed dwelling sited within the development boundary. It has already been accepted in the outline application that the land to the rear, which falls outside the village boundary, has been used as garden land and can be used as such by the new dwelling with minimal impact upon the wider countryside.

Notwithstanding this, it is recommended that Permitted Development Rights are removed by way of condition to control future development on the site as extensions and outbuildings to the rear will encroach on what was originally countryside.

The 'L' shape parcel of land which runs along the northern boundary and round to the east has been outlined as 'blue land' as whilst this is under ownership of the applicant it does not form part of the application site and will remain open countryside.

The proposed dwelling has been reduced in scale and footprint so that it relates better to the site in which it sits and to its host dwelling, Cherry Ridge. Whilst scale and layout were reserved matters, the footprint now relates more to the indicative plan within the outline application.

Traditionally dwellings and their plots tend to be smaller towards the centre of the village and gradually become larger as you leave the village. This is evident along Docking Road and so whilst the proposed dwelling is larger than some of the properties further south, it is not excessively so and will become the last dwelling within the village boundary adjoining open countryside, therefore continuing the traditional form of the village.

As a result Officers consider that the proposed dwelling is not at odds with the form and character of the adjacent properties along this section of Docking Road.

It is proposed to provide two parking spaces on-site which accords with Norfolk Parking Standards for a three bedroom dwelling and the Local Highway Authority raises no objection.

Amended plans have been submitted removing the proposed garage from the site plan which was sited outside the development boundary.

It would be reasonable to condition a hedge planting scheme for the northern and western boundaries to not only delineate the residential curtilage from the open countryside but to also soften the appearance of the new development. The northern boundary is open and the planting of a hedge will clearly mark the edge of the development boundary. The west of the site (front) has conifer hedging but is very sparse and so it would improve the landscaping and appearance of the site if this were fuller.

The footpath extension is now shown on the amended plan and full details are required by condition in the outline consent.

CONCLUSION

The principle of a new dwelling on the site has already been established through the outline planning permission. It is considered that the reserved matters of access, layout, scale and appearance of the dwellings and associated landscaping are acceptable or could be controlled through condition.

No objection is raised to the access, parking and turning on the site. The layout, scale and appearance of the proposed dwelling is generally in keeping with existing development adjoining the site and the wider locality. Additional landscaping details can be secured through planning condition.

The proposal is in accordance with the aims of the NPPF, NPPG and Development Plan and is therefore considered acceptable.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans as amended; 353-21c received 12/12/17.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Prior to the first occupation of the development hereby approved, full details of new and additional hedge planting to the northern and western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans, written specifications, schedules of planting noting species, plant sizes and proposed numbers and densities where appropriate. The works shall be carried out in accordance with the approved details in accordance with the agreed timescale. Any plants which die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted, unless otherwise agreed in writing by the Local Planning Authority to any variation.
- 2 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 3 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, D and E of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 3 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.