

AGENDA ITEM NO: 8/1(a)

Parish:	Clenchwarton	
Proposal:	Reserved Matters Application for proposed development of one residential dwelling	
Location:	Land East of No 40 Warrens Road Clenchwarton Norfolk	
Applicant:	Borough Council of King's Lynn & West Norfolk	
Case No:	17/01961/RM (Reserved Matters Application)	
Case Officer:	Mr Bryan Meredith	Date for Determination: 29 March 2018 Extension of Time Expiry Date: 13 April 2018

Reason for Referral to Planning Committee – The application is made on behalf of the Borough Council.

Neighbourhood Plan: No

Case Summary

The reserved matters application seeks permission for the construction of a residential dwelling at Land East of No 40 Warrens Road, Clenchwarton.

The application site is located within the settlement of Clenchwarton. Clenchwarton is designated as a Key Rural Service Centre in Policy CS02- Settlement Hierarchy of the Core Strategy (2011) which recommends limited growth of scale and nature appropriate to secure the sustainability of the settlement.

The site comprises of a rectangular plot that has outline permission granted, planning reference number 14/01752/O. Vehicular access to the site is provided by the existing Warrens Road.

Key Issues

Principle of development
Form and Character
Neighbour Amenity
Access
Flood Risk
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The reserved matters application seeks permission for the construction of a residential dwelling at Land East of No 40 Warrens Road, Clenchwarton.

The application site is located within the settlement of Clenchwarton. Clenchwarton is designated as a Key Rural Service Centre in Policy CS02- Settlement Hierarchy of the Core Strategy (2011) which recommends limited growth of scale and nature appropriate to secure the sustainability of the settlement.

The site comprises of a rectangular plot that has outline permission granted, planning reference number 14/01752/O. Vehicular access to the site is provided by the existing Warrens Road.

SUPPORTING CASE

This statement has been prepared by Trundley Design Services in support of the application to erect a detached chalet bungalow dwelling at land east of no 40 Warren Road, Clenchwarton.

The only item which has been significantly changed from the approval of the outline planning application is the scale of the dwelling; we have reduced the dwelling in size to provide an increased frontal amenity area.

The distance between the proposed dwelling and the neighbouring properties are great enough to not impact overshadowing or overlooking.

The dwelling is located towards the rear of the site so that it avoids building within an existing easement area for an existing AWA drain.

PLANNING HISTORY

14/01752/O: Application Permitted: 03/02/15 - Outline application: proposed development of one residential dwelling - Land East of No 40 Warrens Road, Clenchwarton, Norfolk

05/02646/O: Application Permitted: 08/02/06 - Outline Application: construction of bungalow and garage - Land East of 40 Warrens Road Clenchwarton, King's Lynn, Norfolk

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Clenchwarton Parish Council supports the application.

Local Highway Authority: SUPPORT

In relation to the revised plan 17-L46-PL030B the Highways Officer recommended conditions be attached to the decision notice should the proposal be approved.

REPRESENTATIONS

One representation was received objecting to the proposal listing the following concerns:

- Building on this plot removes amenity land for the community to use
- Proposed plot would overlook neighbouring plots
- Building works would disrupt access to neighbouring sites
- Visibility splays inadequate

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

DM15 – Environment, Design and Amenity

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 key issues for consideration in determining this application are as follows:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Access
- Flood Risk
- Other material considerations

Principle of development:

The application site lies on the northern side of the settlement of Clenchwarton and is located within the development boundary, as shown on Inset G25 Clenchwarton of the Site Allocations and Development Management Policies Plan (SADMP) 2016. This proposal is for reserved matters for the construction of a dwelling, following the grant of outline permission. The principle of the proposed development is considered acceptable and is in accordance with Policy CS08 of the Core Strategy (2011) and Policies DM2 and DM15 of the SADMP. The principle of development was established by outline permission

14/01752/O and consents regarding retention of the land as amenity space cannot be supported.

Form and Character:

The application site is a rectangular plot of land facing onto Warrens road. The proposed dwelling is set centrally on the site. In addition the site is well screened by trees and vegetation and timber cladded fencing to the east and north of the site. It is the opinion of the Borough Council that the proposal would have little direct impact on the street scene and would not result in a harmful form of development.

Neighbour Amenity:

The dwelling would have minimal material impact upon the neighbours either to the east, north or west. There is adequate screening and distance between the proposed dwelling and the neighbouring properties to the east, north and west of the application site, so as to remove any harmful impact the dwelling may have on the neighbours.

The dwelling is sited further back on the site to accommodate adequate car parking for the dwelling. However the location of the dwelling will not overbear or overshadow neighbouring properties either. As a result of the above considerations and notwithstanding the representation submitted expressing concerns with the application, it is deemed that the impact of the proposal on neighbours is deemed acceptable.

The rear roof lights will directly overlook the rear garden and amenity space of the application site's rear garden. Due to the existing and proposed site boundary landscaping features there will be minimal overlooking of neighbouring properties from the rear roof lights which in any case are seeking to supply daylight to a bathroom, landing and en-suite. Furthermore the three dormer windows on the elevation roof will provide a view onto the amenity land in front of the properties located on Warren's Road, which is considered to be acceptable.

Access:

The central access point is proposed to access the site and the Highway Officer has commented that they have no objection to the principle of the development subject to conditions being attached to a recommendation of approval. The provision of visibility splays, areas of parking was conditioned at outline stage.

Flood Risk:

The site is located on land designated as Flood Zone 2 and 3 of the Environment Agency Flood Risk Maps. The finished floor level is set at +3.40 aOD which complies with the requirements set out in Condition number 7 of the outline permission reference number 14/01752/O. this approximately 0.5-0.7m above existing ground levels, but even with this raising; there would be limited impact on the neighbouring properties. With regard to land and surface water drainage, suggested condition 5 would ensure that the site drains properly without adversely affecting adjoining property.

Other material considerations:

One third party representation was received which raised concerns regarding visibility splays being inadequate, building works would disrupt access to neighbouring sites, overlooking of neighbouring sites and the proposal removes amenity and open space land for the community.

These matters are covered in the main body of the report. Any disruption during the build would be short term and dealt with under separate legislation.

CONCLUSION:

This is an application for reserved matters following the grant of outline permission in 2015 and for the reasons outlined in this report it is considered that the proposed development is acceptable, accords with the overarching aims of national and local policy and would not have a detrimental impact on the amenities of the locality. The proposal is therefore acceptable and accords with Policies CS08 of the Core Strategy 2011 and Policies DM2 and DM15 of the Site Allocations and Development Management Policies Plan 2016. It is therefore recommended that this application be approved subject to conditions.

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 titled:
 - Proposed Plans, Elevations, Site Plan and Location Plan, drawing number 17/L46-PL030B
- 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 permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 17-L46-PL030B.) in accordance with the highway specification (Dwg. No. TRAD 1) attached. 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.
- 2 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 3 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.
- 3 Reason In the interests of highway safety.
- 4 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, 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 No development shall commence until full details of the foul and surface water and land 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.

- 5 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF.