

AGENDA ITEM NO: 8/2(c)

Parish:	Great Massingham	
Proposal:	Alterations and extensions to dwelling, relocated access, and new fence fronting the highway	
Location:	68 Castleacre Road Great Massingham King's Lynn Norfolk	
Applicant:	Mr & Mrs T Tilbrook	
Case No:	18/00906/F (Full Application)	
Case Officer:	Mr James Sheldrake	Date for Determination: 19 July 2018 Extension of Time Expiry Date: 3 August 2018

Reason for Referral to Planning Committee – The applicant is a Borough Councillor.

Neighbourhood Plan: No

Case Summary

The application is the end terrace of four on the outskirts of Great Massingham.

The proposal seeks permission for a two-storey side extension, a single-storey rear extension, a relocated access and a new fence fronting the highway.

Key Issues

Principle of the development
Form and character
Neighbourhood amenity issues
Highways

Recommendation

APPROVE

THE APPLICATION

The application site lies on the west-side of Castleacre Road, Great Massingham.

The application site consists of an end-terrace two-storey traditionally built dwelling and garden. The dwelling forms part of a terrace of four dwellings, all constructed from brick and roofed with clay pantiles. The application site is visible from the public domain.

PLANNING HISTORY None.

RESPONSE TO CONSULTATION

Parish Council: NO COMMENT RECEIVED

Highways Authority: NO OBJECTION (Recommended conditions)

REPRESENTATIONS

None.

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

DM2 – Development Boundaries

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

- Principle of the development
- Form and character
- Neighbourhood amenity
- Highways

Principle of the change of use

The proposed extensions and alterations are within the garden and curtilage of an existing dwelling and therefore the principle of development is acceptable.

Form and character

The proposed two-storey extension matches the form and character of the existing dwelling and will incorporate matching materials and architectural detailing. The agent has submitted a letter from a Chartered Building Surveyor that states that the south-facing end gable of the existing dwelling has suffered extensive movement and a full-depth side extension will restrain any further outward movement of the existing gable wall. The single-storey rear extension won't be visible from the public domain.

The new access will look acceptable in the street-scene and the proposed 900mm high palisade fencing will be appropriate in the countryside location.

Neighbourhood amenity

The proposed rear extension is single-storey and doesn't extend further than the existing rear single-storey extension that sits on the boundary with the attached neighbouring dwelling to the north (No. 66 Castleacre Road). The two-storey side extension will extend from the south-facing end gable of the existing dwelling and will face away from neighbouring dwellings. Therefore, the proposed extensions and alterations won't result in unacceptable levels of overbearance, overlooking or loss of light.

Highways

Because the proposed two-storey side extension would restrict the existing access, the agent has proposed an amended access within the garden and curtilage of the dwelling. The Highways Officer has no objection to the proposed access and has recommended conditions. Due to the fact that the applicant owns the two neighbouring dwelling to the north (No. 66 and No. 44 Castleacre Road), the new visibility splay can be secured by condition to the satisfaction of the Highways Officer.

CONCLUSION:

The principle of the development is acceptable and the proposed extensions and alterations won't result in harm to the character of the existing terrace, neighbourhood amenity or highways safety.

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 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 BPL-204-04E Proposed plans and elevations (13th July 2018).
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
 - 3 Condition Prior to the first use of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number BPL-204-04D.) in accordance with the highway specification (Dwg. No. TRAD 5, contact NCC Highways Department). 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 Vehicular and pedestrian (and cyclist) access to and egress from the adjoining highway shall be limited to the access shown on drawing No BPL-204-04D 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.
 - 4 Reason 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.
 - 6 Condition Prior to the first use of the extension hereby permitted, a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
 - 6 Reason In the interests of highway safety.
 - 7 Condition Prior to the commencement of the use hereby permitted the proposed access / on-site carparking 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.
 - 7 Reason In the interests of highway safety.