

AGENDA ITEM NO: 8/3(C)

Parish:	Little Massingham	
Proposal:	Proposed replacement dwelling	
Location:	Manor Lodge Station Road Little Massingham King's Lynn	
Applicant:	Buck Estates	
Case No:	18/02054/F (Full Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 11 January 2019

Reason for Referral to Planning Committee – referred to Committee following the sifting panel meeting

Neighbourhood Plan: No

Case Summary

The application site relates to the proposed replacement of a residential property 'Manor Lodge' located on Station Road, Little Massingham. The surrounding area is rural in character with relatively few neighbouring properties, although there is a property directly adjacent to the proposed site.

The proposal is a replacement dwelling.

Key Issues

Planning History
Principle of Development
Form and Character and amenity
Highways
Other considerations

Recommendation

REFUSE

THE APPLICATION

The application site relates to 'Manor Lodge' located in Little Massingham. It is sited adjacent to the entrance to the Manor House with a large expanse of open green space to the west forming part of the grounds of the main house.

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The application proposes to demolish the existing property and construct a replacement dwelling. There is a dwelling directly adjacent to the proposed development.

SUPPORTING CASE

The applicant has not submitted a supporting case.

PLANNING HISTORY

18/00667/O Proposed replacement dwelling REF - Application Refused
09/00118/F Construction of new entrance gates and wall PER - Application Permitted

RESPONSE TO CONSULTATION

Parish Council - OBJECTION:

- Out of keeping with surrounding area
- Scale of proposed dwelling
- Loss of light to neighbouring property
- Highway safety
- Overlooking

Env Quality - **NO OBJECTION**

Trees – **NO OBJECTION**

Highways – **NO OBJECTION:** subject to conditions

REPRESENTATIONS There was one letter of objection concerning:

- overlooking
- noise and odour

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

Planning History
Principle of Development
Form and Character and Amenity
Highways
Other considerations

Planning History:

A previous application for a replacement dwelling (ref 18/00667/O) was refused last year on the grounds that this was to be sited on the southern side of the driveway and which proposed a significantly larger curtilage than the existing. The view therefore is that this would effectively amount to a new dwelling in the countryside which local plan and national policy seeks to restrict. This application was different given the siting on the opposing side of the driveway and considerably larger site area.

Principle of development:

Policy DM5 of the SADMP (2016) states that proposals for replacement dwellings will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits and which do not adversely affect the amenity of neighbouring properties. This is the issue to be considered with this application.

Form and Character and Amenity:

The proposed dwelling is a two storey property featuring a front projecting gable with first floor glazing and attached garage. The materials comprise pantiles and Wienberger Ole Farndale (red) multi-brick in addition to timber boarding on certain sections of the façade.

Due to concerns raised about impact on neighbours and the prominence of the proposal, the applicant has submitted revised plans lowering the ridge line by 300mm and removing the rear gable and replacing with a hip which slightly reduces the visual bulk and mass from the perspective looking North West which has been shown on the site and location plan. The revised plans also include a streetscene elevation showing a comparison between the proposed and existing dwelling. This aspect will need to be considered as to whether such amendments overcome concerns in terms of the prominence in the streetscene.

The matter of impact on neighbour amenity has been given much consideration due to the unusual and tight knit relationship with St Mary's Cottage and the formation of the plot boundary. The neighbouring dwelling is set slightly back from the applicant's property in which their rear garden would border the west elevation of the proposed dwelling. The present relationship and siting of the properties is thought to be undesirable in terms of amenity, however the existing dwelling is characterised by a catslide roof and low eaves which is thought to lessen the impact on the neighbour despite the lack of separation. The proposal is a much more substantial dwelling with a greater mass and bulk relative to the existing and which is considered to have a significant impact on the adjacent property. The applicant has revised the design to incorporate a hip at the rear in place of the gable end

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which softens the proposal to an extent from a visual perspective but would not overcome the issue of neighbour amenity. The proposed dwelling is considered to exacerbate the already confined relationship creating a poor relationship and outlook with respect to the neighbouring property and the proposal would therefore fail to comply with policy DM15 and the NPPF.

Highway Issues:

NCC Highways expressed no objections subject to conditions.

Other Considerations:

There are no other considerations.

CONCLUSION:

Despite the amendments to the proposed scheme, officers feel that the replacement dwelling will still be unduly prominent in the streetscene and substantially more prominent than the building it replaces in this rural area. The assessment has also considered the amendments to the proposed scheme in terms of the concerns with respect to neighbour amenity. The increase in the form and mass of the proposal and lack of separation to the neighbour arising from the plot layout would create a further unsatisfactory and overbearing relationship that would be harmful to this adjacent property.

The proposal would therefore fail to comply with policies DM1 and DM15 of the Development Management Policies Plan 2016 and the provisions of the National Planning Policy Framework 2018. It is therefore recommended for refusal.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposed dwelling due to the increase in form, mass and siting on the shared boundary with St Marys Cottage would result in an overbearing and unneighbourly form of development contrary to para 127 of the National Planning Policy Framework 2018, Policy CS08 of the KLWNBC Core Strategy 2011 and Policies DM5 & DM15 of the KLWNBC Site Allocations and Development Management Policies Plan 2016.
- 2 The proposed dwelling, by virtue of its design, scale and siting on the plot would represent an unduly prominent feature in the streetscene. It is not considered to represent high quality development as required by the NPPF and is contrary to policy CS08 of the Core Strategy 2011 and policy DM5 & DM15 of the Site Allocation & Development Management Policies Plan 2016.