

<b>Parish:</b>	Wretton	
<b>Proposal:</b>	<b>Reserved matters application for the construction of 8 dwellings</b>	
<b>Location:</b>	<b>Clover Social Club Low Road Wretton King's Lynn</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs L Peake &amp; Family</b>	
<b>Case No:</b>	<b>19/00118/RM (Reserved Matters Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 19 March 2019 Extension of Time Expiry Date: 3 May 2019</b>

**Reason for Referral to Planning Committee** – Applicant related to a Committee Member

**Neighbourhood Plan:** No

**Case Summary**

The site is located on the south east side of Low Road, Wretton. It is located in the countryside as defined by the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMPP) 2016. Wretton is a Smaller Village & Hamlet as defined by Policy CS02 of the Core Strategy 2011.

This is a reserved matters application for the construction of 8 dwellings, and follows the outline planning consent Ref 17/01856/O. The outline planning consent was for the demolition of the existing business premises known as The Clover Club and Peake Physique along with other outbuildings and bowling green, and its redevelopment with 8 dwellings.

The development proposed consists of 8 detached dwellings, with a mix of housing types; 4 of which are chalet bungalows and 4 are two storey dwellings. The dwellings proposed have front and rear gardens, and driveways for off-road parking. Access would be via Low Road.

**Key Issues**

- Principle of development
- Ecology
- Form and character
- Neighbour amenity
- Any other matters requiring consideration prior to the determination of an application

**Recommendation**

**APPROVE**

## THE APPLICATION

The site is located on the south east side of Low Road, Wretton. It is located in the countryside as defined by the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMPP) 2016. Wretton is a Smaller Village & Hamlet as defined by Policy CS02 of the Core Strategy 2011.

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## SUPPORTING CASE

No supporting text has been provided.

## PLANNING HISTORY

17/01856/O: Application Permitted: 28/03/18 - OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Proposed redevelopment of brownfield site to residential - Clover Social Club – Approved (Planning Committee)

16/00606/O – Proposed redevelopment of brownfield site to residential – Refused (Planning Committee)- 04.10.2016

## RESPONSE TO CONSULTATION

**Parish Council: NEUTRAL** comments to the application on the following grounds:

Wretton Parish Council objected to the original application and would now like to make the following comments:

1. We are concerned that there will be increased traffic on Low Road which currently has a 40 mph speed limit and we will aim to have this reduced to 30 as the site access is on a bend.
2. We are concerned that the layout means there is a potential problem with overlooking adjoining properties.
3. Waste water is currently via separate septic tanks and could cause problems with drainage of adjacent farm land.
4. During construction there should be adequate off road parking for construction personnel and vehicles.

**Highways Authority:** In relation to layout the development as detailed would accord with the adopted standards and as a result recommend a condition is attached.

**Central & Community Services – CSNN:** Condition 5 of the outline consent (17/01856/O) which was requested by us is yet to be discharged, and therefore there is nothing to validate that soakaways will be viable in this location, which are proposed for the foul and surface

water drainage schemes. I would not be able to agree to the proposed non mains foul water systems at the RM stage without some supporting evidence that ground conditions would be suitable ie percolation testing. I recommend that the applicant is asked to provide results to confirm ground conditions are appropriate prior to determination. Please also condition the hours of work as this is a rural, village location where background noise levels can be low.

**Chief Execs Dept - Housing Enabling Officer:** Confirm as the site does not exceed 1000sqm as per the s106 agreement, a financial contribution of £96,000 (£12,000 multiplied by the number of dwellings to be constructed) is payable prior to completion of half the dwellings on site.

## **REPRESENTATIONS**

**Three** letters of **OBJECTION** received from two neighbouring dwellings which raise the following issues:

- There is a gate in the existing fence at plot 5, which is an escape route if required. I will require for this to be retained. When the house was purchased there were three access points, not shown on the deeds or plan. If the applicants wished for the access to be removed or restricted it was their responsibility to ensure that it was mentioned on the deeds as was done for existing works and our solicitors informed, or the gate access point should have been removed prior to advertising and selling the property.
- All existing underground pipe/ services should be terminated and sealed at the boundary to Funny Farm (neighbouring dwelling), and no new development can connect to them. Please can I have confirmation that all existing ground works will not be used in the development and that they will be removed or sealed and removed from my deeds.
- Several small developments in village, cumulative impact on dwelling numbers, residents and traffic levels. Consideration should be given to improvements to local infrastructure/ facilities.
- Concern regarding bend in road close to application site and potential traffic accidents.
- Will speed of road be reduced?
- Why are sewerage treatments plants being installed rather than a connection to the main drain?
- Poor existing public transport links.
- Internet provision is intermittent; could new dwellings get an upgrade in infrastructure.
- Site Notice was only displayed for one day before being removed.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** - Transport

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

### **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 are:

Principle of development

Ecology

Loss of employment/community uses

Form and character

Neighbour amenity

Any other matters requiring consideration prior to the determination of an application

#### **Principle of development**

The principle of residential development on the site was established and permitted under application reference 17/01856/O. This outline application was for the ‘Proposed redevelopment of brownfield site to residential’ and was permitted at Planning Committee.

#### **Ecology**

As part of the outline application the Ecological Assessment (dated 29th September 2017) by Philip Parker Associates identified the presence of bats on the site, within the existing buildings. The redevelopment of the site would therefore result in the loss of some bat roosting area and could impact foraging amphibians and small mammals. However given the layout was not provided at the outline stage, mitigation measures (specifically the type and location of bat and bird boxes, lighting and planting mitigation) were required in line with condition 10 of the outline consent. As such, while bird and bat boxes are identified on the reserved matters plans submitted as part of this application, condition 10 will still need to be discharged and the relevant information submitted and agreed by the LPA to meet the requirements of this condition.

#### **Form and character**

The existing built form in this locality is residential, with detached dwellings situated in large plots. To the east and south of the application site is countryside, and towards the west Low Road leads into the village.

The development proposed consists of 8 detached dwellings, with a mix of housing types; 4 of which are chalet bungalows and 4 are two storey dwellings. The site layout, and the orientation and mix of houses is such that it creates interest and variation in the street scene. The materials proposed include a buff multi-brick with natural blue/grey slates, and a red-multi brick with a pantile roof, again the variation will enhance the form and character of the development. The chalet bungalows are located towards the entrance of the site, and the two storey dwellings towards the rear.

The house plots are of a generous size reflecting the locality, with front and rear gardens, and driveways for parking. The location of the application site, on the edge of the village means careful consideration is given to the boundary treatments and landscaping. The site plan identifies hedging and planting is proposed along the north-east boundary to the site which will soften the edge of the built form. Hedging and planting is also proposed to the south and southwest boundary.

The dwellings are proposed with a finished floor level of 5.05AOD, which is equal to the highway (Low Road). The site levels vary from 4.87AOD (at site entrance) to 4.96AOD (plot 4) to 4.79AOD (plot 7) which is a minimal variation and is not significant to impact on form and character, or neighbour amenity.

### **Neighbour amenity**

The site has 2 existing neighbouring dwellings to the south, Caprican Lodge and The Funny Farm. In terms of the relationship between these and the proposed new development, it is the view of the Officer that given the house type proposed, and the separation distances, that neighbour amenity issues have been sufficiently addressed. The windows to the rear of Caprican (the bungalow immediately next to the site entrance) serve bedrooms, a bathroom and a hallway. These windows are at ground level and there is approximately 13.7m between the closest part of the dwelling at plot 2 and Caprican. Furthermore, the proposed new dwelling at plot 2 is a chalet bungalow and there are no windows proposed on the northwest elevation. In terms of the relationship to The Funny Farm, at the closest point there are approximately 13m between the dwelling at plot 2 and the boundary fence. The dwellings proposed for plots 2, 3 and 4 are chalet bungalows. The only windows proposed at first floor on the southwest elevations are skylights which serve a bathroom, a shower room and a landing, which are not considered to be habitable rooms. Therefore there would be minimal overlooking from the proposed new dwellings to the private amenity space of The Funny Farm. In terms of the boundary treatments to the south and west, existing conifers are being retained as is the existing 1.8m close boarded fence and tree protection was imposed at outline stage.

Consideration has also been given to potential neighbour amenity issues for the proposed dwellings within the site. Most noticeably plot 5 has first floor windows in close proximity to plot 4. These windows serve a bathroom and shower room, and will be conditioned to ensure they are retained as obscure glazing. These windows look onto a blank gable of plot 4. Elsewhere it is proposed a condition is attached to the consent to remove permitted development rights to prevent the inclusion of new windows, and roof alterations to plots 2, 3, 4 and 5 to prevent any potential overlooking/ loss of privacy in the future.

### **Any other matters requiring consideration prior to the determination of an application**

The outline planning consent secured an affordable housing contribution, through a Section 106 agreement, of a financial contribution of £96,000 which is equivalent to 1.6 units (provided that the gross internal area (GIA) is less than 1,000 sqm). The agent has

confirmed that the GIA does not exceed 1,000sqm. The Housing Strategy and Enabling team have confirmed this is acceptable.

The LHA raises no objection to the scheme, and proposes a condition is attached relating to the completion of the access/ parking/ turning areas prior to occupation. While the Parish Council and a neighbour objection letter raises concerns relating to traffic speed and volume on Low Road, this issue was considered as part of the outline planning consent and the principle of this scale of development has been accepted.

CSNN raises concerns regarding the proposed drainage system, and the need for further information to be provided as part of the reserved matters application. Under the outline planning consent, condition 5 states that full details of the foul and surface water drainage arrangements must be submitted to and approved in writing by the LPA prior to the commencement of development. Therefore this issue will be addressed through the discharge of this condition, and does not need to be supplied as part of this application.

With regard to Third Party comments:

- Issues relating to access rights (covenants on land) and services/ utilities are civil matters and will need to be addressed separately. The applicant has provided land registry information for The Funny Farm as evidence that there is no legal right of access;
- Poor internet speeds are raised as a concern; this is not a matter for consideration as part of the planning application;
- The cumulative impact of a number of small developments in Wretton, and the impacts on services and infrastructure, will be considered as part of the review of the Local Plan;
- Concerns are raised that the site notice was not displayed for a sufficient amount of time. The site notice was displayed by an officer and neighbouring dwellings were also sent a letter to notify them of the planning application. This is over and above the requirements of the Development Management Procedure Order 2015.

## **CONCLUSION**

The proposal is for the construction of 8 detached dwellings, on a site with existing outline planning consent (Ref 17/01856/O) for redevelopment of a brownfield site for residential development. The principle of development has therefore been established.

The form and layout of the development respects the characteristics of the locality and safeguards the amenities of residents.

On this basis, the proposal is acceptable and complies with the NPPF, Policies CS01, CS02, CS06, CS08, CS09, CS11, CS12 and CS13 of the Core Strategy 2011 and Policies DM1, DM2, DM3, DM9 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

## **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-

13293 received on 21 Jan 2019

13295, 13296, 13298, 13299, 13301, 13302, 13304, 13307, and 13313 received on 21 Jan 2019

13294 Rev A (excluding drainage details, and bat/ bird box details) and 13310 Rev A received 20 Mar 2019

13305, 13308, 13311 Rev A and 13314 received on 12 Apr 2019.

- 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 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.
- 2 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 3 Condition: Demolition, clearance, construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0830 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 3 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 4 Condition: Before the first occupation of the dwelling at Plot 5 hereby permitted the windows at first floor on the north west elevation (serving the bathroom and the shower room) shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 4 Reason: To protect the residential amenities of the occupiers of nearby property.
- 5 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes B and C 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 of the dwelling houses on the south west elevation of Plots 2, 3, and 4 consisting of an addition or alteration to its roof shall not be allowed without the granting of specific planning permission.
- 5 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the neighbours if otherwise allowed by the mentioned Order.
- 6 Condition: Notwithstanding the provisions 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), on the north west elevation of Plot 5 no new windows (other than those expressly authorised by this permission), shall be allowed without the granting of specific planning permission.
- 6 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the neighbours if otherwise allowed by the mentioned Order.

- 7 Condition: The screen fences shown on the approved plans shall be erected prior to the occupation of the dwelling to which they relate.
- 7 Reason: In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.
- 8 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 8 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.