

AGENDA ITEM NO: 8/2(d)

Parish:	King's Lynn	
Proposal:	Rear single storey extension forming enlarged kitchen and dining with utility and downstairs w.c. Side two storey extension forming garage and enlarged bedrooms	
Location:	27 Corbyn Shaw Road King's Lynn Norfolk PE30 4UL	
Applicant:	Mr Barry	
Case No:	19/00663/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 5 June 2019

Reason for Referral to Planning Committee – Called in by Councillor Gary Howman.

Neighbourhood Plan: No

Case Summary

The application site comprises a two storey end-terraced dwelling, driveway to the front and side and garden land. It is situated on the eastern side of Corbyn Shaw Road, King's Lynn.

Full planning permission is sought for the construction of a two storey side extension and single storey rear extrusion to the dwelling.

Key Issues

Form and Character;
Neighbour Amenities;
Highway Safety;
Other Material Consideration

Recommendation

APPROVE

THE APPLICATION

The application site comprises a two storey end-terraced dwelling, driveway to the front and side and garden land. It is situated on the eastern side of Corbyn Shaw Road, King's Lynn.

Full planning permission is sought for the construction of a two storey side extension, to provide a garage, utility room and WC at ground floor level and enlarged bedrooms plus an office at first floor level; and a single storey rear extension to provide an enlarged kitchen and dining room.

There are two bedrooms in total, there is no proposed increase. However, it is proposed to add an office to the first floor which could easily be converted to a bedroom.

It is proposed to match the materials as closely as possible to the existing facing brickwork, in terms of colour and texture, the roof tiles and uPVC window frames.

SUPPORTING CASE

Given the nature and scale of the application there is no supporting case.

PLANNING HISTORY

No recent planning history.

RESPONSE TO CONSULTATION

Parish Council: N/A

Highways Authority: NO OBJECTION

Cadent Gas: [Standard Advice] There is Cadent Gas apparatus in the vicinity of the application site which may be affected by the proposed development. The applicant / contractor should contact Cadent Gas prior to the commencement of works on site.

Note: An informative will be attached to the decision notice should permission be granted.

REPRESENTATIONS

ONE representation received from neighbouring resident **OBJECTING** on the following grounds:

- Adversely affect residential amenity;
- Overshadowing ;
- Loss of light to two downstairs windows, one of which would face the extension directly;
- Building on a shared driveway – breach of covenant;
- Obstruct use of driveway and ability to manoeuvre the car;
- Obstruct access to the rear of property;
- Cause roadside parking, which is already busy from hospital parking;
- Out of character with the area;
- Overbearing;
- The block plan is incorrect as it shows No. 27 set back from the other dwellings in its row and from No.25.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

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 considerations in the determination of this application are as follows:-

- Impact on Form and Character;
- Impact on Neighbour Amenities;
- Impact on Highway Safety; and
- Other Material Consideration

Form and Character:

The area is characterised by a mix of two storey terraced, detached and semi-detached dwellings, some of which have been altered or extended slightly.

The two storey side extension has been designed to relate to the existing dwelling, in terms of its scale, mass, proportions and appearance. The fenestration and eaves level matches that of the existing dwelling. The overall height of the extension has been lowered very slightly to create a break in the ridge line which will help to retain the balance in the row of terraces and provide a distinction between the original dwelling and the new addition.

The single storey rear extension will not be visible from the public domain, but nevertheless, it relates adequately to the existing dwelling in terms of its scale, mass, design and appearance.

It is considered that the proposed extensions will cause no harm to the form and character of the area.

Neighbour Amenities:

The neighbouring resident most affected by the proposal is No.25, directly to the north of the application site. It is proposed to construct the two storey side extension within close proximity of the shared boundary, approximately 500mm.

The neighbouring dwelling is approximately 1.3m from the shared boundary and lies to the north-east of No.27. There are two windows on the neighbouring side elevation facing the application site; one at ground floor and one at first floor. Both windows are obscurely glazed and appear to serve a bathroom and WC.

Whilst some loss of light may occur to these windows and overshadowing cast to the rear garden as a result of the proposed extension, given the relationship and orientation of the dwellings, they will already experience a degree of this from the existing dwelling at no.27 and from the existing single storey pitched roof extension at no.25.

The proposed two storey extension is the same depth as the original dwelling and does not extend further back into the rear garden. The single storey extension is proposed to extend across the whole width of the original dwelling but has a flat roof and as such will cause no cause no material harm to the amenities of any neighbouring residents.

The proposed side extension may result in a degree of overshadowing and loss of light, however, a balanced approach is needed when considering the harm caused to residential amenity. Given the position of the extension in relation to the neighbouring property and the direction of the sun, it would likely cast a shadow towards the end of the day. The fact that the existing dwelling (No.27) currently casts a shadow over the neighbouring property, as does the neighbours extension, is a consideration and this has to be weighed against the increase in the amount of harm caused by the proposed development.

It is your officer's opinion that the overshadowing resulting from the two storey extension will be acceptable, given the existing situation and the time of day when any increase will occur. On balance, it is therefore not considered that the proposal would be detrimental to the living conditions of the neighbouring residents.

With regards to loss of light to the side windows on the neighbouring property, as previously mentioned these windows are obscurely glazed and appear to serve non-habitable rooms, thus any impact resulting from the proposal would not cause material harm to the living conditions of the residents.

It is not considered that the proposed side extension would be overbearing to the neighbouring residents given that the windows on the side elevation are obscurely glazed and most probably serve non-habitable rooms. Also, given that the extension is in line with the existing dwelling and does not protrude further to the rear and as such would not cause an overbearing impact on the occupiers when using their rear amenity space.

Highway Safety:

The proposed side extension will utilise some of the driveway and thus reduce the amount of space to park on-site. When making a site visit it was evident that the occupier of No.27 parks their car directly in front of the dwelling and will therefore not be affected by the proposed works.

When extended, the property will comprise two bedrooms, so there will no increase. Two bedrooms requires two parking spaces as laid out in Norfolk Parking Standards 2007. The bedrooms are proposed to be extended in size and there will be the addition of an office.

Although the applicant is proposing an office on the first floor it has to be considered that this could easily be converted into a bedroom, thus creating a 3 bedroom property. That said, parking standards are the same for a 3 bed dwelling as with a 2 bed; two parking spaces required.

The proposed development will lead to a smaller area to park on-site than would normally be expected. That said, common sized vehicles are clearly capable of parking on the site frontage. The Local Highway Authority has assessed the application on site and raises no objection to the proposed development on highway safety grounds.

Ultimately, if there is not sufficient space to park two vehicles on site, consideration has to be given to the impact of displaced car parking, which in this case would result in on street parking.

The nature of Corbyn Shaw Road means that cars do not reach high speeds and its location means that it is used frequently for hospital parking. On balance, an additional one or two cars parking on the road in this location as a result of the proposed development would not have a detrimental impact on highway safety and as such it would be unreasonable to refuse the application on this basis. Highways have confirmed that they would not object to the proposal in this area.

Other Material Considerations:

Third Party Representations:

Third Party concerns have been taken into full account when considering the application. Some of the issues raised have been addressed above in the report. Outstanding matters will be addressed as follows:-

With regards to building on a shared driveway and manoeuvring the car – From the information and plans within the application the LPA are satisfied that the applicant owns the land on which they propose to build. It does not appear that any notices have been served on third party land owners. Notwithstanding this, if the owner of no.25 has right of way over the driveway for access to their property or for turning a vehicle, this is not a material planning consideration that would influence the decision, it is a civil matter.

It is not considered that the proposed side extension will obstruct access to the rear of the property of No.25 via the gate as the extension will be built up to the shared boundary but wholly within the ownership of No.27.

In relation to the block plan being incorrect, the applicant's agent has agreed to amend the plan to show No.27 in its true position. This has no bearing on the parking issue as discussed above in the report.

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.

CONCLUSION:

Consideration for this application has been very finely balanced and it is concluded that the proposal is acceptable. Any impact on the amenities of the neighbouring residents at No.25, in terms of loss of light, overshadowing and overbearing, would not be detrimental to their living conditions given the existing overshadowing that would already occur and the amount of increase resulting from the proposed development.

The Local Highway Authority raises no objection to the proposal on highway safety grounds as regardless of the small shortfall in space to the frontage, the likelihood is that the occupant is capable of parking one, if not two cars on-site. Whilst the turning space will be lost due to the extension, there would be no significant highway safety issues with reversing out of the driveway onto the road. Equally, if there is resulting displacement of parking onto the roadside, this would not be detrimental to highway safety in this location.

It is considered that the proposed extensions accord with the provisions of the NPPF, particularly paragraph 127, CS08, DM1, DM15 and DM17.

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; 19/012 02 Rev. B and 19/012 03 Rev. A.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.