

Parish:	Fincham	
Proposal:	Reserved matters application for two dwellings	
Location:	Ravenscroft Main Road Fincham King's Lynn	
Applicant:	Dr A Jones	
Case No:	19/00596/RM (Reserved Matters Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 28 May 2019 Extension of Time Expiry Date: 5 July 2019

Reason for Referral to Planning Committee – Recommendation is contrary to the views of the Parish Council

Neighbourhood Plan: No

Case Summary

The application site lies on the southern side of Main Road (A1122), Fincham and comprises part of the residential garden area of Ravenscroft, a large detached 1960's dwelling situated within a generous plot.

The current application seeks reserved matters planning permission for two four-bedroom detached dwellings with garages.

The site has an extant planning permission for outline consent for two dwellings, with all matters reserved apart from access (ref: 16/00087/O).

Key Issues

- * Principle of Development
- * Highways/ Access
- * Form and Character and Impact on Conservation Area
- * Neighbour Amenity
- * Other material considerations.

Recommendation APPROVE

THE APPLICATION

The application site lies on the southern side of Main Road (A1122), Fincham and comprises part of the residential garden area of Ravenscroft, a large detached 1960's dwelling situated within a generous plot.

The application site lies at the easternmost edge of the village of Fincham and lies just outside the development boundary for the village as defined by Inset G36 Fincham within the Site Allocations and Development Management Policies document. Fincham is defined as a Rural Village under the settlement hierarchy of Policy CS02 of the Council's Core Strategy. However, the site has an extant planning permission for outline consent for two dwellings, with all matters reserved apart from access (ref: 16/00087/O).

The current application seeks reserved matters planning permission for two four-bedroom detached dwellings with integral garages. The dwellings are t-shaped in footprint, and two storey with a ridge height of approximately 8.9m. It is proposed that the final detailing and materials are to be agreed later, but the scheme will comprise a mix of brick and timber facing to walls with clay pantile roof tiles.

SUPPORTING CASE

The principle of development of two dwellings was approved by outline planning permission in 2016.

Access issues were similarly addressed by the outline planning permission, with the proposed access being increased to 5m wide for at least the first 10m from the carriageway. Allowing two vehicles to pass when entering and leaving the site.

In addition, parking and turning will be provided within the site.

A footway is to be provided across the site frontage in accordance with condition 12 of the outline planning permission. Details to be agreed with NCC Highways.

French doors to the west elevation of plot 1 have been omitted and replaced with a small window in response to concerns relating to overlooking.

There are no windows on the west side elevation closest to Fairswell Manor.

The distance of windows and doors from neighbouring dwellings is less than recommendations generally stated within design guidance. With no windows directly facing those of neighbouring properties. The closest window is 14m from the boundary, which is well screened and perpendicular to the neighbouring dwelling.

As such most of the tangible objections raised to the application have been addressed. Leaving the subjective matter of design:

Detail design is intended to reflect and compliment the surrounding without being pastiche. Providing two dwellings of traditional proportions with some contemporary detailing, to reflect the contemporary design of neighbouring Ravenscroft to the south and the traditional proportions of neighbouring Fairswell Manor to the west.

Fincham comprises a broad mix of traditional and contemporary dwellings throughout the village, the proposed dwellings will continue this pattern, with well landscaped surroundings, including retention of strong mature boundary treatment to the north and east boundaries, will provide a well screened, soft edge to the village.

Final detailing and materials to be agreed later, to comprise a mix of brick and timber facing to walls with clay pantile roof coverings.

PLANNING HISTORY

16/00087/O: Application Permitted: 06/04/16 - Outline Application: two detached dwellings – Ravenscroft, Main Road, Fincham. Committee decision.

11/01460/F: Application Permitted: 11/10/11 - Outbuilding consisting of 2no lockable garages and an open carport – Ravenscroft, Main Road, Fincham. Delegated decision.

07/02078/F: Application Permitted: 26/11/07 - Extension to dwelling following demolition of car port – Ravenscroft, Main Road, Fincham. Delegated decision.

RESPONSE TO CONSULTATION

Parish Council: OBJECT

- French doors on first floor overlooking neighbours gardens.
- Side elevation to neighbours should be windowless on first floor.
- Footpath in front of properties needs to be installed as a continuation of current footpath in front of Fairswell Manor.
- Style of proposed dwellings is not in keeping with the area.

Highways Authority: NO OBJECTION

It is my understanding that the access has been considered and conditioned under the outline application for the site under planning reference 16/00087/O. With regards to the layout of the site, that shown would accord with the adopted standards and as a result I recommend a condition is attached.

Conservation Officer: NO OBJECTION

This site lies outside but immediately adjacent to the adjacent to the Conservation Area which in the area is characterised by the detached dwellings on quite generous plots and mainly facing towards the main road.

At the time of the outline application in 2016 the indicative layout was amended to take that into account but with design, appearance and materials still to be considered.

Looking at this application I don't think the proposal will cause harm to the setting of the CA in that the design and proportions of the proposed dwellings is generally traditional and generally accords with Fairswell Manor development adjacent. However, details of the proposed materials and the extent to which they are to be used is very limited - what are the "panels" around some doors and windows eg. Plot 1 N. elevation, Plot 2 NW elevation. It would be helpful to have more information at this stage and should the application be approved I would recommend a condition requiring sample panels to be provided on site.

REPRESENTATIONS FIVE representations have been received from two neighbouring dwellings, one **support** and four **object**, stating the following points-

- The houses will look into the neighbouring garden.
- Set of French doors proposed at ground and first floor looking directly into neighbouring garden. Intrusive and unreasonable. There should be no windows on this elevation.
- No longer a hedge to restrict the view and preserve the conservation area.
- With regard to safety and access, the road is busy and the footway should be extended from Fairswell Manor to the entrance to Ravenscroft.

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- The houses should not be located so close together, and so close to Fairswell Manor.
- Scheme will generate additional traffic onto the A1122 which may create a hazard.
- Detrimental to conservation area
- Loss of light and privacy to Fairswell Manor
- Detrimental impact on form and character.

LDF CORE STRATEGY POLICIES

CS11 – Transport

CS06 - Development in Rural Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The key issues identified in the consideration of this application are as follows:

- Principle of Development
- Highways/ Access
- Form and Character and Impact on Conservation Area
- Neighbour Amenity
- Other material considerations.

Principle of Development

This reserved matters application is in conjunction with an extant outline planning consent (ref: 16/00087/O) for two detached dwellings with all matters reserved apart from access. Therefore the principle of development has already been established by the outline consent.

Highways/ Access

Norfolk County Highways have considered the application and are satisfied that with the proposed improvements being made to the access as indicated on the submitted site plan (944-03), the site would then accord with adopted standards. As a result Norfolk County Highways have raised no objection to the proposed development on highway safety grounds subject to the imposition of conditions relating to access, parking / turning and no gates, bollards etc.

The outline planning consent required that the vehicular access is upgraded and widened, and also that a footpath is to be provided across the front of the site. These are secured by planning conditions.

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Form and Character and Impact on Conservation Area

The application site is currently flanked to the west by existing residential properties which lie within the Fincham Conservation Area. The application site lies just outside it and forms the end of the settlement and built environment and therefore provides a transition between the countryside to the east and the enclosing walls of Fairswell Manor (not listed) to the west, which signifies the beginning of the Conservation Area.

The proposal is for two four-bedroom detached dwellings with integral garages. The dwellings are t-shaped in footprint, and two storey with the principal elements of the dwelling having an eaves height of approx. 4.8m and a ridge height of approximately 8.9m. It is proposed that the final detailing and materials are to be agreed later, but the scheme will comprise a mix of brick and timber facing to walls with clay pantile roof tiles.

The Conservation Officer is of the view that the scheme will not cause harm to the setting of the conservation area, and that the design and proportions of the proposed dwellings generally accords with the Fairswell Manor development adjacent. However further information should be provided on the details of the proposed materials to be used; it is suggested a condition is attached accordingly.

The dwellings proposed are substantial, and set within large plots which reflect the form and character of the locality. It is recommended conditions are attached to protect and retain the existing boundary to the north, alongside the A1122 to soften this edge to the village.

Neighbour Amenity

Fairswell Manor lies immediately to the west of the site and is inset less than 1 metre from the shared boundary. However, this residential property does not have any flank elevation windows overlooking the site. The western boundary of the site currently consists of established shrubs and trees, but does not form a consistent screen. The Parish Council and the neighbour at Fairswell Manor have objected to the scheme in terms of the location and the positioning of the dwellings, and the placing of the proposed windows. It is argued that this would mean a loss of light and a loss of privacy for the residents of Fairswell Manor, and there would be overlooking from the proposed dwellings which would be intrusive.

The application site is fixed by the outline planning consent, and within this the houses are reasonably spaced to secure the necessary parking and turning areas and amenity space. The proposed dwelling on Plot 1 is approx. 7.5-8m to the western boundary at the closest point, and where the first floor window is proposed on the west elevation the distance is approx. 14m. Initially doors were proposed at first floor for the bedroom on the west elevation but as a result of the objections received the applicant has replaced these with a window. The second window on this elevation at first floor level is for a dressing room (a non-habitable room). On Plot 2 the proposed dwelling is approx. 20m at its closest point to the boundary with Fairswell Manor. Other than obscure glazing bathroom/ensuite and cloakroom windows, it is not necessary to condition further obscure glazing given the screening and distances involved.

It is recommended that a condition is attached to the planning consent requiring details of the boundary treatment on the western boundary of the site to be submitted and agreed. This will secure appropriate screening to reduce any overlooking/ loss of privacy and will also protect existing planting (Ileyandii hedge). This, in addition to the distances between the proposed dwellings and the boundary, and the proposed site layout, will result in an acceptable relationship.

Other Considerations

The outline planning consent included a condition that prior to commencement on site a tree survey, arboricultural implications assessment and arboricultural method statement was required to be submitted and agreed.

There are no other material considerations relevant to this application.

CONCLUSION

The principle of development has been established by outline planning consent ref: 16/00087/O. The reserved matters scheme put forward is acceptable in terms of parking and turning provision. The site layout and design of the scheme does reflect the locality and has regard to the neighbouring conservation area. However, the Parish Council and a neighbouring resident have objected to the scheme due to the detrimental impact on the neighbouring dwelling Fairswell Manor. After careful consideration of the issues raised, it is suggested that the proposed dwellings would not give rise to unacceptable overlooking/ loss of privacy. The application is therefore recommended for approval.

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 (Drawing Numbers 944-01, 944-04B, 944-05 and 944-06B).
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 2 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 3 Condition: Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected to the western boundary of the site. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 4 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the

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Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

- 4 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 5 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 6 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.
- 6 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 7 Condition: All ensuite, bathroom and cloakroom windows at ground and first floor level shall be obscured glazed and retained in that condition thereafter.
- 7 Reason: To protect the privacy and amenity of occupiers in accordance with Policy DM15 of the SADMP 2016.