

Parish:	South Wootton	
Proposal:	Proposed side 2 storey extension and installation of 1.8m Green Mesh Fence.	
Location:	36 The Birches South Wootton King's Lynn Norfolk	
Applicant:	Mr & Mrs Harpham	
Case No:	19/00728/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 21 June 2019 Extension of Time Expiry Date: 8 July 2019

Reason for Referral to Planning Committee – Referred to the Planning Committee for determination as the Applicant is an employee of the Kings Lynn and West Norfolk Borough Council involved in the Planning Process.

Neighbourhood Plan: Yes

Case Summary

The land is situated in The Birches, South Wootton, approximately 50m south of the access road serving this circular estate of dwellings from Priory Lane.

The application seeks to construct a two and single storey extension of contemporary design and materials to abut the south-east elevation of a detached two storey dwelling at 36 The Birches, South Wootton.

The National Planning Policy Framework 2019, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016 are relevant to this application.

Key Issues

- Principle of development
- Form and character of the locality
- Impact on neighbours
- Other considerations

Recommendation

APPROVE

THE APPLICATION

The land is situated at the southern end of The Birches, South Wootton.

The site comprises a detached two and single storey dwelling with a conservatory attached to the south-east elevation and a detached double garage sited at the front of the dwelling on the northern boundary.

The dwelling is angled on the site and the frontage, formed by the south-west elevation, is generally open to parking and turning, but is part garden. The east and northern boundaries are lined by 3m / 4m high conifer hedges, whilst the southern boundary is edged by a mixed conifer / laurel hedge where it abuts the highway footpath.

The application seeks to demolish the conservatory and construct a two and single storey extension of contemporary design to abut the south-east elevation.

The application includes the installation of a 1.8m green mesh fence with new hedge planting proposed to form the south side boundary with the footpath, following removal of the existing conifer / laurel hedge.

Parking arrangements are as existing.

SUPPORTING CASE

Applicant Statement:

The application site is located within 'The Birches' which is an area developed predominantly in the 1970's with individually designed houses giving a varied and mixed character within spacious plots. The existing dwelling is set at an angle within the plot and is a typical 1970's dwelling with large windows and a fairly low pitched roof.

When designing the proposed extension its location was constrained by the shape of the plot and care was taken to ensure that the ridgeline was broken-up, any impact upon neighbouring dwellings was minimised and the materials would be sympathetic to the setting.

The existing house is constructed from sand-faced bricks which are not of a particularly good quality and therefore the decision was made not to match the existing materials but instead to alter the existing dwelling so that the proposed extension and the house would form a more cohesive whole.

The current boundary treatment is predominantly conifer hedging and it is intended for this to be retained if possible. However, in places the conifers are becoming brown and at some point the hedge will need to be replaced. The south-eastern boundary to the rear garden is directly adjacent to the pavement / road and therefore it is proposed that when the existing hedge is replaced a green mesh fence would be sited along this boundary. This would provide security whilst the new native species hedgerow grows up to screen both the fencing and the rear garden. This may take some time, but a replacement hedge is the favoured option in this verdant setting and some form of barrier is necessary whilst this grows otherwise the rear private amenity space would be open to the pavement.

Overall, it is considered that the proposed extension and replacement fencing is in character with the locality.

PLANNING HISTORY

09/00380/LDP: Was_Would be Lawful: 30/04/09 - Lawful Development Certificate: construction of proposed porch

93/0749/F: Permitted - delegated: 02/07/93 - Construction of conservatory

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION

Comment: Planning Applications should conform to the Policies laid out in the South Wootton Neighbourhood Plan.

Norfolk Coast Partnership: NO OBJECTION

Highways Authority: NO OBJECTION

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy H4 - Local Character

Policy H5 - Residential Garages

Policy H2 - Encouraging High Quality Design

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.

PLANNING CONSIDERATIONS

Key Issues:

Principle of development
Form and character of the locality
Impact on neighbours
Other considerations

Principle of development:

The application seeks to construct a two and single storey extension, which in principle is acceptable.

The main issues in relation to the determination of this application are whether the proposal is acceptable in design terms and whether it will be of detriment to the amenity of neighbours.

Form and character of the locality:

The Birches is a triangular shaped, no through road estate, accessed from the east side of Priory Lane, approximately 300m north of Castle Rising Road junction, in an area (formerly part of Ling Wood) designated an Area of Outstanding Natural Beauty (AONB).

The estate comprises mixed forms (scale, design and materials) of detached two storey or single storey dwellings, some with detached garages. Many have been extended in various formats. Plots are also irregular, due to the nature of the layout of the estate.

The site is found at the southern edge of the inner rim of dwellings, at an angle and effectively sited on a corner plot, Similar 2 storey dwellings are found on adjoining sites east and north, but scale and design continues to vary in the street scene.

This two storey dwelling is of a traditional design, built in pale red / orange, sand faced bricks and grey roof tiles and is gable ended with a relatively low pitched roof. It has a covered front porch and a single storey projection on the south-eastern elevation, attached to which is a conservatory (the latter to be demolished).

The two storey extension is proposed to abut the existing south-east side elevation. It is of contemporary design with a flat roof at 5.6m high and curved south-east side elevation (maximum 3.8m wide and 7.1m wide). The single storey element of the proposal, leading off the two storey element on the south-east side elevation, would have a ‘green’ flat roof and would wrap-around onto the front and rear elevations. A render finish is proposed to the existing brickwork of the house, with the new walls of the extension finished in natural timber cladding, which would blend with the render and the overall design aspects afforded to the estate.

Given the constraints afforded to the development of this site, it is considered feasible that any projection should be applied to the south-eastern elevation.

No two dwellings are alike on this estate, with many already extended in a modern design. The low level design of this proposal has taken into account any amenity impact the

extension could have on neighbours and accordingly the visual projection of the street scene has been considered taking into account the 'corner' site. By rendering that existing, timber cladding would be acceptable and sympathetic to the dwelling and the overall setting.

The garage is located at the front of the dwelling and, with the parking and turning area in situ, there are no alterations to access, egress and off road parking.

The estate still supports a number of trees, some of which are subject to Tree Preservation Orders. There are, however, no trees on this or adjacent sites affected by this proposal.

Notwithstanding some sites may have an open frontage, others have a differing degrees of frontage including trees, shrubs, hedge and even high hedge. The application seeks to remove the existing poor quality conifer element of the hedge. To ensure continuity, the laurel section would need removing too, such that a new hedge is planted as a replacement. For initial security, this application includes the installation of a 1.8m green mesh fence, set-back from the footpath, but new hedge planting is proposed either side of that fence to ultimately form the south side boundary with the footpath and re-enclose the garden with a degree of privacy.

The continued provision of a hedge to the said boundary is considered appropriate to the layout of the site and the character of the estate. There is no impact on the AONB through this proposed development.

Impact on neighbours:

Two storey dwellings (No's 37 and 54) occupy the plots respectively to the north and east of the proposal site. Boundaries north and east comprise conifer hedge at minimum height 2.5m /3m. In addition there are small growth trees approximately 4/5m high on the eastern boundary, on the hedge line, but within the garden of No 54, and which provide further screening between the proposal site and the south-west side garden of No 54.

The two storey element of the proposal includes a large bedroom window at 2 storey level on the north-east elevation. The outlook from the proposed window is north-east towards the side elevation (south-west side) of No 54 which has a ground floor window and patio door on that side elevation. However, given the layout of sites, the boundary treatment and a separation distance of 21m between the proposal site and the side elevation of No 54, overlooking is kept to a minimum

The proposal would not adversely impact on the neighbour north (No 37)

Other considerations:

Crime and Disorder: There are no issues of concern in this locality.

CONCLUSION:

It is considered that the proposed extension and replacement fencing is in character with the locality, would not have an adverse impact upon neighbour amenity nor would it have a detrimental impact upon the AONB within which The Birches sits.

Planning Applications should conform to the Policies laid out in the South Wootton Neighbourhood Plan and in this case it is considered the proposal is of a high quality design that responds to the character of the area, without intruding on neighbours or the street scene (Policies H2, H4 and H5).

Overall, the proposal is considered to be in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant Policies of the Development Plan.

In the light of National Guidance, Development Plan Policies and other material considerations, it is recommended this application be approved.

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 plan:

* Block plan, roof plan, elevations and layout – drawing HAR04.01.02 REV A – receipt dated 23/04/19
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the erection of the mesh fence on the southern boundary of the proposal site, being that area marked 4 on the approved drawing HAR04.01.02 REV A, a planting programme shall be to be submitted to and agreed in writing with the Local Planning Authority and shall include the species of hedge plants to be used.

The works shall be implemented in accordance with the approved scheme and any 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.

- 3 Reason: In the interests of visual amenity, in accordance with the NPPF 2019