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| Parish: | South Wootton | |
| Proposal: | Two-storey and single-storey extensions to dwelling | |
| Location: | The Pillary 8 Walton Close South Wootton King's Lynn | |
| Applicant: | Mr L Osler | |
| Case No: | 19/00790/F (Full Application) | |
| Case Officer: | Mr James Sheldrake | Date for Determination: 26 June 2019 |

Reason for Referral to Planning Committee – Council Staff involved in the Planning process.

Neighbourhood Plan: Yes

Case Summary

The application site is situated on the west side of Walton Close, South Wootton and comprises a detached two-storey dwelling.

The proposal seeks permission for a two-storey side extension to the south and a single-storey side extension to the north.

Key Issues

1. Principle of the development
2. Form and character
3. Neighbourhood amenity issues
4. Other considerations

Recommendation

APPROVE

THE APPLICATION

The application site is situated on the west side of Walton Close, South Wootton and comprises a detached two-storey dwelling. Walton Close forms part of a wider housing estate constructed in the 1980's.

The proposal seeks permission for a two-storey side extension to the south and a single-storey side extension to the north.

PLANNING HISTORY None.

RESPONSE TO CONSULTATION

Parish Council: OBJECTION TO THE ORIGINAL PROPOSAL 'By virtue of the restricted size of the site the proposals would comprise an unacceptably cramped form of development and would be an overdevelopment of the site.

The proposed double windows in the fourth bedroom will cause overlooking to the property on the north westerly side of the development and have a negative impact on the privacy, residential amenity and wellbeing of the neighbouring property and its inhabitants.

This Planning Application does not comply with the South Wootton Neighbourhood Plan Policies H3(c)'

Note: Revised plans have been received seeking to address some of the Parish Council concerns.

Highways Authority: NO COMMENT RECEIVED

REPRESENTATIONS

2 objections from 1 individual were received. The reasons for objection are:

- The extension above the garage is only 1 metre from the driveway of the neighbouring dwelling to the south (No. 10), so the construction of the extension will impinge on the driveway;
- The construction of the extension will cause noise and disruption and cause stress;
- The outlook will be compromised and light will be reduced; and
- Privacy will be compromised.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy H2 - Encouraging High Quality Design

Policy H3 - Infill Developments

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 for consideration in the determination of this application are:

1. Principle of the development
2. Form and character
3. Neighbourhood amenity
4. Other considerations

Principle of the development

The proposed extensions and alterations are within the garden and curtilage of an existing dwelling and therefore the principle of development is acceptable.

Form and character

The original proposals included two-storey side extensions to both the north and south side elevations. The agent has amended the proposals in response to the Parish Council concerns by reducing the side extension to the north to single-storey. This allows for a sufficient gap at first-floor between the dwelling and its neighbour to the north-east (No. 6).

The first-floor extension to the south will project slightly forward of the principal elevation of the dwelling, but will be set further back from the street than its neighbour to the north-east (No. 6). The small use of timber effect boarding at first-floor is considered acceptable.

Neighbourhood amenity

The two-storey extension on the south elevation, which is a maximum of 7 metres tall, is set over 6 metres away from the neighbouring dwelling to the south (10 Walton Close). Given the orientation of the extension, its distance away from No. 10, and its location to the north; the proposed two-storey extension won't result in overbearance or overshadowing on No. 10.

The single-storey extension to the north elevation has an overall height of 4.5 metres, only half a metre taller than a side extension that could be constructed under permitted development. This extension is set over 4 metres way from the neighbouring dwelling to the north-east (6 Walton Close) and over 8 metres away from the neighbouring dwelling to the north-west (42 St Augustines Way). Given the height of the proposed single-storey

extension, and the separation distance from 6 Walton Close and 42 St Augustines Way, this element of the scheme won't cause overbearance or overshadowing on those neighbouring dwellings.

The proposed development won't introduce any new side-facing windows at first-floor, only new windows that face down the rear garden or towards the street. Therefore, the proposed development won't cause increased overlooking of any neighbouring dwellings.

Other considerations

The Parish Council objected to the original proposals because they considered that they were an unacceptably cramped form of development and would be an overdevelopment of the site and they were concerned about residential amenity issues. By reducing the side extension to the north to single-storey, the amended proposals are considered to overcome the concern on amenity. It is not agreed that the site will be unacceptably cramped, as there is ample space on the plot and the street scene would be fully acceptable.

Additionally, the Parish Council have stated that the original proposal failed to accord with the South Wootton Neighbourhood Plan Policy H3(c). Policy H3 (Infill Developments) states that "Within the village development boundary the residential development of infill plots or of existing residential garden areas will be acceptable subject to the following criteria:"... "c) the proposed development would not have significant harmful impacts on the amenities of surrounding residential properties and other activities". The amended proposal, reducing the original two-storey element on the north elevation to single-storey, now won't have a significant harmful impact on the amenities on surrounding properties, so accords with Policy H3(c) of the neighbourhood plan. The proposal is considered to accord with the other policies of the South Wootton Neighbourhood Plan.

In response to the neighbours' reasons for objection not covered above:

- Noise and disturbance caused by the construction of the extension is a short-term impact and not a reason to object to the development;
- The extension over an existing single-storey element will not impinge on the neighbours to the south.

CONCLUSION

The principle of the development is acceptable, and the amended proposal is fully acceptable in terms of the impact on the form and character of the area and the amenity of the neighbours.

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:

DWG 1332-02B Proposed plans and elevations (received by email on 11th of June 2019)

- 2 Reason For the avoidance of doubt and in the interests of proper planning.