



The Planning Inspectorate

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YOUR Ref: AW/CURRY

BOROUGH PLANNING OFFICE
RECEIVED
OUR Ref: T/APP/V2635/A/92/205004/P8
20 OCT 1992
15 OCT 92
KING'S LYNN

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY: FREDERICK JOHN CURRY
APPLICATION NO: 2/92/0412/0

1. I have been appointed by the Secretary of State for the Environment to determine this appeal which is against the decision of the Borough Council of King's Lynn and West Norfolk to refuse outline planning permission for the construction of a bungalow for residential use on land adjoining the Rodeo, Lynn Road, Wisbech. I have considered the written representations made by you and by the Council and also those made by H. Bellingham Esq. M.P., the Walsoken Parish Council and interested persons including those made directly to the Council and forwarded to me. I inspected the site on 7 July 1992.
2. After reading the representations and inspecting the site, I have decided that the main issue in this appeal is the effect on the character and appearance of Lynn Road near the site.
3. The relevant policy on new dwellings in this area is policy H10 of the approved Norfolk Structure Plan which states that outside villages, planning permission for new residential development will not normally be given, unless for accommodation in connection with agriculture or other uses acceptable within the countryside which cannot be located elsewhere.
4. The site lies in the countryside north east of Walsoken, in a ribbon of development which stretches northwards from the Burrett Road junction. On one side is a row of small houses terminating in the former police house, and on the other the agricultural engineers operated by Mr Curry's daughter and son-in-law and the bungalow that they occupy. This bungalow was allowed on appeal in 1977 with an agricultural occupancy condition. Further to the north east there is a dwelling in

extensive gardens within which some large buildings lie near the boundary with the bungalow, and further beyond that a large new house.

5. The road frontage each side of the site is thus developed but not completely or continuously. The relatively few spaces that exist in the form of the appeal site, side gardens or large grounds provide intervals in what would otherwise be a completely developed frontage. The view across the site from the road is primarily of countryside although the caravan storage area behind the site, and industrial buildings at a distance to the south can also be seen.

6. A bungalow on the site would remove what I regard as an important gap and tend towards the creation of a continuous built-up frontage along Lynn Road. The balance between the rural and developed character of the area would tilt further towards the latter. The rural character of the countryside surrounding Lynn Road is in my view already harmed by the scale of existing development along it. I do not consider the extent of this an argument for more development, but rather the reverse.

7. I therefore conclude that the proposal would seriously harm the appearance of the area by removing one of the existing gaps in the built-up frontage and increasing the developed appearance of Lynn Road in the vicinity of the site.

8. It has been suggested that the proposal is infilling. Paragraph 2.18 of Planning Policy Guidance Note 7 'The Countryside and the Rural Economy' states that infilling, defined as the filling of small gaps within small groups of houses, may be acceptable depending on the character of the surroundings. The development on each side of the site is too substantial to be considered a small group of houses, and I have found the proposal harmful to the character of the surroundings. I do not therefore accept either that the proposal is infilling or that it would be acceptable as such in this location.

9. Your client has put forward personal reasons for requiring the bungalow. Government advice in paragraph 38 of Planning Policy Guidance Note 1 'General Policy and Principles' is that exceptionally, personal circumstances may be material to the consideration of a planning application, but will seldom outweigh the more general planning considerations. There may be good reasons for Mr Curry to move away from the coast and near his family, but in the light of the advice quoted above, I do not consider that these circumstances require that he lives immediately next to them or justify a departure from established policy towards new dwellings in the countryside.

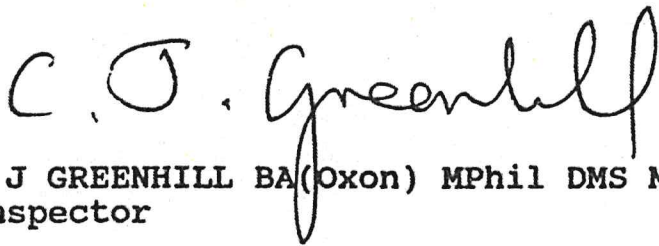
10. Mr Curry also raises the security problems of his daughter and son-in-law's business. Security is a problem in many rural locations but the presence of the existing bungalow

in my view should be security enough, combined with an alarm system. I do not consider that the security problem sufficiently serious to justify a second bungalow adjacent to the business.

11. I have taken into account all other matters raised in the representations but find nothing to lead me to alter my conclusions on the planning merits of this appeal.

12. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss appeal.

I am Sir
Your obedient Servant

A handwritten signature in cursive script that reads "C. J. Greenhill". The signature is written in dark ink and is positioned above the typed name and title.

C J GREENHILL BA(Oxon) MPhil DMS MRTPI
Inspector