

<b>Parish:</b>	<b>Grimston</b>	
<b>Proposal:</b>	<b>Single Storey Garage</b>	
<b>Location:</b>	<b>Northdene, 101 Lynn Road, Grimston, King's Lynn, Norfolk, PE32 1AG</b>	
<b>Applicant:</b>	<b>Client of Vertex Architecture Ltd</b>	
<b>Case No:</b>	<b>20/00441/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Helena Su</b>	<b>Date for Determination: 14 May 2020</b>
<b>Reason for Referral to Planning Committee</b> – Council staff involved in planning process.		
<b>Neighbourhood Plan:</b> No		

**Case Summary**

The site is No. 101 Lynn Road, Grimston, King's Lynn, located approximately 90m west of the junction of Lynn Road and Low Road.

The application seeks to construct a single storey garage to the south of the existing dwellinghouse, along the west boundary.

**Key Issues**

Principle of Development  
Form and Character  
Impact on Neighbours  
Other material considerations

**Recommendation:**

**APPROVE**

**THE APPLICATION**

The land is situated on the southern side of Lynn Road, Grimston.

The site comprises a detached two-storey dwelling, finished in cream render and red pantiles.

The rear of the property is surrounded by existing closed-boarded timber fencing.

The application seeks the construction of a single storey garage with gable roof to the south of the existing dwellinghouse, along the west boundary.

## **SUPPORTING CASE**

This application seeks approval for a single storey garage of an amended design to that previously approved under extant planning permission 12/01304/F. This previous permission allowed for ground and first floor extensions to the dwelling and construction of a new detached garage. The extensions to the house were carried out by the previous owners of the property but the garage was not built.

The garage currently proposed is similar in design to that previously approved but occupies a slightly larger footprint and incorporates an overhang to the front elevation. It will be inset from the shared boundary with the neighbouring property to the west by 0.6 metres and set back from the house by 6.5 metres. The existing polytunnel to the rear of the site will be removed and the oil tank will also be re-located to the rear of the proposed garage. The materials to be used will be stained timber weatherboarding with natural timber posts and red roof tiles to match the dwelling. This will be in keeping with other outbuildings in the surrounding area.

Overall the proposed garage will have minimal impact on the street scene and form and character of the area and it will not result in any overbearing impact, loss of light or overshadowing to neighbouring properties.

## **PLANNING HISTORY**

12/01304/F: Application Permitted: 26/09/2012 – Ground and First Floor Extension with internal alterations with new detached garage (Delegated).

12/00763/F: Application Refused: 09/07/2012 – Ground and First Floor Extension with internal alterations and new detached garage (Delegated).

## **RESPONSE TO CONSULTATION**

**Parish Council: No comments made at the time of writing.**

**Highways Authority: NO OBJECTION**

Having examined the information submitted, in terms of highway considerations, I have no objections to the principle of the application.

**Arboricultural Officer: NO OBJECTION**

## **REPRESENTATIONS**

None received

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS12** – Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundary

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main considerations are:

- Principle of Development
- Form and Character
- Impact on Neighbours
- Other material considerations

### **Principle of Development:**

The proposal is for the construction of a single storey detached garage at a detached dwellinghouse at Northdene, 101 Lynn Road, Grimston which is acceptable in principle.

A similar scheme for a detached garage was approved under planning application 12/01304/F for the refurbishment of the house which remains extant. The principle of the development is therefore acceptable.

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

### **Form and Character:**

Lynn Road comprises a mix of dwellings with bungalows and terrace cottages to the east of the site and relatively modern two storey detached dwellings to the west. To the north of the site, there is green space associated with Grimston's Cricket Club.

The existing dwelling is a relatively modern two storey dwelling, comprised of cream render and red pantiles. It has a front porch constructed of timber posts. To the rear of the property there is a polytunnel, which is proposed to be removed if planning permission is granted.

The detached garage is proposed to sit 6.5m south of the dwelling and approximately 0.6m from the west boundary. The garage is proposed to be 4.5m tall and 8.9m in length. It is of contemporary design, proposed to be finished in horizontal weatherboard with roof tiles to match the existing dwelling and natural timber posts at the front (north) elevation. Given the positioning of the garage, it will be visible from the street scene. However, given the size, scale and positioning, it will not have an impact on the form and character of the area.

The proposal is therefore acceptable in design terms and complies with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

### **Impact on Neighbours:**

The garage will not impact the neighbour to the east because the garage is proposed to be constructed by the west boundary. Additionally, there are no neighbours to the north and south.

The proposed garage is positioned in close proximity to the shared western boundary. The neighbour to the west has outbuildings such as a shed and dog kennels along the shared boundary. The size of the garage and distance from the neighbour's dwelling and amenity space would result in no material impact with regard to overlooking, overshadowing and overbearing.

The proposal therefore complies with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

### **Other material considerations:**

The Arboricultural Officer has stated that the proposed garage will not have an impact on the trees along the south boundary of the site.

Moreover, the Highway Officer examined the proposal and concluded that in terms of highway considerations, the proposed garage will not have an adverse impact on traffic.

The proposal therefore complies with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

## **CONCLUSION**

It is considered that the proposed garage would have no adverse impact on the form and character of the area or highway safety and would not have an adverse impact upon neighbour amenity.

Overall, the proposed is considered to be in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant Policies of the Development Plan. 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 plans:  
  
\*Drawing no. 02. Date August 2019.
- 2 Reason From the avoidance of doubt and in the interest of proper planning.