

Parish:	South Wootton	
Proposal:	Proposed single storey side extension	
Location:	36 The Birches South Wootton King's Lynn Norfolk	
Applicant:	Mr & Mrs Harpham	
Case No:	20/00350/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 30 April 2020 Extension of Time Expiry Date: 19 June 2020

Reason for Referral to Planning Committee – Referred to the Planning Committee as the Applicant is an employee of the King's Lynn and west Norfolk 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 into and serving this circular estate of mixed dwellings, situated on the eastern side of Priory Lane.

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

This is a revised application of that presented to the Planning Committee and approved on 1/07/19 (19/00728/F) which related to the construction of a two storey side extension of contemporary design to abut the south-east elevation and a 1.8m high fence with new hedge planting to the southern boundary.

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. an area developed predominantly in the 1970's with individually designed houses giving a varied and mixed character within spacious plots.

The site comprises a detached two storey dwelling with a single storey projection and 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. It is a typical gable ended dwelling of the 1970 era, with large windows and a fairly low pitched roof.

The east and northern boundaries are lined by conifer hedges, whilst the southern boundary is edged by a mixed conifer / laurel hedge where it abuts the highway footpath, the latter providing garden screening and privacy to the garden of this corner plot.

The application seeks to construct a single storey extension in traditional pitched roof design to abut the south-east elevation of the main two storey section of the dwelling, following alterations and demolition of the existing south-east projections.

The dwelling is constructed from sand-faced bricks which are not of a particularly good quality and the applicant seeks not to match the existing materials but instead to alter the existing dwelling so that the proposed extension, existing house and garage would form a more cohesive whole using render and natural timber cladding, with the garage rendered and clad to match

The application identifies 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.

Members will recall the proposed fencing and hedge also formed an integral part of the application approved in 2019 and is submitted in the same format in the current application.

Parking arrangements are as existing.

PLANNING HISTORY

19/00728/F: Permitted - Planning Committee - 01/07/19 - Proposed side 2 storey extension and installation of 1.8m Green Mesh Fence with new hedge planting - 36 The Birches South Wootton (works not commenced)

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

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

Highways Authority: NO OBJECTION

Aboricultural Officer: NO OBJECTION

Norfolk Coast Partnership: NO RESPONSE

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 H2 - Encouraging High Quality Design

Policy H4 - Local Character

Policy H5 - Residential Garages

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 Design Guide 2019

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 single storey extension, which in principle is acceptable in this locality.

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 locality or to the amenity of neighbours.

The 2019 approval has not been implemented and there have been no specific changes to the site to date.

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 forms, with deviation from original materials. Plots are also irregular, due to the nature of the layout of the estate. The proposal site is no exception.

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.

It is considered feasible that any projection should be applied to the south-eastern elevation. This application, with alterations and demolition effectively seeks to extend the south-east elevation of the two storey dwelling with a single storey projection, traditional pitch to the roof and mostly a glazed end 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 on neighbours. The visual projection of the street scene has also been considered taking into account the 'corner' site. The use of render and natural timber cladding would be acceptable and sympathetic to the dwelling and garage given the overall setting.

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 hedge and replace it with a 1.8m green mesh fence, set-back from the footpath, with new hedge planting either side of that fence to ultimately form the south side boundary with the footpath and thus screen the garden and provide a degree of privacy.

Members will recall the fence and new hedge planting formed part of the 2019 application presented to the planning Committee and approved

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.

Overall, it is considered that the proposed extension, materials and replacement fencing with new hedge planting would be in character with the locality.

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. This single storey proposal would not adversely impact on the neighbours.

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 plans:
 - * Block plan, roof plan, elevations, layout and garage elevations – drawing HAR04.01.02 REV D – receipt dated 5/03/20
 - * Section through – part of drawing HAR04.01.01 REV A – receipt dated 5/03/20

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- 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 D, a planting programme shall 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.