

Parish:	South Wootton	
Proposal:	Replacement dwelling following demolition of the existing dwelling	
Location:	Willow Bank 48 Nursery Lane South Wootton King's Lynn Norfolk	
Applicant:	Clients of Strata Architecture Ltd	
Case No:	20/00395/F (Full Application)	
Case Officer:	Mr J Shel Drake	Date for Determination: 27th May 2020

Reason for Referral to Planning Committee – At the time the application was submitted the applicant was a partner of a Council employee involved in the planning process.

Neighbourhood Plan: Yes

Case Summary

The application relates to the construction of a replacement dwelling at 48 Nursery Lane, South Wootton. The application site falls within the development boundary and within the South Wootton Neighbourhood Plan Area.

The application site is situated on the east side of Nursery Lane and currently consists of a single-storey dwelling and garden.

The application seeks full planning permission for a replacement two-storey dwelling.

To the southern boundary is a group Tree Preservation Order (TPO) and two single TPO trees. The proposal involves the removal of a single small tree to the front of the site, and two small trees on the southern boundary. The two trees to be removed on the southern boundary are not covered by the Tree Preservation Orders.

Key Issues

The key issues identified in the consideration of this application are as follows:

- Principle of development;
- Impact on the Form and Character of the Area;
- Impact on Residential Amenity;
- Impact on Trees;
- Highway impact; and
- Other considerations.

Recommendation

APPROVE

THE APPLICATION

The application relates to the construction of a replacement dwelling at 48 Nursery Lane, South Wootton. The proposed replacement dwelling would be two-storey and would sit in the same position as now demolished single-storey dwelling.

The application site is set behind large trees to the front and south of the site and benefits from off-road parking. There is a mixture of single-storey and two-storey dwellings in the vicinity and the adjacent dwelling to the north of the site, No. 50, is two-storey. Surrounding dwellings are built from a variety of different materials and are faced with both brick and boarding.

The proposed dwelling would be a mixture of brick and weatherboarding and would provide four bedrooms. It would sit in the same position as the original dwelling, in line with the two-storey dwelling to the north.

SUPPORTING CASE

A supporting statement hasn't been submitted.

PLANNING HISTORY None.

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION subject to condition.

The Parish Council would like to concur with the comments of Mr Steve Hickling, Historic Environmental Officer and agree that:

If planning permission is granted, this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199 and secured by condition.

Highways Officer: NO OBJECTION subject to condition relating to access, on-site parking and turning.

Environmental Quality Officer: NO OBJECTION. However, due to the age of the existing dwelling, I would recommend an asbestos informative is added to any consent.

Historic Environment Service: NO OBJECTION subject to conditions.

"The proposed development lies within an area rich in finds of Late Anglo-Saxon and medieval pottery. Features including a ditch and a clay floor of this date have been found a short distance to the southeast and an excavation to the northwest in 1959 uncovered the remains of late medieval buildings, possibly warehouses. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199. We suggest that the following conditions are imposed:-

In this instance the programme of archaeological mitigatory work will comprise the monitoring of groundworks for the development under archaeological supervision and control.”

Note: The Historic Environment Service has approved a Written Scheme of Investigation (received 18th of June 2020).

Arboricultural Officer: NO OBJECTION subject to a condition requiring the development to be in accordance with the arboricultural report and plans authored by Heritage Tree Specialists Ltd.

REPRESENTATIONS

NONE.

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 Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

NEIGHBOURHOOD PLAN POLICIES

Policy H3 - Infill Developments

Policy H4 - Local Character

PLANNING CONSIDERATIONS

The key issues identified in the consideration of this application are as follows:

- Principle of development;
- Impact on the Form and Character of the Area;
- Impact on Residential Amenity;
- Impact on Trees;
- Highway Impact; and
- Other considerations.

The Principle of Development

The application site comprises an existing residential dwelling and garden, and falls within the development boundary, so the principle of a replacement dwelling is acceptable.

Impact on the Form and Character of the Area

Nursery Lane is characterised by a mixture of single-storey dwellings and two-storey dwellings, set back from the road. There is a mix of different materials used including brick and render, together with small amounts of weatherboarding, and the roof tiles in the locality are a mix of clay and concrete. Large trees on boundaries are common, which adds to the character of the area.

The proposed dwelling will consist of a main two-storey element constructed of mixed red/orange bricks and clay pantile roof. A small two-storey front gable projection to the main dwelling will be faced with grey weatherboarding and will include a two-storey glazed window. To the north side elevation there will be 1.5 storey projection from the main dwelling faced with brick at ground-floor and weatherboarding above, and roofed with slate. The combination of form and materials work well together and will reduce the overall bulk of the building.

The spacing either side of the proposed dwelling is considered adequate given that the neighbouring dwelling to the north has a single-storey side extension beside the boundary and the retained trees to the front of the side will limit the wider impact of the proposal.

The proposal will make a positive contribution to the street-scene and the character of the area and complies with the policies set out within the South Wootton Neighbourhood Plan.

Impact on Residential Amenity

The proposed replacement dwelling will include first-floor rear windows that will face towards Bourne Close to the east. The separation distance from the first-floor windows to the rear of the closest dwellings on Bourne Close is approximately 30 metres, which is considered adequate and will prevent significant overlooking to the rear. No first-floor windows are proposed on the side elevations of the replacement dwelling and the dwelling will sit in line with the dwelling to the north, so the proposal won't cause any significant overlooking.

The dwelling to the north is of a similar depth and doesn't have any windows in its south-facing side elevation, so the proposed dwelling won't have any significant overbearing or overshadowing impact.

Impact on Trees

The submitted Tree Report and accompanying plan show the removal of two small trees (not covered by TPO's) on the southern boundary, and the removal of a small poor quality tree to the front of the site. The group TPO and the two single TPO's on the southern boundary are to be left in place and they won't be harmed by the development. The Arboricultural Officer has no objection to the proposal.

A pre-groundworks condition has been imposed requiring the development is carried out in accordance with the submitted tree report.

Highway Impact

The proposed replacement dwelling will utilise the existing access and will benefit from a considerable parking and turning area to the front. The highways officer has no objection to the proposal on highway safety grounds.

Other considerations

The site falls within an area of archaeological finds, so the Historic Environment Service has recommended the development is carried out in accordance with the Written Scheme of Investigation received 18th of June 2020.

CONCLUSION

The principle of development is acceptable and the proposed dwelling would not have any detrimental impact on the form and character of the area. Additionally, the proposal won't cause significant harm to neighbour amenity.

The proposal complies with Policies CS01, CS02 and CS08 of the Borough Council of King's Lynn and West Norfolk's Core Strategy (2011), Policies DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016), the provisions of the National Planning Policy Framework (2019), and the policies within the South Wootton Neighbourhood Plan. It is therefore recommended that planning permission be approved subject to the conditions outlined below.

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:

481-01 Location plan and block plan; and
481-02.1 Proposed plans and elevations.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

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- 3 Condition: No development or other operations shall commence on site, excluding the demolition of the dwelling, until the existing trees have been protected in accordance with the scheme as detailed in the Tree Report, prepared by Heritage Tree Specialists Ltd, and the Tree Protection Plan submitted on 01.04.2020. The works shall be carried out in complete accordance with the said scheme, which is hereby approved by the Local Planning Authority.

The protective fencing and the ground protection shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing or ground protection are damaged all operations shall cease until they are repaired in accordance with the approved details.

Nothing shall be stored or placed in any protected area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

- 3 Reason: To ensure that the existing trees are properly protected in accordance with the National Planning Policy Framework 2019.

- 4 Condition: The development shall be carried out in accordance with the archaeological written scheme of investigation received and approved on the 18th of June 2020.

- 4 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.

- 5 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 4 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 5 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.

- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out and retained thereafter available for that specific use.

- 6 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

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