

<b>Parish:</b>	<b>North Runcton</b>	
<b>Proposal:</b>	<b>Demolition of existing dwelling house and new detached dwelling with inclusive self contained annex and garage along with associated landscape works incidental to the development</b>	
<b>Location:</b>	<b>Tall Trees 32 Rectory Lane North Runcton King's Lynn</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs Yallop</b>	
<b>Case No:</b>	<b>20/00519/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 2 June 2020 Extension of Time Expiry Date: 14 August 2020</b>

**Reason for Referral to Planning Committee** – Referred by Sifting Panel

**Neighbourhood Plan:** Yes

**Case Summary**

The application site comprises an existing detached bungalow and its curtilage and is bordered to the west and south by existing mature trees and hedgerows. The site is accessed via a small section of private track directly off of Rectory Lane, North Runcton. Existing dwellings are located to both the east and west, with agricultural fields to the rear.

The proposal is for the construction of a replacement dwelling with integral annex and garage.

North Runcton is categorised as a smaller village and hamlet in Policy CS02 of the Core Strategy (2011).

**Key Issues**

- Principle of development
- Form and character
- Impact on neighbours
- Impact on trees
- Highway Safety
- Other material impacts

**Recommendation**

**APPROVE**

## THE APPLICATION

The application site comprises an existing detached bungalow and curtilage and is bordered to the west and south by existing mature trees and hedgerows. The site is accessed via a small section of private track directly off of Rectory Lane, North Runcton. Existing dwellings are located to both the east and west, with agricultural fields to the rear.

The proposal is for the construction of a replacement dwelling with integral annex and garage. Proposed plans indicate the construction of a two storey dwelling. An annex is proposed within the eaves above a garage projecting from the front of the property, accessed via a separate staircase located through a covered passageway/bin store link connecting the main house and garage at ground floor.

North Runcton is categorised as a smaller village and hamlet in Policy CS02 of the Core Strategy (2011).

**SUPPORTING CASE** None received at time of writing

**PLANNING HISTORY** No relevant planning history

## RESPONSE TO CONSULTATION

**Parish Council: OBJECTION**, with the following comments:

'The PC is concerned about the scale of the house proposed for this plot - and whether a dwelling of this type can constitute 'sustainable development' within the definition given in the NPPF 2019. This is the latest proposal in what appears to be a continuing trend towards replacing or enlarging more modest housing. No smaller 'affordable' dwellings are being provided. Much garden land is being lost and small gardens do not provide the space required for the large trees that presently characterise the village. In light of these principles, it believes the planning application for 32 Rectory Lane constitutes 'overdevelopment' of the site. The footprint of the proposed dwelling (272 m<sup>2</sup>) is nearly twice the footprint of the current dwelling and, with the inclusion of the garage, is over 300 m<sup>2</sup>. Such a development would be out of proportion to the size of the plot.

As well as the scale of the proposed dwelling, Councillors question whether the specification (9 separate bathrooms) can meet the NPPF sustainability agenda.'

**Highways Authority: NO OBJECTION**, recommended parking/turning area condition

**Environmental Health & Housing - Environmental Quality:** No objection - recommended asbestos informative as a result of informative provided in the Refurbishment and Demolition Asbestos Survey Report submitted by Wear Ltd dated February 2020.

**Natural England: NO COMMENT** regarding protected sites. Standing advice applies for impacts on protected species.

## REPRESENTATIONS

**NONE RECEIVED**

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## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

**DM3** - Development in the Smaller Villages and Hamlets

**DM5** – Enlargement or Replacement of Dwellings in the Countryside

**DM7** - Residential Annexes

**DM15** – Environment, Design and Amenity

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy WA04** - Providing Sustainable Drainage

**Policy WA07** - Design to Protect and Enhance Local Character

**Policy WA10** - Adequate Provision for Cars

**Policy WA11** - Adequate Provision for Bicycles

**Policy WA12** - Adequate Outside Space

**Policy WA13** - Adequate Bin Storage

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2019

## **PLANNING CONSIDERATIONS**

### **Principle of Development**

The application site is located within North Runcton, a settlement categorised as a Smaller Village and Hamlet within the spatial strategy outlined in Policy CS02 of the Core Strategy (2011). As a result the entire settlement is considered to be within the countryside and

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countryside protection policies apply. Policy DM5 of the Site Allocations and Development Management Policies Plan (SADMPP, 2016) supports the construction of replacement dwellings in the countryside provided that the design is of high quality and will preserve the character or appearance of the street scene or area in which it sits.

The principle of the construction of a replacement dwelling on the site is therefore considered acceptable.

### **Form and Character**

Proposed plans indicate the demolition of the existing bungalow and subsequent construction of a larger two storey dwelling, with attached annex accommodation located above a garage/car port which projects from the front elevation of the proposed dwelling. The application site remains set back from the main built extent of Rectory Lane due to the existing private access track to the south of the property. Substantial vegetation which runs between the site frontage and the highway edge as well as across other side boundaries of the site results in the majority of the dwelling being shielded from view from the wider street scene.

This part of Rectory Lane comprises a mix of housing styles, types and sizes, with a number of larger dwellings in the vicinity resulting in a mixed street scene. Given the mix of housing in the immediate vicinity, including the substantial Old Rectory to the west of the application site and other houses along Rectory Lane to the east, the size of the proposed replacement dwelling is not considered to pose an adverse impact on the visual amenities of the locality.

The dwelling is proposed with detailing such as feature brick plinth, portico to the front and oak framed porch to the rear and is proposed with mixed materials including both facing bricks and render. Projections from the main 2 storey element have varying ridge heights which serves to minimise the bulk of the proposed dwelling. A condition is recommended to ensure a suitable mix of materials.

The annex is proposed with access via a bin store/covered passageway directly adjacent to the proposed dwelling's garage. With a single bedroom provided within this annex space, located in the eaves of above the garage, the annex is considered to be in line with the requirements of Policy DM7 of the SADMPP (2016). A condition is recommended to ensure that the additional residential accommodation provided by this annex is only occupied in connection with the main dwelling.

Policy WA07 of the West Winch & North Runcton Neighbourhood Plan relates to protecting and enhancing local character. The application site is located well screened from view from the surrounding street scene and the development is therefore considered unlikely to have a detrimental impact on the locality. With the dwelling proposed at two storeys in height, and with proposed boundary treatments and landscaping appropriate for the rural character of the area, the proposal is considered to comply with this policy. Adequate space is provided on site to comply with the parking, bicycle and bin storage requirements outlined in policies WA10, WA11 and WA13 and rear amenity space/garden land is provided in accordance with Policy WA12.

Overall the design is therefore considered acceptable and complies with policies WA07, WA10, WA11, WA12, WA13 of the West Winch & North Runcton Neighbourhood plan, and Policies CS08, CS12 and DM15 of the Local Plan.

### **Impact on Neighbours**

Whilst the majority of the proposed dwelling is shown at full two storey height, a single storey projection is proposed on the east elevation in closer proximity to this adjacent neighbour

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which will limit any potential for overbearing or overshadowing of the neighbouring property. With approximately 20m between the east elevation of the annex and the shared boundary, it is considered that the dormer windows proposed facing east, serving the annex accommodation to the front of the replacement dwelling are sufficiently distanced from this neighbour to limit any loss of privacy.

Screening from existing mature trees along the west side boundary will limit any impact of the dwelling on the neighbour in this direction, with the front elevation of the neighbouring dwelling located approximately 35m from this shared boundary. The garage and annex proposed to project from the front elevation and adjacent to this side boundary is proposed with annex accommodation in the eaves and dormer windows proposed in both the east and west elevations, the positioning of this element of the proposal in relation to the property's surrounding is considered to minimise any impact of the proposal. To the west, on the other side of the existing group of trees along the shared boundary, the neighbouring dwelling's parking area is sited to the east of the neighbouring dwelling. As a result of the distances involved and the layout of the sites, any impact in terms of west facing windows on the side elevation of the proposal is therefore considered limited.

Given the orientation of the dwellings and distances between the proposed dwelling and existing neighbour to the west, no significant impact is considered likely in terms of overshadowing, overbearing or overlooking. The existing vegetation along this shared boundary, shown to be unaffected by the application within the arboricultural assessment will further limit any impact.

Dormer windows were originally proposed in the east and west elevations of the rear gable, providing an outlook into the rear curtilage of neighbouring properties. Whilst the viewpoint from these first floor windows would be partially screened by existing vegetation along site boundaries, amended plans were received to replace the windows with roof lights for the avoidance of doubt given the proximity of these windows to the boundaries and the orientation of surrounding dwellings. The amended plans are considered acceptable and the windows are considered unlikely to lead to a loss of privacy or neighbouring dwellings.

Overall, the proposal is considered to comply with Policy CS08 of the Core Strategy (2011) and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).

### **Impact on Trees**

Existing group TPOs are located to the front and rear of the application site and existing mature trees are located across both the front and side boundaries. A tree report submitted as part of this application has demonstrated that the development will not lead to harm to any trees along the border of the site and has not received objections from the Borough Council's Arboricultural Officer. The impact on the trees is therefore considered acceptable subject to compliance with the details shown within the report. Border planting is also proposed to soften the rear boundary of the site however this is considered unlikely to pose an impact on the vicinity.

Policy WA03 of the Neighbourhood Plan relates to the protection of existing trees and hedgerows. The arboricultural survey submitted as part of this application is considered acceptable and the details within comply with this policy provision. No trees on site are proposed to be removed as part of the development. Given that no mature trees or hedgerows are proposed to be removed as a result of the development, the application is not considered to meet the requirements for an ecological survey outlined within the PPG.

## Highway Safety

Parking and turning area, in accordance with the required, is provided to the front of the dwelling. The Local Highway Authority has stated no objection to the proposal subject to conditions relating to the laying out of the parking and turning areas shown on the plan. Overall, the proposal is therefore considered unlikely to lead to significant impact on highway safety.

## Other material considerations

Parish Council's comments relate to the sustainability of the proposal, commenting on the size of the dwelling and how a dwelling of such a size can be considered to comprise sustainable development as required by the NPPF (2019). Whilst these comments are noted, the size of the dwelling, and specifically number of bathrooms involved is not considered to be a measure of sustainability in regards to planning policy. Whilst larger than the existing dwelling in terms of scale, given the considerations outlined above, the size of the dwelling in comparison to the existing dwelling on site is not considered to warrant refusal.

The Parish Council also commented on the lack of garden space and the potential impact on trees that presently characterise the village. Whilst the substantial increase in footprint of the replacement dwelling is noted, the proposed remains adequately set back from boundaries to limit any impact on either the amenity of neighbours or adjacent trees. With 25m between the north elevation of the proposed open plan living area and the rear boundary to the site, the proposed dwelling is considered to have adequate amenity space remaining to the rear and would not be considered overdevelopment of the site. Overall, whilst the Parish Council's comments are noted, given the existing site conditions the application is considered unlikely to pose a significant impact on the form and character of the surrounding area and will not lead to adverse impacts on the amenity of neighbouring residents.

## CONCLUSION

The application is for the construction of a replacement dwelling, the principle of which is considered acceptable in accordance with Policy DM7 of the SADMPP (2016). No objections have been raised from statutory consultees or third parties on technical grounds and the proposal is considered to accord with the overarching policy considerations relating to such development.

The development would not result in any material impact on visual or neighbour amenity or highway safety. It is therefore recommended that the application be approved subject to the following conditions.

## 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:

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2098-19-1 Rev A  
2098-19-2 Rev A  
2098-19-3

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the details shown on the approved plan, no development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: The additional residential accommodation shown on dwg No. 2098-19-2 Rev A hereby approved shall only be used as ancillary accommodation to the main dwelling, known as Tall Trees, 32 Rectory Lane, North Runcton outlined in red on dwg No. 2098-19-1 Rev A and shall at no time be used as an independent unit of residential accommodation.
- 4 Reason: For the avoidance of doubt and to ensure that the building is not used for unrelated purposes that would be incompatible with the provisions of the NPPF.
- 5 Condition: The development hereby permitted shall be completed in accordance with the details shown within the Tree Report, written by Heritage Tree Specialists Ltd and Arboricultural Implications & Tree Protection Plan dated May 2020.
- 5 Reason: For the avoidance of doubt and to ensure that existing trees and hedgerows are properly protected in accordance with 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, levelled, surfaced and drained in accordance with the approved plan 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.
- 7 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or 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.
- 7 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

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