

<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Internal alterations with a new single storey front and side extension to the existing butcher shop</b>	
<b>Location:</b>	<b>Priors Butchers 164 St Peters Road West Lynn King's Lynn</b>	
<b>Applicant:</b>	<b>Priors of West Lynn Ltd</b>	
<b>Case No:</b>	<b>20/01036/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 11 September 2020</b>

**Reason for Referral to Planning Committee** – Called in by Councillor Kemp

**Neighbourhood Plan:** No

**Case Summary**

The proposal is for the construction of a single storey front and side extension to Priors Butchers in West Lynn. The proposal will include the demolition of an existing side extension to the dwelling to the side of the existing business and the subsequent construction of a side extension to form an enlarged shop space and a walk in fridge. An extension to the front of the building will form a covered entrance canopy space and cook room extension.

The existing site is located on St Peters Road, directly opposite the junction of Harrow Close and comprises the butchers shop and a detached two storey dwelling (within the same ownership) to the north. Existing outbuildings, used for storage purposes in association with the business are located to the rear of the site. An existing village shop is located approximately 30m to the south of the application site.

**Key Issues**

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

**Recommendation**

**APPROVE**

**THE APPLICATION**

The proposal is for the construction of a single storey front and side extension to the existing butchers in West Lynn. The proposal will include the demolition of an existing side extension to the dwelling to the side of the existing business and the subsequent construction of a side

extension to form an enlarged shop space and a walk-in fridge. An extension to the front of the building will form a covered entrance canopy space and cook room extension.

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## **SUPPORTING CASE**

None received at time of writing

## **PLANNING HISTORY**

2/95/0803/F: Application Permitted: 25/08/95 - Replacement shop front and change of use of garage to meat preparation area - Adj 164 St Peters Road

## **RESPONSE TO CONSULTATION**

**King's Lynn Civic Society: SUPPORT**

**Highways Authority: NO OBJECTION**, stating the following comments:

I am cautious of the application as on-street parking currently can take place in a long line opposite a highway junction. However, the shop alterations in our view are likely to attract regular patrons from the local area and the extension of the premises is more likely to result in expansion of choice to the usual shopper rather than an increased draw of patrons from wider areas. On balance therefore, I believe that it would be difficult to substantiate an application on highway safety grounds.

Recommended conditions relating to the laying out of parking areas for the existing dwelling on site.

**CSNN: NO OBJECTION**, stating the following comments:

Whilst the minimal parking spaces situation is not ideal, issues of parking and congestion are not within the remit of this team, and the hours of opening and delivery are not within night-time hours so should not adversely impact on residents, particularly when staff are asked not to park in residential streets. I note that the business has been situated in this location for a number of years and that this is not a significant expansion of the business.

Recommended conditions relating to the submission of external plant details prior to their installation and relating to construction hours. Also recommended informatives relating to the noise and disturbance of neighbours and noise, dust and smoke from construction work.

**Environmental Quality: NO OBJECTION**

## **REPRESENTATIONS**

**13** letters of **OBJECTION**, stating the following comments:

- \*Traffic and Parking, Congestion and impact on highway network
- \*Outgrown premises
- \*More deliveries would be required and impact on highway
- \*Noise and disturbance from freezers on site

**33** letters of **SUPPORT**, stating the following comments:

- \*Asset to village
- \*Quicker service would ease congestion
- \*Employment for locals
- \*Parking available at Ferry Square
- \*Necessary in village due to lack of public transport

**ONE NEUTRAL** letter was received querying why there had been no consultation of Local Highway Authority.

Note: The Local Highway Authority was consulted on 22nd July 2020 and responded 28th July 2020, and this neighbour objection was received 29th July 2020.

**Cllr Brian Long: SUPPORT**, with the following comments:

Hearing of a local business looking to expand at these difficult times is so good and the extra economic outcomes must surely outweigh and perceived reasons for any objection. Whilst I appreciate that local business can sometimes add a small amount of dis-amenity to those nearest to it the benefits to the wider community are great. In Priors we have a local business established many years, providing a quality product, that services not just the local population but also the wider community. Expansion plans should be welcomed by all as they are by me.

**Cllr David Whitby: SUPPORT**, with the following comments:

I wish to write in SUPPORT of this application as I am a regular customer of the butcher's and have always found some where to park. Although very busy sometimes it helps to slow down the traffic makes drivers aware of their surroundings.  
By making the shop larger customers will get served quicker which will help with the time customers are parked near the shop.  
The business has been expanding over the many years it has been in West Lynn and has a good employment record for many staff and I am sure the larger shop will create more jobs for local people.

## **LDF CORE STRATEGY POLICIES**

**CS10** - The Economy

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - Sustainable Development

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

**DM17** - Parking Provision in New Development

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

**DM9** - Community Facilities

**DM15** – Environment, Design and Amenity

### **NATIONAL GUIDANCE**

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

### **PLANNING CONSIDERATIONS**

The main issues are:

Principle of development  
Form and character  
Highway safety  
Impact on neighbours  
Any other material considerations

#### **Principle of Development**

The proposal is for the construction of a single storey front and side extension to the existing butchers in West Lynn. The proposal will include the demolition of an existing side extension to the dwelling to the side of the existing business and the subsequent construction of a side extension to form an enlarged shop space and a walk in fridge. An extension to the front of the building will form a covered entrance canopy space and cook room extension.

The expansion of existing businesses is widely supported by policies at both a local and national level. The principle of the extensions proposed is therefore considered acceptable and complies with policies CS08 and CS10 of the Core Strategy (2011) and DM15 of the SADMPP 2016.

#### **Form and Character**

The proposal is for the construction of a single storey front and side extension to the existing building, with roof overhang forming a canopy area to the front of the shop to form a covered entrance area. The shop front is also proposed to be reconfigured in line with the new roof canopy. The low pitch roof is proposed across the side extension to the north of the existing building, with gable end facing the rear of the site. A flat roof portion of the extension extends further to the rear without compromising the amenities of the surrounding street scene.

The proposal is shown with mixed materials include buff facing brickwork, both standing seam and slate roofing and black timber cladding. Given the mix of materials in the immediate vicinity, and the existing use of the business, the proposal is considered unlikely to lead to an adverse impact on the form and character of the area.

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The proposal also includes the demolition of an existing single storey projection on the south elevation of the dwelling on site and a slight variation to the existing boundary between the dwelling and the commercial use. These parts of the proposal are considered unlikely to impact on the form and character of the area.

The proposal is therefore considered to comply with the NPPF (2019), Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2106).

### **Highway Safety**

Neighbour objections have referred to the impact of vehicles parking along this section of St Peters Road and in adjacent streets whilst customers visit the existing butcher shop. The neighbour objections refer to an adverse impact on the highway as a result of this proposed expansion, due to a perceived increase in vehicle numbers as a result of the extensions. The Local Highway Authority disagrees with this statement, stating that the extensions are unlikely to lead to a significant increase in customers and rather increase the range of goods available from the shop. Information provided as part of this application states that the established business currently attracts approximately 1,100 customers per week. Whilst there are existing parking difficulties on the highway outside the business, the development is considered unlikely to make matters significantly worse or add significantly to the existing levels of parking and/or traffic. 3 parking spaces remain to the front of the dwelling in accordance with the required standard.

Within the Applicant's design and access statement, it refers to the need for the extension to keep waiting times down and be able to serve customers quicker, which they state is not possible due to current building constraints which restrict how the shop is operated and what produce can be prepared and displayed for trade. No additional employees are proposed; however an enlarged service area will ensure that customers are served in a timely manner keeping waiting footfall within store to a minimum. The waiting time did not form part of the Local Highway Authority's initial response, however they have subsequently provided additional comments relating to the potential for decreased waiting times which leads to the length of time cars parked on the road to reduce, thereby decreasing the impact on the local highway network.

For the reasons outlined above, whilst comments from neighbouring residents are noted, the proposal is considered unlikely to lead to adverse impacts on the adjacent highway and the proposal is therefore considered acceptable in accordance with Policy CS11 of the Core Strategy (2011) and Policy DM15 of the SAMPP (2016).

### **Impact on Neighbours:**

As an extension to an existing business which effectively rationalises floor space, no significant impact is considered likely on the amenity of neighbours. Following correspondence from CSNN, a condition is recommended to ensure that full details of any proposed cooling units, shown mounted on the flat roof between gable ends on the proposed plans, are provided and approved prior to their installation to minimise the potential for any adverse noise and disturbance of surrounding dwellings. As single storey extensions, the proposal is considered unlikely to lead to overbearing or overlooking and no windows proposed would lead to a loss of privacy for surrounding residents. The proposal is therefore considered to comply with policies CS08 and DM15 of the Local Plan (2016).

Comments from the CSNN team recommended conditions relating to construction hours in order to protect the amenity of neighbours during construction. This condition, combined with

the noise, dust and smoke from clearing and construction work informative will limit the impact on neighbours during the construction of the proposal.

The proposal therefore complies with the NPPF and policies CS08 of the Core Strategy and DM15 of the SADMPP (2016) in regards to impact on neighbour amenity.

**Other material considerations:**

The Borough Council's Environmental Quality team stated no objections to the proposed development on contaminated land or air quality grounds. The proposed development will not impact on surrounding land in regards to contamination or air quality.

The King's Lynn Civic Society responded in support of the proposal, stating that the proposal will enhance the street frontage. Whilst noting the concerns surrounding parking on the road, the society considered that businesses such as the butchers should be allowed to expand.

**CONCLUSION**

In conclusion, the comments from neighbouring residents regarding the impact on the highway network and neighbour amenity are noted, however the business is already well-established on site and the proposal is considered unlikely to lead to a significant increase in visitor numbers. The application has not received objections from the Local Highway Authority or CSNN. The extensions are considered unlikely to lead to significant impact on the form and character of the locality. The proposal is therefore considered to comply with policies CS08, CS11 and DM15 of the Local Plan and overall, the proposal is therefore recommended for approval, 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:  
  
\*dwg No. A001 Rev A  
\*dwg No. A002 Rev A
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first use of the extension hereby permitted the proposed on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 4 Condition: Demolition, construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out

between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.

- 4 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
  
- 5 Condition: Notwithstanding the details shown on the approved plan, prior to the installation of any ventilation or refrigeration systems, a detailed scheme for all air ventilation and refrigeration systems shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the noise/sound power levels of the equipment, provide details of anti-vibration mounts, show how the noise output will be attenuated and show their locations on appropriate plans. The scheme shall be implemented as approved prior to the commencement of the use and thereafter maintained as such.
  
- 5 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.