

Parish:	West Winch	
Proposal:	Demolition of existing bungalow & garage and construction of new bungalow and patio area	
Location:	Magdalene 61 Archdale Close West Winch King's Lynn	
Applicant:	Mr & Mrs K Dunn	
Case No:	20/01840/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 3 February 2021

Reason for Referral to Planning Committee – Officers recommendation is contrary to the views of the Parish Council and Sifting Panel required the application to be determined by Planning Committee.

Neighbourhood Plan: Yes

Case Summary

The application is for the construction of a replacement bungalow at 61 Archdale Close, West Winch. Archdale Close comprises a mix of single storey dwellings of varying designs, set back from the road. Full permission is sought for the construction of a replacement dwelling following the demolition of the existing bungalow on site, with parking provided to the front of the dwelling.

The site lies within the development boundary for West Winch as shown on Inset Map E2 of the SADMP (2016) and is within the North Runcton and West Winch Neighbourhood Plan Area.

Key Issues

Principle of Development
Form and Character
Impact on Neighbours
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

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SUPPORTING CASE

None received at time of writing

PLANNING HISTORY

No relevant planning history

RESPONSE TO CONSULTATION

Parish Council: OBJECTION the comments can be summarised as follows:

- Dwelling is proposed in closer proximity to boundaries
- Loss of privacy
- Impact of full width frontage on the form and character of the street scene
- Concern raised over access
- IDB Byelaws in place to the rear of site and need to comply with drainage policy WA04

Highways Authority: NO OBJECTION following receipt of additional information clarifying the existing separate pedestrian gate to Archdale Close is to be retained for pedestrian use only. Recommended standard parking area condition.

Environmental Quality: NO OBJECTION Recommended asbestos informative.

IDB: NO OBJECTION

Natural England: NO COMMENTS

REPRESENTATIONS

TWO letters of **OBJECTION** (from one address), the comments can be summarised as follows:

- Proximity to boundary compared to existing bungalow and lack of separation distances
- Loss of Light and overshadowing
- Windows facing boundary and loss of privacy
- Visual impact of the replacement bungalow and parking would dominate street scene
- Loss of characteristic gaps between dwellings
- Query over ecology and lack of survey

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

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

The Key Issues are:

Principle of Development

Form and Character

Impact on Neighbour

Other Material Considerations

Principle of Development

The application site lies within the defined development area of the village, which is designated as a Settlement Adjacent to King's Lynn in the settlement hierarchy (Policy CS02 of the LDF). The principle of development is therefore acceptable as per Policy DM2 of the SADMP, subject to meeting other policy requirements which will be addressed subsequently in this report.

Form and Character

The existing dwelling, a three bedroom bungalow comprises a single storey bungalow constructed in red brick with hipped roof and a conservatory style lean-to extension which projects in close proximity to the east boundary of the site. There is also a link detached garage toward the west boundary.

The existing bungalow would be replaced with a three bedroom bungalow comprising a hipped roof, off centred porch (front elevation) and with a rear projection formed of lower pitch gable ends and central flat roof to reduce the overall bulk of the development. Whilst the dwelling is proposed to be rendered, the existing red facing bricks contrast with the buff bricks of adjacent properties and it is therefore considered, that proposed off white/cream render is unlikely to pose a significant adverse impact on the street scene.

Neighbour objections and comments from the Parish Council note the proximity of the proposed dwelling to boundaries and the 'loss of gaps' between dwellings. Whilst these comments are noted, the existing dwelling with garage and conservatory does not provide substantial gaps between structures and side boundaries. It is noted that the proposed dwelling takes up a larger portion of the width of the plot with one cohesive structure however the proposed dwelling is not so out of character with the spacing of dwellings in the immediate locality. It should also be noted that the neighbouring dwelling (east) has previously been granted planning consent for extensions and alterations bringing that dwelling in close proximity to its own boundaries.

Policy WA07 of the North Runcton and West Winch Neighbourhood Plan states:

'Development proposals shall recognise, sustain and develop the distinctive village characteristics of the existing neighbourhoods in relation to building design, spatial layout, height, density, scale, lighting and use of materials.'

The dwelling is proposed with a hipped roof consistent with the majority of dwellings in the immediate vicinity, and with a setback which is in line with the existing street scene. The proposal retains a character overall in line with the form and layout of surrounding properties and relates comfortably with the dwellings in the wider street scene.

There is sufficient space within the site to provide storage areas for bins and bikes etc. as well as access for maintenance of the dwelling and the application therefore complies with Policies WA11, WA12 and WA13 of the Neighbourhood Plan.

The proposal therefore accords with the provisions of Policy CS08 of the Core Strategy and Policy DM15 of the SADMP and Policy WA07 of the Neighbourhood Plan.

Impact on Neighbours

Following comments submitted by the Parish Council the dimensions of the dwelling have been altered to allow a greater distance between the bungalow and the neighbouring dwelling (west). The applicant now proposes a gap of approximately 1.25m between the dwelling and west side boundary. Whilst it is noted that the dwelling is closer to the side boundaries than existing, as a single storey structure and given the orientation of neighbouring dwellings, the proposal is not considered likely to lead to overbearing or overshadowing of neighbouring dwellings.

Neighbour objections commented on the positioning of windows on side elevations which led to the removal of a lounge window on the west side elevation. The remaining windows proposed (bedroom and bathroom) are at ground floor level. Existing boundary treatments

along this boundary are considered sufficient to prevent any loss of privacy for the adjoining property.

The Parish Council commented on access for maintenance along the side elevations of the dwelling. With a distance of 1.25m between the dwelling and west boundary, and in excess of 2m to the east boundary, the proposed dwelling is located with sufficient distance between the dwelling and boundaries to minimise the potential for overbearing or overshadowing as well as providing access to both sides of the proposed replacement dwelling.

Overall, the proposal therefore accords with the provisions of Policy CS08 of the Core Strategy and Policy DM15 of the SADMP with regards to amenity.

Other Material Considerations

With regard to access and parking, the dwelling remains a three bedroom unit and parking is available to accord with the required standard to the front of the dwelling. Whilst the loss of existing garage space is noted, given that significant parking space is retained on site, the loss of the garage is not considered to warrant refusal and comments of third parties cannot therefore be supported. The Local Highway Authority raises no objection to the proposal. The proposal therefore complies with Policy DM17 of the SADMP (2016) and WA10 of the NP.

The application site is located in Flood Zone 1 and the proposal will not lead to a greater risk of flooding on or near site.

The Parish Council notes the presence of an IDB drain to the rear of the site. The IDB has no objection to this proposal however the Board's Byelaws must be complied with. An informative is recommended to ensure the applicant is aware of these requirements.

The Environmental Quality Team has raised no objections in terms of contamination; an asbestos informative is recommended due to the age of the existing bungalow.

In regards to the neighbour's comments in terms of the lack of an ecological survey, the application is for the construction of a replacement bungalow following the demolition of an existing dwelling on site. The proposal does not meet the requirements for a survey outlined in the Planning Practice Guidance and is considered unlikely to pose an impact on protected sites or species. Natural England has responded to the application with no comments.

Crime and Disorder

There are no significant crime and disorder issues raised by this proposal.

CONCLUSION

The replacement bungalow constitutes a form of development which respects and is considered to correspond to the character and appearance of the locality. The dwelling is proposed with a hipped roof consistent with the surrounding street scene and retains a form and layout in line with surrounding properties. The roof pitch and layout of the proposed replacement bungalow limits the potential for any significant impacts on the amenity of neighbouring dwellings.

The site retains parking in accordance with the required standards and the proposal will not lead to an adverse impact on highway safety.

Overall, the application is therefore considered to comply with Policies CS06 & CS08 of the Local Development Framework (2011) plus Policy DM15 of the Site Allocations & Development Management Policies Plan (2016) as well as the Policies of the North Runcton and West Winch Neighbourhood Plan.

The application is therefore recommended for approval subject to certain conditions stated 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:

*HAL20-AC-300 Rev A
*HAL20-AC-200 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 development hereby permitted, the proposed on-site car parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter, as a minimum size, 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.