

AGENDA ITEM NO: 8/2(i)

Parish:	Upwell	
Proposal:	Alterations to garage to form study	
Location:	20 Small Lode Upwell Wisbech Norfolk	
Applicant:	Mr And Mrs David Pope	
Case No:	15/00455/F (Full Application)	
Case Officer:	Mr M Broughton Tel: 01553 616418	Date for Determination: 18 May 2015

Reason for Referral to Planning Committee – Referred to the Planning Committee for determination, as one of the applicants is a Borough Councillor.

Case Summary

The land is situated on the south side of Small Lode, Upwell, approximately 190m north-east of the Church Bridge / St Peters Road / New Road junction and in the Conservation Area.

The application seeks to convert the garage / utility element of a detached double garage to form a study / utility combination, whilst retaining the other garage unit.

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011, the King's Lynn and West Norfolk Local Plan 1998 and the emerging King's Lynn and West Norfolk 'Development Management Policies' 2014 are relevant to this application

Key Issues

Development in the Conservation Area / Permitted Development
Other considerations

Recommendation:

APPROVE

THE APPLICATION

The land is situated on Small Lode, Upwell, 190m north-east of Church Bridge and in the Conservation Area. This is a triangular shaped plot, central to the village and the setting of St Peter's Church (Grade 11 Listed - south-west).

Set back on the south side of an 'L' shaped bend in Small Lode, with the Churchyard wall on the south-west boundary, the site comprises a detached bungalow, with a detached double garage adjacent to the north-east elevation of the dwelling.

There is adequate parking on-site with various forms of hedge / low trees providing screening and enclosing the garden, in well landscaped grounds. There are also mature shrubs planted on the 'open land' fronting the dwelling. There are two bungalows opposite (north) and another to the east with the Well Creek bordering Small Lode (north-west).

The application seeks to convert one garage to form a study / utility facility, whilst retaining the other garage in its current format. The development requires the removal of the existing garage door and insertion of a window and door, styled to match the bungalow and serve the future study, with bricking-up as required to match that existing

SUPPORTING CASE

A brief design and access statement submitted by the Agent supports the application, with detail not dissimilar to that above.

PLANNING HISTORY

None recent

RESPONSE TO CONSULTATION

Parish Council: SUPPORT

Landscape/Tree Officer: NO OBJECTION

Conservation Officer: NO OBJECTION

REPRESENTATIONS

None

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

PLANNING POLICIES

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

Upwell Parish Plans

PLANNING CONSIDERATIONS

Key Issues:

- Development in the Conservation Area / Permitted Development
- Other considerations

Development in the Conservation Area / Permitted Development

The land is within the built-up area of the village, designated a Conservation Area and identified as 'Article 2(3) Land' in The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 1, Part 1.

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class E identifies, as permitted development, the provision within the curtilage of a dwelling of: 'any building required for a purpose incidental to the enjoyment of the dwelling or the maintenance, improvement or other alteration of such building'.

The proposal identifies works which often fall within the remit of 'permitted development'.

However, taking into account the designation of the land and the relationship between the dwelling, the building and the boundary of the site, the requirement for this application is borne out by Class E3 of the aforementioned Order which identifies:

'In the case of any land within the curtilage of the dwelling which is classified as 'article 2(3) land', development is not permitted by Class E if any part of the building is situated on land forming a side elevation of the dwelling and the boundary of the curtilage of the dwelling'.

Notwithstanding mixed development in the locality, the site is a well landscaped, relatively tranquil spot on Small Lode, within the setting of St Peter's Church and the course of Well Creek.

The works to convert one garage to form a study / utility room are considered minimalistic. The development is of an acceptable design, in harmony with that existing and will create negligible impact, in terms of visual amenity, on the setting of the Church, the Conservation Area or the neighbours.

Other considerations

There are no known crime related issues affecting this proposal and no other relevant material considerations.

CONCLUSION

In terms of scale and design, in accordance with the National Planning Policy Framework 2012, Policies CS08 and CS12 of the King's Lynn and West Norfolk Core Strategy 2011, Policy 4/21 of the King's Lynn and West Norfolk Local Plan 1998 and Policy DM15 of the emerging King's Lynn and West Norfolk Development Management Policies 2014, the proposed alterations to the building are considered to be appropriate to that existing, without adversely impacting on the Conservation Area or neighbouring amenity

In the light of National Guidance, Development Plan Policies and other material considerations it is recommended that 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 plan:
 - Block plan, elevations and layout – drawing 15/3/1917/1 – receipt dated 23/03/15
- 2 Reason For the avoidance of doubt and in the interests of proper planning.