

AGENDA ITEM NO: 8/2(j)

Parish:	Wiggenhall St Mary Magdalen	
Proposal:	Reserved Matters Application for construction of residential dwelling	
Location:	Church Meadow Farm (Plot 1) 9 Lynn Road Wiggenhall St Mary Magdalen King's Lynn	
Applicant:	Mr Andrew Wright	
Case No:	15/00150/RM (Reserved Matters Application)	
Case Officer:	Mr K Wilkinson Tel: 01553 616794	Date for Determination: 1 May 2015

Reason for Referral to Planning Committee – The Parish Council's views are contrary to the Officer's recommendation

Case Summary

The site is the southern-most of two plots of land situated on either side of Church Meadow Farmhouse to the western side of Lynn Road, Wiggenhall St Mary Magdalen. It lies approximately 70m north of the Church Road junction in an area designated as Built Environment Type D on the Local Plan map for this 'rural village'.

Outline permission was granted on appeal under ref: 12/01792/EXO on 30 October 2013, with access considered at that stage. Reserved matters were approved for a detached house with integral garage under application ref: 13/00106/RM in March 2013, but this was not implemented.

This application seeks further reserved matters approval for the appearance, landscaping, layout and scale of a new house with a detached double garage (containing roof storage) to the front.

Key Issues

Principle of development
Impact upon character and appearance of this locality
Impact upon adjoining properties
Highway implications
Crime and disorder

Recommendation:

APPROVE

THE APPLICATION

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SUPPORTING CASE

This is a reserved matters application which does not require a Design & Access Statement.

PLANNING HISTORY (Relevant)

13/00106/RM: Application Permitted: 28/03/13 - Reserved Matters Application: Site development, house plans and elevations, highways requirement

12/01792/EXO: Application Refused: 14/03/13 - Extension of time for the implementation of planning permission reference: 09/02093/O: Construction of 2 residential dwellings – Allowed on appeal 30.10.2013

09/02093/O: Approved 1/2/10: Construction of 2 dwellings

CONSULTATIONS

Parish Council: OBJECTION – it was considered that it did not fit in with the characteristics of neighbouring properties in particular the row of bungalows opposite.

Local Highway Authority (NCC): NO OBJECTION subject to condition

REPRESENTATIONS

None received

NATIONAL GUIDANCE

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

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

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

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The key considerations in assessing this application are as follows:

- Principle of development
- Impact upon character and appearance of this locality
- Impact upon adjoining properties
- Highway implications
- Crime and disorder

Principle of the development

This was previously established by outline planning permission granted under ref: 09/02093/O in February 2010. A recent application to extend this outline permission (ref: 12/01792/EXO) was refused on the basis of Core Strategy policy CS10 with regards to retention of employment land in villages. This was appealed and allowed by the Planning Inspectorate in October 2013 – a copy is attached to this report for reference. The principle of the development of a house on this site has therefore already been established.

The matters for consideration with this current application are appearance, scale, layout and landscaping and must be considered against the appearance and character of this locality, plus impact upon adjoining properties. Saved Local Plan Policy 4/21 and Core Strategy Policies CS06 & CS08 apply, along with Policy DM15 of the Pre-Submission Site Allocations & Development Plan Policies Document (SA&DMPD).

Impact upon appearance and character

The overall site contains a two storey detached dwelling of traditional Victorian farmhouse proportions, sited central to the site and orientated with gable end towards the road. This lies to the immediate north of the application plot.

To the south there is a contemporary two storey house (Sunset Meadow) sited well back from the road in substantial grounds. On the opposite/eastern side of the road are a row of bungalows, leading north from the Church Road junction, with a two storey detached Listed Building ('Priory Farm') set well back from the road.

There is therefore a mix of dwelling types and styles in this locality. Previous reserved matters were approved under application ref: 13/00106/RM for a detached 4 bedroomed house with integral double garage on this plot.

The design of the dwelling is greatly influenced by the flood risk implications (site within Flood Zone 3 & Hazard Zone of the Strategic Flood Risk Assessment) in that the finished floor level needs to be 1.3m above existing ground level and there is to be no sleeping accommodation at 'ground floor' level.

The house is sited approx. 18m back from the road roughly centrally on the plot, with a detached double garage and store to the front but some 7m back from the road and positioned close to the southern boundary. The access is located in the position agreed at the outline stage with parking and turning space afforded in front of the house.

Given the variety of styles and positions of dwellings relative to the road, this configuration is considered to respect the form and character of this locality and it broadly accords with the indicative plans submitted with the outline application.

With regards to the appearance of the buildings, the house has traditional proportions albeit elevated from ground level, with symmetrical window placement punctuated with an oak framed projecting porch. To the rear elevation there is a raised patio area plus an oak framed balcony at first floor level. The implications of these features will be addressed below in terms of impact on neighbours.

The palette of materials chosen (red facing bricks and pantiled roofs) is considered to be compatible to this vicinity.

The landscaping indicates retention of two trees within the site, a new hedgerow to the frontage and shrubs around the parking and turning area. The remainder of the site is to be lawned. From the public areas this is considered to be acceptable.

Generally the proposal has regards to, and would be in harmony with, the building characteristics of this locality. The scheme therefore is considered to accord with the provisions of the NPPF, saved Local Plan Policy 4/21 and Core Strategy policies CS06 & CS08 of the LDF.

Impact upon adjoining properties

As stated above, the Victorian farmhouse is to be retained. The relationship between the existing house and that proposed is considered to be acceptable, given that this is the donor property and the layout generally accords with that indicated in the outline permission.

The raised patio and balcony create a potentially awkward relationship in terms of overlooking given the difference in levels. This has however been negated by the inclusion within the design of obscure glazed panels along the northern-most sides of these features. The implementation and maintenance of this screening may be controlled via condition. The introduction of suitably high common boundary fencing (condition 15 attached to outline permission) could also assist with this relationship.

With regards to the relationship with the house to the south (Sunset Meadow), this is considered to be acceptable given the separation distances involved.

Other material considerations

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

The accesses and turning facilities plus visibility splay and off-site works are covered via conditions attached to the outline consent; the conditions currently requested by County Highways are therefore already covered.

All other matters are controlled via conditions attached to the outline consent granted on appeal.

CONCLUSION

This application seeks reserved matters approval for the appearance, scale, layout and landscaping of a detached house and garage; the principle of development having been established by outline permission granted in October 2013 under ref: 12/01792/EXO. Even though the dwelling would be elevated, the appearance, scale and positioning of the house and garage are compatible to those that exist in this street scene, and the landscaping is appropriate to the locality. The proposal therefore accords with national policy contained in the National Planning Policy Framework, plus saved Policy 4/21 of the Local Plan, and Core Strategy Policies CS06 & CS08 of the Local Development Framework plus Policy DM15 of the SA&DMPD.

The application is therefore recommended for approval subject to certain additional conditions identified below. The majority of principle issues are already covered by the outline approval.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plans: 14-P56-PL002G & 14-P56-PL003K.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition Prior to the first occupation of the development hereby permitted, the proposed access, on-site car parking and turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 2 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

- 3 Condition Prior to occupation of the dwelling hereby approved, the obscure glazing to the northern sides of both the raised patio area and first floor balcony shall be installed as per the approved plans and maintained in that condition thereafter.
- 3 Reason In the interests of the amenities of the adjoining residents to the immediate north of the site and to accord with the requirements of the NPPF, Core Strategy Policy CS08 of the LDF and Policy DM15 of the SA&DMPD.
- 4 Condition The garage and store shall only be used for purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 4 Reason In the interests of the amenities of the adjoining residents to the immediate north of the site and to accord with the requirements of the NPPF, Core Strategy Policy CS08 of the LDF and Policy DM15 of the SA&DMPD.