

AGENDA ITEM NO: 9/3(j)

Parish:	Terrington St Clement	
Proposal:	Replace old shop front with new front to match rest of house and internal alterations (retrospective)	
Location:	11 Churchgate Way Terrington St Clement King's Lynn Norfolk	
Applicant:	Mark Wilson	
Case No:	16/00008/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 10 May 2016

Reason for Referral to Planning Committee – The application has been called in by Cllr. Young.

Case Summary

The application is for retrospective permission to carry out alterations to the existing building which was formally a shop. Alterations involve removing the old shop front, raising the roof by approximately 800mm to create first floor accommodation above the former shop.

The alterations are considered acceptable and are in harmony with the locality.

Key Issues

The principle of development
Impact on the Conservation Area
Neighbour Amenity
Other material considerations
Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

The application site comprises no.11 Churchgate Way which is a two storey double fronted cottage and a former shop which is attached. Planning permission was granted in 2004 for the change of use of the shop to a residential use.

Alterations have been carried out on the former shop which now forms part of 11 Churchgate Way, raising the roof and altering the former shop front.

This application is for retrospective planning permission for the works which have already been undertaken.

SUPPORTING CASE

No supporting statement was submitted as this is a householder application.

PLANNING HISTORY

07/00517/O: Application Refused: 06/06/07 - Outline Application: construction of pair of semi-detached dwellings
Appeal Dismissed 30/11/07

06/00126/O: Application Refused: 10/03/06 - Outline permission: Site for construction of a two storey dwelling and garage

04/02251/CU: Application Permitted: 02/12/04 - Change of use from beauty salon to residential

RESPONSE TO CONSULTATION

Parish Council: SUPPORT with no further observations

IDB: NO OBJECTION There is a piped watercourse close to the south-western boundary which is part of a Board maintained watercourse. Byelaw 10 applies and although the proposed works will not be affected by Byelaw 10, should further works be carried out in the future within 9 metres of the drain then prior written consent would be required from the Board.

Conservation Officer: NO OBJECTION, the property is on the external boundary of the Conservation Area. The extension which has already been built, does not have a negative impact on the views into and out of the Conservation Area or any nearby heritage assets.

Emergency Planning: Due to the location conditions are recommended regarding EA FWD Service and Evacuation Plan.

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.

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

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main issues to consider when determining this application are as follows:

- The principle of development
- Impact on the Conservation Area
- Neighbour Amenity
- Other material considerations
- Crime and Disorder

The principle of development

Extensions and alterations to an existing dwelling are acceptable in principle provided they are in harmony with the building characteristics of the locality.

The application site is in the heart of Terrington St Clement with the dwellings in the immediate locality being a mix of old period cottages as well as more modern two and single storey dwellings. Whilst the majority of dwellings have a ridgeline parallel to the road there is a dwelling to the north which also has a projecting front gable. The alterations to the former shop front and roof are considered acceptable and in character with the locality.

Impact on the Conservation Area

The application site lies immediately to the north of the Conservation Area of Terrington St Clement. The proposal does not have a detrimental impact on this adjacent heritage asset and there are no objections to the proposal from the Conservation Officer.

Neighbour Amenity

The alterations have no material impact on any neighbouring dwellings due to the orientation and distance of the proposal to any dwellings to the south and west.

Other material considerations

Whilst the application site is within Flood Zone 3 the proposal is for the alteration of an existing building and the new residential accommodation is at the first floor and therefore does not require an FRA.

Crime and Disorder

There are no issues which would arise from this application with regard to crime and disorder.

CONCLUSION

The alteration of the former shop front and roof-line is acceptable in principle and would not have any material impact upon neighbour amenity or the adjacent heritage asset. Consequently the proposal complies with the National Planning Policy Framework, saved Policy 4/21 of the King's Lynn and West Norfolk Local Plan (1998), Policies CS08 and CS12 of the King's Lynn and West Norfolk Adopted Core Strategy 2011 and Policy DM15 of the emerging Site Allocations and Development Management Policy Document and therefore planning permission should be granted.

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 'proposed' elevations and 'proposed' floor plans received by the Local Planning Authority on 15th March 2016.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.