

AGENDA ITEM NO: 9/3(m)

Parish:	Watlington	
Proposal:	Detached dwelling and double garage with associated landscape and paving works	
Location:	Site North West of Whinmill 1 Thieves Bridge Road Watlington King's Lynn	
Applicant:	Ms M Allflat	
Case No:	16/00680/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 6 June 2016

Reason for Referral to Planning Committee – The Parish Council object to the proposal which is at variance with the Officer recommendation.

Case Summary

The application is for one single storey dwelling with detached garage. It is located within the village of Watlington which is classed as a Key Rural Service Centre and the construction of a dwelling is acceptable in principle provided it is in character with the built characteristics of the locality.

Key Issues

Principle of Development
Form and Character
Amenity
Highways
Other material Considerations
Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

The site is located to the east of Downham Road, Watlington close to its junction with Thieves Bridge Road. The site is located within Built Environment Type D. Watlington is identified as a 'Key Rural Service Centre' in the Settlement Hierarchy contained in the Core Strategy. The area is primarily residential in nature.

The site lies to the west of No.1 Thieves Bridge Road and constitutes part of its curtilage. The site is bounded to its west by a hedgerow of approximately 2.3m in height, a c.1.8m high close boarded timber fence to the north, and a conifer hedge to the south and a 1.8m close board fence between the site and the donor property to the east.

Full planning permission is sought for the erection of one detached dwelling with detached double garage.

SUPPORTING CASE

- The proposal is within the development boundary.
- There has been an approval on the site before.
- The site and position provides an opportunity for an attractive, contemporary design.
- The proposal is in scale with adjoining dwellings.

PLANNING HISTORY

15/00542/RM: Application Permitted: 28/05/15 - Reserved Matters Application following outline planning permission 14/00386/O: construction of one dwelling - Adjacent 1 Thieves Bridge Road

14/01257/F: Application Permitted: 17/10/14 - Proposed side extension and internal alterations. Detached garage – Whinmill 1 Thieves Bridge Road

14/00386/O: Application Permitted: 01/05/14 - Outline Application: Construction of one dwelling and associated access - 1 Thieves Bridge Road

RESPONSE TO CONSULTATION

Parish Council: OBJECTION The proposal would create a cramped form of development, with the property and double garage representing an over-intensive use of the site. The scheme fails to provide adequate amenity space to accompany the proposed dwelling which would be detrimental to any future occupiers.

Highways Authority: NO OBJECTION. The neighbour at no.87 maintains their hedge at a distance of 2.4m from the edge of the carriageway which enables them to adequately see from their point of access. This in turn would enable the point of access in relation to this application to have the ability (with appropriate conditions fronting the application site) to see a vision splay to an appropriate standard. This would offer improvements to the visibility of the Thieves Bridge Road highway junction, as the splays needed for the private access would extend through. Conditions requested regarding construction of the access, parking and turning area, a parallel visibility splay and removal of PD rights regarding means of obstruction.

Internal Drainage Board: The application is within the catchment area of the Board but not within the Board's District. As the application indicates surface water disposal is to a soakaway system the proposed development will not adversely affect drainage operations within the district. However, should the method of surface water disposal be changed in any way e.g. to a positive piped system, then full details of the drainage arrangements must be submitted to the Board, and their consent to any additional discharge to their system obtained prior to development commencing. No doubt the Borough Council will satisfy yourselves that no flooding problems are likely to occur in connection with the proposals.

Environmental Health & Housing - Environmental Quality: No Comments regarding contaminated land or air quality issues.

REPRESENTATIONS

No letters of representation 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

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

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

- Principle of Development
- Planning History
- Form and Character

- Amenity
- Highways
- Other material Considerations
- Crime and Disorder

Principle of Development

The National Planning Policy Framework (NPPF), 2012 states, at paragraph 49, that: 'Housing applications should be considered in the context of the presumption in favour of sustainable development'.

Watlington is identified as a Key Rural Service Centre in the Settlement Hierarchy set out in Policy CS02 of the King's Lynn & West Norfolk Core Strategy, 2011. Furthermore the application site falls within Built Environment Type D as identified in the King's Lynn & West Norfolk Local Plan, 1998. Within this area the principle of new residential development is generally considered to be acceptable. Development must however have regard for and be in harmony with the building characteristics of the locality and comply with all other relevant policies.

Planning History

Planning permission has already been granted for the construction of one dwelling under planning permission 14/00386/O and 15/00542/RM which would utilise the same proposed access position.

The approved dwelling was 1 ½ storey with first floor accommodation and was positioned fronting onto Downham Road, where the proposed parking and turning area and garage are within this application. There was some proposed amenity space to the rear of the approved dwelling and the majority of the amenity space and parking / turning was to the area of land where this proposal is sited.

Form and Character

Whilst the majority of development in the immediate locality of the site is characterised by linear development fronting the road; development to the north of the site follows no such pattern.

To the north of the application site the majority of the dwellings are set back from the highway having front amenity spaces that primarily accommodates parking and turning areas as well as areas of green space.

The proposed development differs from that which was originally approved by re-positioning and re-orientating the proposed dwelling so that it's end gable fronts Downham Road and the principle elevation faces north. In addition the proposed dwelling has been lowered so that it is single storey and consequently the proposed building has a larger footprint on site. The proposed double garage would be sited facing west with the parking and turning to the front of it and the dwelling.

Whilst this would result in a form of development which would differ from that in the immediate locality, the site could be considered an end-stop where the form and character changes to the north from the rest of the locality.

There has been an objection from the Parish on the basis that the proposal is overdevelopment of the plot and lacks amenity space.

However whilst there has been a reduction in the amount of amenity space compared to what was originally approved it would still have an amenity space to the rear (south) which would be up to 15m in depth and 14m in width and therefore it is not considered that the proposal could be refused on this basis.

Overall the alterations to that which was originally approved are considered acceptable and would not materially harm the form and character in the locality.

Amenity

The impact upon the donor dwelling has been assessed. The proposal is for a single storey dwelling and all of the windows have been sited on the north and south elevations so consequently there would be no material impact with regard to overlooking. The most eastern part of the proposal has been stepped down and therefore the proposal would have no material impact with regard to being overbearing. The proposal is to the west of the donor dwelling and therefore there would be some loss of light at the end of the day, however the proposal is single storey and the impact would not be to the degree which would warrant a refusal.

There would be no material impact upon any other neighbours due to the position and height of the proposed buildings on site.

Highways

There are no objections from the highway officer subject to conditions. In order to provide a 2.4m wide parallel visibility splay some of the existing hedging to the western boundary may need to be cut back, however this is the same condition which was placed on the previous outline approval (14/00386/O).

Other material Considerations

The application site is within Flood Zone 1 and therefore does not require a Flood Risk Assessment.

Crime and Disorder

There are no issues regarding crime and disorder which would arise due to this application.

CONCLUSION

The principle of development has been accepted by the previous approval. However, the change in layout and design needs to be considered.

On this basis the proposed development would not materially harm the form and character of the locality and would have no material impact on neighbour amenity or highway safety.

Consequently the proposal complies with the National Planning Policy Framework, Policies CS01, CS02, CS08, CS09 and CS11 of the King's Lynn and West Norfolk Adopted Core Strategy 2011, Policy 4/21 of the saved Local Plan Policies and Policies DM2, DM15 and DM17 of the emerging Site Allocations and Development Management Policy Document and is recommended for approval.

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 1153-16-1 'Detached dwelling & Garage'.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan (drawing number 1153-16-1) in accordance with the highway specification (drawing No TRAD 4) attached. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 3 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 4 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 4 Reason In the interests of highway safety.
- 5 Condition Prior to the first occupation of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's Downham Road roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 5 Reason In the interests of highway safety.
- 6 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.