

Parish:	North Wootton	
Proposal:	Householder: Single storey side extension and new porch.	
Location:	5 Gregory Close North Wootton King's Lynn Norfolk	
Applicant:	Mr A Burton	
Case No:	26/00521/F (Full Application)	
Case Officer:	Clare Malcomson	Date for Determination: 15 May 2026

Reason for Referral to Planning Committee – Called-in by Councillors Coates and Ring due to the level of interest in the application.

Neighbourhood Plan: Yes

Case Summary

Full application is sought for the demolition of the existing detached single garage and the erection of a single storey side and rear extension and alterations to the existing house to create additional living accommodation.

The site lies within the Parish of North Wootton within the development boundary within an established cul-de-sac of primarily detached single storey dwellings.

Key Issues

The main considerations in the determination of this application are:

- Principle of Development
- Form and Character
- Impact on Amenity
- Climate Change
- Highway Impacts

Recommendation

Approve

THE APPLICATION

The site is a single storey semi-detached reddish brown bricked dwelling with a brown pantiled roof, situated on the eastern edge of Gregory Close, beyond the cul-de-sac's turning head. The property is accessed across a private driveway that is shared with number 6 Gregory Close, the other pair to the application property. The property currently has a detached garage close to its eastern boundary and a single storey rear conservatory.

Number 5 and its neighbour number 6 face toward a 2m close boarded fence beyond which is an open public space with footpath.

Gregory Close comprises mainly detached single storey dwellings also largely of reddish / buff brick with brown pantiled roofs. The application property is bounded to the north by number 4 Gregory Close and to the east by single storey detached dwellings on Julian Close.

The application comprises the following elements:

- Alterations to the existing house to change a front window to a front door with porch;
- A single storey side extension with pitched roof with the following approximate dimensions:
7m wide;
13m deep;
5.2m high;
- A single storey flat-roofed side element to create a utility with the following approximate dimensions:
2.76m wide, reducing to 1.6m at the rear;
8.5m deep
3m high
- The creation of 3 parking bays in the front garden area.

During the course of the application amended plans have been submitted showing a dropped ridge line and amended roof profile, the extension shown set back from the front of the house and the addition of three parking bays.

APPLICANT/AGENT SUPPORTING CASE

5 Gregory Close is currently a small 2 bedroom single storey dwelling. Because of its unique location, it benefits from a proportionately large plot which is also remote from the general street scene.

The applicants very much like living in this part of North Wootton and seek to extend their property to accommodate their expanding family and our proposal has been carefully designed to meet this requirement.

The applicants would have preferred the whole extension to be built with a pitched roof, but felt it appropriate to have the utility section of the extension in a flat roof to reduce any impact to the eastern neighbours.

The original proposal has also been reduced to make the extension subservient to the main dwelling and keep the roof profiles within the BRE (IP5/92) stipulated 43 degree angle to mitigate over shadowing.

It should also be appreciated, that under permitted development, detached buildings could be erected without planning permission with a greater over shadowing impact under the BRE guidance than our proposals. These have been overlaid on our drawing 1790-04 to demonstrate this.

PLANNING HISTORY

There is no relevant planning history.

RESPONSE TO CONSULTATION

Parish Council: NEUTRAL

The Parish Council has no observations to make on this application. Councillors are aware of ongoing correspondence with the planning department and note that the applicant has revised the designs.

The Parish Council further acknowledges that the application has been called in by Councillor Ring and Councillor Coates, and that the views of parishioners have been listened to and noted.

REPRESENTATIONS

FIVE letters of **OBJECTION** have been received in response to the application as originally submitted and a **further SEVEN letters** have been received following the amended plans raising the same concerns. Objections are on the following grounds:

- The extension would be too large;
- It would not be proportionate to the size of the existing house;
- The existing house size is ideal for first time buyers and the elderly whereas the proposed dwelling would be much larger;
- It would be overbearing;
- Loss of sunlight and overshadowing;
- It would adversely affect the out-look from adjoining gardens;
- It would close the gap between buildings and erode the spacious character of the area;
- It would be a long and continuous built form;
- The permitted development limitations were misrepresented at the Parish Meeting;
- Additional hardstanding for cars would be intensifying the development;
- Conflict with Local Plan and Neighbourhood Plan Policies;
- De-valuation of property.

TWO letters of **SUPPORT** have been received to the application on the following grounds:

- The conservatory and garage would be removed so lessening the impact;
- There would be more on-site parking than before reducing pressure on the road;
- The amended plans show a reduction in height respecting neighbours;
- It is important that young people can live in the area as well as the elderly;

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- Some neighbours are in favour of the development.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP04 - Presumption in Favour of Sustainable Development Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy 3: Design

Policy 4: Residential Parking Standards

Policy 3: Design

Policy 4: Residential Parking Standards

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway impacts
- Climate Change

Principle of Development:

Paragraph 2 of the National Planning Policy Framework (2024) reiterates the requirements of planning law which is that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises the Local Plan (2021-2040) and the North Wootton Neighbourhood Plan.

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The principle of development here is acceptable, subject to compliance with relevant development plan policies and guidance.

It is also relevant to consider what could be built under permitted development rights without the requirement for planning consent. This is the 'fall-back' position which will be discussed in the relevant sections below.

Form and Character:

Policy LP18 of the Local Plan requires development to achieve a high quality of design. For the current proposal the following sub-paragraphs are most relevant when considering the impact of the development upon the character of the area and appearance in the street-scene. They state that development should:

- c. respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout, materials and access will enhance the quality of the environment;
- d. where possible, enhance the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character), gaps between settlements, landscape setting, distinctive settlement character, landscape features and ecological networks;
- g. achieve high standards of sustainable design.

Policy LP21 states, inter alia, that “the scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.”

Policy 3 of the North Wootton Neighbourhood Development Plan characterises the village as having a settlement pattern that is “low-scale and low-density across the settlement”, with houses “arranged in clusters serving a network of multi-branched cul-de-sac roads and small pockets of greenspace”. Policy 3 requires development to be of a density that respects local character (criterion (a)), to protect and enhance landscape and green infrastructure features so as to preserve the natural character of the village (criterion (f)), and to be consistent with the North Wootton Design Guidance and Codes (2021).

Gregory Close is characterised by single storey dwellings, often with detached garaging adjacent. There is some variety to the individual design and layout. This, combined with the curvature of the road, mean that properties do not have a regimented pattern, but are set at angles such that views between the gaps of the individual plots are apparent.

The application property occupies a generously sized site, at least as large as others within the vicinity, with a good separation to its eastern boundary. What is different from the prevailing character is that there is also a degree of separation from the public road due to it being at the end of the Close, accessed from a relatively long private drive, effectively book-ending Gregory Close at this point. These factors mean that the property is not readily viewed within the context of the wider street-scene within Gregory Close. Rather, the extension would be viewed fully only from the front of number 5: views from the adjacent park would be partially obscured by a boundary hedge and the oblique view across the rear gardens of numbers 6 and 5 would reveal only the rear element. The latter has a sloping roof form that would not appear excessively dominant in the street-scene.

The proposed utility closest to the eastern boundary would be set back 4.4m from the front of the main side extension element. This coupled with the proposed flat roof and lower height of this part of the proposal, would assist to an extent in reducing the visual appearance of built form close to the eastern boundary.

Seen within this context, the overall size of the extension and its relationship with the boundary is considered, on balance, to be acceptable. In addition, the amended plans now show a dropped ridge and the front wall of the main element set back from the front of the property which assists in retaining the form and appearance of the original dwelling.

The porch element is relatively small. There are other porches and canopies within the wider area so it would not be particularly out of keeping within the locality. Also of relevance is that a porch of similar proportions could be achieved under permitted development rights.

In conclusion, having regard to all the above factors, it is not considered that the proposed development would have a negative impact upon the character of the area or the appearance of the street-scene that would justify a refusal on these grounds. The proposal would, therefore, comply with Policies LP18 and LP21 of the Local Plan and with Policy 3 of the Neighbourhood Plan.

Impact on Neighbour Amenity:

Policy LP21 requires that proposals be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupants of the proposed development. Proposals will be assessed against a number of factors. The most relevant in this case are overlooking, overbearing, overshadowing and visual impact.

The application address adjoins a number of properties within Gregory Close and Julian Road, with the occupants of numbers 6 and 4 Gregory Close and 9 Julian Road situated closest to the proposed development. Therefore, the effect of the development upon these adjoining occupants are considered below.

Due to the single storey nature of the proposal, there would be no first floor windows overlooking adjoining property. Further windows at roof level could be controlled by a condition.

Number 6 is the pair to the application property. There is a 1.8m high fence along the boundary. Number 5 also currently has an approximately 3m deep conservatory that is sited about 1.7m from the boundary fence with this property which would be removed as part of the development. The proposed extension would project 4.2m beyond the rear of the existing house which is 1.2m deeper than the depth of the existing conservatory, but would be sited approximately 6.6m from the boundary with number 6. Notably, the ridge of height of the extension is approximately 1m lower than the main ridge. This separation together with the raking roof form means that the development would not appear unduly overbearing or cause significant overshadowing.

Overall, having regard to the present situation and the fact that a 3m deep and 4m high extension up to the boundary could be built without planning consent (the fall-back position), means that overall, the development would not unduly impact this neighbouring property in terms of overshadowing and outlook.

Number 4 Gregory Close is a single storey dwelling sited to the north of the application property. There is a secondary side window serving a living area, with the main outlook to the rear (east) into a conservatory. The property has an out-building / summerhouse on its

western boundary and a patio / seating area in front of this looking toward the application site. There is an intervening 1.8m high fence with additional boundary planting along part of this boundary.

The proposed extension, in particular its roof, would be seen from this property, although the conservatory structure would partially obscure the view both from the living room and the conservatory itself. It would be more readily apparent from the rear garden area, although, again, would be partially obscured by the intervening boundary fence and, at present, the boundary hedge that is within the garden of number 4.

Although built form would be closer to this neighbouring property and some open aspect to the sky would be lost when looking in the direction of the proposed extension, it is not considered that the proposed development would be excessively overbearing. In reaching this conclusion, relevant factors are: the separation of approximately 8m between the rear of the proposed extension to the boundary fence with 4 Gregory Close; the slope of the proposed extension roof and the overall width and orientation of number 4's garden in relation to the proposed extension. In addition, the fall-back position would enable a 3m deep and 4m high extension to be built at the rear without the requirement for consent which would be closer to number 4's boundary than the proposed extension.

In terms of overshadowing, although situated to the north of the application property, due to the separation between the two properties, there would not be significant loss of light. This is because in addition to this separation, the sun would be in line with the proposed extension when the sun is generally highest in the sky during the middle of the day and when shadows would be shallowest.

Number 9 Julian Road lies immediately to the east of the proposed extension. This property has a rear conservatory facing the application site which is accessed from the living room, together with an adjacent patio area. There is an out-building / summerhouse on the southern boundary and an open pergola in the north-western corner of the garden. There is an approximately 1.8m boundary fence along the eastern boundary with the application property. The existing garage to 5 Gregory Close is also sited close to the boundary fence.

The main part of the proposed extension (excluding utility element) would be sited between approximately 2.4m and 3.5m from the eastern boundary fence, bringing built form closer to this adjoining property, thereby changing the outlook. Due to the orientation of the rear garden of 9 Julian Road, the extension would generally be seen within the fold of the existing building. This sort of relationship is not unusual in a suburban context, although it is appreciated that number 5 Gregory Close is currently sited some distance from the rear boundary fence of 9 Julian Road.

While acknowledging this changed outlook, taking into account the overall width and depth of number 9's garden, it is not considered that the proposed extension would have an overbearing impact that would warrant a refusal of planning consent.

It is noted that the roof of the proposed extension would slope down to the rear of number 5 at an angle that would effectively infill the gap that presently exists between the existing garage and roof of the existing house at number 5, when viewed from 9 Julian Road. This would mean that in the late afternoon, views of the sun setting which are currently enjoyed from the patio area, would be obscured to some extent.

Equally, the proposed extension would block some direct sunlight from reaching the Pergola (situated in the north-western corner) for parts of the afternoon at certain times of the year, particularly when the sun is lower in the sky. Whilst this impact is acknowledged, when

assessing potential overshadowing, the overall impact of a development upon an adjoining property must be assessed. As mentioned above, number 9 has a relatively large garden. This together with its west-facing orientation means that, overall, it would still enjoy a good level of light and sunlight and there would be insufficient grounds to refuse consent.

The utility element would be sited 1m from the boundary fence. However, it would have a flat roof and would be partially obscured by this fence. It is also relevant to note that a building of similar scale could be built up to the boundary without planning consent. Whilst the side door would be used by the present occupiers, it is not the main door to the garden. Overall, this aspect of the scheme is considered acceptable.

In conclusion, having considered carefully the impact on adjoining occupiers and fully acknowledging that the proposed extension would change the relationship of 5 Gregory Close to neighbouring properties, it is concluded that there would not be sufficient grounds to refuse the application on amenity grounds. Therefore, the proposal is considered to comply with Policy LP21 of the Local Plan and with Policy 3 of the Neighbourhood Plan.

Highway Impacts:

There are no changes to the access, therefore, the development would have no material impact on highway safety. The provision of three parking bays instead of the existing single detached garage and driveway would comply with the parking standards for a three / four bedroom property. Overall, the development would comply with Policies LP13 and LP14 of the Local Plan and with Policy 4 of the North Wootton Neighbourhood Plan.

Climate Change:

Policy LP06 of the Local Plan 2021-2040 requires development to recognise and contribute to the importance of, and future proofing against climate change and to support the Government target of becoming a net zero economy by 2050. Given the scale and nature of the proposal, and having to accord with Building Regulations, the proposal would generally be compliant with Policy LP06 and no further mitigation is required.

CONCLUSION:

The proposed development is for a relatively large extension in comparison to the existing property. However, the existing garden is also generously sized as detailed above. The impact of the proposal on the character and appearance of the area and upon the amenities of adjoining occupiers has been carefully considered. It is concluded that, overall, the proposal is acceptable in accordance with relevant Policies of the Local Plan and Neighbourhood Plan. Therefore, the application 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 approved shall be implemented in accordance with the following plan:

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- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no new windows/dormer windows (other than those expressly authorised by this permission), shall be allowed without the granting of specific planning permission.
- 3 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.