

AGENDA ITEM NO: 8/2(e)

Parish:	Heacham	
Proposal:	Construction of dwelling	
Location:	Land North 14 Caius Close Heacham King's Lynn	
Applicant:	Mr P Fade	
Case No:	16/00311/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 21 April 2016 Extension of Time Expiry Date: 10 June 2016

Reason for Referral to Planning Committee – Parish Council comments at variance with Officer recommendation

Case Summary

The application site comprises a triangular shaped parcel of land, measuring approximately 189 square metres. The land is currently used as residential garden to the side of no. 14 Caius Close, Heacham.

Full planning permission is sought for the construction of a two storey end-terraced dwelling.

Heacham is classified as a Key Rural Service Centre within the Core Strategy Settlement Hierarchy.

Key Issues

Principle of development;
Form and character;
Neighbour amenities;
Highway safety;
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises a triangular shaped parcel of land, measuring approximately 189 square metres. The land is currently used as residential garden to the side of no. 14 Caius Close, Heacham.

Full planning permission is sought for the construction of a two storey, one bedroom, end-terraced dwelling.

It is proposed to lower the ridge height of the proposed dwelling compared to No.14 by approximately 300mm. The proposed dwelling is also marginally narrower than that adjoining at no.14, by approximately 400mm. The fenestration proportions and materials are proposed to match those of the donor dwelling.

A new access is proposed to serve the new dwelling sited towards the northern corner of the site from Staithe Road. One parking space will be provided to the rear of the property with adequate on-site turning space (compliant with Parking Standards for Norfolk 2007).

SUPPORTING CASE

There is no supporting case accompanying this application.

PLANNING HISTORY

No recent planning history.

RESPONSE TO CONSULTATION

Parish Council OBJECT Over intensive development of site. Access dangerous particularly to pedestrians using footpath - lack of visibility. There is no vehicular access at this point as it is for pedestrians only due to safety issues with busy Staithe Road-Poplar Avenue-Collins Lane junction with multiple bus routes. Access to this property as drawn is not consistent with the rest of the terrace which comply with safety issues and come in from Caius Close.

NCC Highways: NO OBJECTION conditionally.

Environment Agency: NO OBJECTION

Environmental Quality: NO OBJECTION

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

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are:

- Principle of development;
- Form and character;
- Neighbour amenities;
- Highway safety;
- Other material considerations

Principle of Development

Heacham is classified as a Key Rural Service Centre within the settlement hierarchy of the Core Strategy. Such centres are considered to help sustain the wider rural community. They provide a range of services that can meet basic day-to-day needs. Local scale development will be concentrated in identified Key Rural Service Centres.

It is considered that the site is of sufficient size to accommodate a dwelling, parking and turning space and amenity space comparable to its surroundings.

The proposal is therefore acceptable in principle, subject to other planning policy and material considerations.

Form and Character

The area is characterised predominantly by two storey dwellings, comprising terraced, semi-detached and detached properties. Caius Close forms a relatively modern cul-de-sac when compared to the carrstone cottages on Staithe Road. A new terraced dwelling would not be out of keeping with the character of the area.

Rear gardens within the vicinity vary in size but are generally relatively small and particularly narrow in some cases. The garden left for the donor dwelling and that provided for the proposed dwelling are sufficient in size to provide adequate usable private amenity space, comparative to surrounding plots, in particular no. 12.

The proposal will bring the development on Caius Close closer to Staithe Road. However, a footpath runs along the northern boundary of the site and a wide grass verge bounds the footpath and the highway, providing adequate space within the built form. Furthermore, because the northern site boundary is angled, the front corner of the proposed dwelling will be sited approximately 1m from the boundary and the rear corner approximately 5.6m from the boundary.

The proposed development would therefore cause no detrimental impact upon the form and character of the area.

Neighbour Amenity

The rear elevation of the dwelling is proposed to be level with the rear elevation of the donor dwelling and its adjoining neighbours. Thus any outlook from the first floor rear windows would be too acute to cause a material loss of privacy to the neighbouring residents.

The relationship between the first floor front bedroom windows and the dwellings opposite at nos. 15 and 16 is no worse than the existing situation with the donor property and its adjoining neighbours. Therefore there will be no material overlooking to residential amenity.

Due to the relationship of the proposed dwelling with adjacent properties and the direction of the sun, there will be no material overbearing or overshadowing impact upon neighbouring residents.

Highway Safety

Following the submission of amended plans providing suitable visibility for pedestrians, the Local Highway Authority raises no objection to the proposed development subject to conditions.

Other Material Considerations

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

Parish Council Comments:

Concerns were raised with regards to over intensive development of the site and dangerous access to pedestrians. These issues have been addressed above in the report.

CONCLUSION

It is considered that the proposed development relates adequately to the density, form and character of the area in terms of its scale, design and appearance. The application site is capable of accommodating a new terraced dwelling comparable to its surroundings. Adequate parking, turning and private amenity space is proposed.

The proposed dwelling will cause no material overlooking, overshadowing or overbearing impact to any neighbouring residents.

On the basis of the above, the proposal accords with the provisions of the NPPF, Local Plan Policy 4/21, Core Strategy Policies CS01, CS02 and CS08 and emerging Development Management Policies DM1, DM2, DM15 and DM17.

It is therefore recommended that this application be approved subject to the following conditions.

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 as amended; 249-02C.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The materials to be used on the external surfaces of the development hereby approved shall match as closely as possible the type, colour and texture of the materials used in the construction of the donor dwelling.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

- 6 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 in accordance with the highway specification (Dwg. No. TRAD 1). 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.
- 6 Reason To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 7 Condition Prior to the first occupation of the development hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.
- 7 Reason To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.