

AGENDA ITEM NO: 8/2(i)

Parish:	Ringstead	
Proposal:	Retention and completion of the sub-division of 94 High Street	
Location:	94 High Street Ringstead Hunstanton Norfolk	
Applicant:	Mr David Wann And Ms Anelli Taylor	
Case No:	16/00175/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 29 March 2016 Extension of Time Expiry Date: 11 July 2016

Reason for Referral to Planning Committee – The views of Ringstead Parish Council is contrary to the Officer recommendation.

Case Summary

The application site lies within an area designated in the 1998 Local Plan as Built Environment B within Ringstead.

Ringstead is classified as a Smaller Village and Hamlet according to Policy CS02 of the Local Development Framework Core Strategy.

The application site comprises of a 2 storey end terraced property which has been the subject of extensive alterations and extensions.

The proposal seeks consent for the subdivision of the original part of the property to provide a single bedroom unit.

Key Issues

Principle of Development
 Impact upon Visual Amenity
 Impact upon Neighbour Amenity
 Highway Safety
 Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within an area designated as Built Environment Type B according to Local Plan Proposals Maps for Ringstead.

Ringstead is classified as a Smaller Village and Hamlet according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The application site is on the eastern side of High Street, Ringstead and comprises of a 2 storey terraced dwelling constructed in red brick and chalk. The site is accessed via a shared driveway with the donor property and the adjoining neighbours.

The site has been subdivided already. The garden area to the donor property is proposed to be separated into 2 sections.

The application seeks consent to sub-divide the donor property into 2 properties. The donor property will have 3 bedrooms and the new property 1 bedroom. The new property will have two parking spaces given over the front of the site and the donor property will retain two parking spaces to the front of unit 2.

Part of the proposal has been implemented through an approved scheme to extend the existing property 13/01383/F; the extension on the rear of unit 1 was almost complete at the time of the site visit.

SUPPORTING CASE

The application has been supported with a Design and Access Statement which states the following:-

- The application site is towards the northern end of High Street, Ringstead. The proposal relates to the 2 end properties of terrace cottages.
- The terrace is two storey in form.
- The proposal is to split two units which comprise the original cottage forming one unit and the recent extension to the site will be another unit.
- The access is currently across a driveway that allows access to both 94 and 96 high street. Numbers 98 and 100 have a garden area to the front and have no vehicular access. From the front garden to 94 there are pedestrian gates allowing access to the parking area between the front garden and driveway. There is enough parking space to No.94 and 3 spaces to the new unit has shown on the block plan

PLANNING HISTORY

13/01383/F: Application Permitted: 09/12/13 - Variation of condition number 2 of planning permission 11/01829/F to replace approved drawings allowing proposed alterations

13/01097/F: Non-determined Invalid now returned: 18/10/13 - Summer Room Extensions to 94 and 96 High Street

13/00433/F: Application Permitted: 20/05/13 - New cart shed

11/01830/CA: Consent Not required: 22/12/11 - Extension and refurbishment to 94 and 96 High Street

11/01829/F: Application Permitted: 22/12/11 - Extension and refurbishment to 94 and 96 High Street

RESPONSE TO CONSULTATION

Parish Council: OBJECTION the roadside is in the Conservation Area and that the various walls within the village are mentioned in the Character Statement

As the walls run parallel with the road, it would disturb the balance to have the walls splayed.

There is also the feeling that if this was allowed back door development in the Conservation Area may set a precedent to future developments.

NCC Highways Authority: NO OBJECTION subject to conditions that will be reported in late correspondence

Conservation Officer: NO OBJECTION

REPRESENTATIONS

No representations 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.

8/1 - indicates that individual and small groups of dwellings will be permitted in settled or built-up areas of villages defined as Built Environment Types C and D.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

- Principle of Development and Planning History
- Impact upon Neighbour Amenity
- Impact upon Conservation Area
- Highway Safety
- Other Material Considerations

Principle of Development and Planning History

The existing property has been the subject of applications for extensions and alterations. The property has had extensive extensions to the side and rear cumulating in a property that has 4 bedrooms, large kitchen dining area and living area.

Planning Enforcement investigations have concluded that the property has already been partially subdivided.

The proposal therefore seeks to retain and complete the subdivision of the property into, 1-1 bedroom unit and 1-3 bedroom unit.

The site lies within an area designated as Built Environment Type B according to Local Plan Proposals Maps for Ringstead.

Development within Built Environment Type B is restricted to ancillary buildings to the existing principal building or development involving the alteration, extension or change of use of an existing building and, where such development would not disturb the spatial relationship between existing buildings and their open heavily treed settings.

Policy CS02 of the Local Development Framework Core Strategy 2011 classifies Ringstead as a Smaller Village and Hamlet which restricts development in the Smaller Villages and Hamlets to sensitive infilling of gaps within an otherwise continuously built up frontage by new dwellings will be permitted in Smaller Villages and Hamlets where:-

- The sensitive infilling of small gaps within an otherwise continuously built up frontage where the development to the scale and character of the group of buildings and its surroundings; and
- It will not fill a gap which provides a positive contribution to the street scene

In exceptional circumstances the development of small groups of dwellings in Smaller Villages and Hamlets may be considered appropriate where the development is of a particularly high quality and would provide significant benefits to the local community.

In this case this relates to subdividing existing built form which is considered to be acceptable in principle.

Impact upon the Conservation Area and Area of Outstanding Natural Beauty

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 s.72 requires local planning authorities to have special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

The proposal involves does not involve any significant external alterations to facilitate the subdivision of the property, however alterations to an existing wall that flanks the existing access to the property will need to be reduced in height in order to facilitate a 45m x 2.4m set back from the junction of the existing access to the main road as required by the highways officer.

Ringstead Conservation Area Character Statement makes reference to “traditional” walls can be seen everywhere in Ringstead, usually of chalk and often terra cotta coloured “saddle” copings. Their contribution to the character of the village “cannot be too highly stressed”.

Notwithstanding Ringstead Parish Council sentiments that the wall should be retained, it is unstable. Following the removal of vegetation from the wall, the carrstone boulders are loose and it will be the case that the wall needs to be repaired.

The wall will not be lost in its entirety, 600mm will be retained and it is intended to reclaim the copings. The Conservation Officer raises no particular objection to the reduction in the height of the wall.

The minimal alterations to facilitate the subdivision are not considered to harm the character of the Area of Outstanding Natural Beauty. The character of the AONB is retained.

Impact upon Neighbour Amenity

The proposal does not involve any extensions to the existing property in order to facilitate the sub-division. Only the infilling of internal walls to create the subdivision, are proposed. Accordingly there would be no detrimental impact upon neighbour amenity. The area to the rear of the existing property has been used as the donor property's garden area. The use of the garden area would not alter as a result of this application.

Highway Safety

The proposal has been revised to take into account the highways officer's comments. The highways officer objected to the original scheme as there was a lack of visibility in the northern direction. Accordingly, the agent has amended the plans and the applicant purchased no.100 High Street in order to be able to provide the required visibility splays.

The highways officer has no objection to the revised plans and recommends conditions in respect to: - the access being widened to 4.5m, no gates to be erected across the access, visibility splays provided in accordance with the submitted plans and parking and turning provided on-site.

Other Material Considerations

The proposal would not cause a detrimental impact upon the Hunstanton Park SSSI and Ringstead Downs SSSI, which are within 2km of the site

CONCLUSION

Members will need to consider whether the proposal to sub-divide the property into 2 residential dwellings is acceptable.

The site lies within Built Environment Type B which restricts development to ancillary buildings or the alteration, extension, change of use of an existing building.

The proposal would not conform to Policy DM3 in so far as the proposal not being an “infill” however it is considered that the proposal would not cause any harm and is a sensitive form of development.

The effect of reducing the level of the wall is not considered to cause any detrimental harm to the character of the Conservation Area.

There is no detrimental impact upon neighbour amenity.

Subject to conditions the proposal is considered on balance to comply with the provisions of the National Planning Policy Framework, National Planning Practice Guidance, Local Plan Policies and policies of the draft development management plan document.

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 plans:-
 - Location Plan as shown on drawing no. 160640/01 Rev B dated 9th May 2016 received 11th May 2016.
 - Floor Plans as proposed on drawing no. 160640/03 dated 31st January 2016 received 1st February 2016.
 - Elevations as proposed on drawing no. 160640/04 Rev C dated 11th May 2016 received 11th May 2016.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.