

AGENDA ITEM NO: 8/3 (k)

Parish:	Upwell	
Proposal:	Alterations and extension to existing house (amended design) with provision for rear balcony	
Location:	28 - 29 St Peters Road Upwell Wisbech Norfolk	
Applicant:	Mr And Mrs J W Spikings	
Case No:	16/01078/F (Full Application)	
Case Officer:	Mrs H Wood-Handy	Date for Determination: 3 August 2016

Reason for Referral to Planning Committee – The applicant is a Member of the Borough Council

Case Summary

Planning permission 15/01711/F (approved at Committee on 9th December 2015) granted alterations and a single storey extension to the rear of No's 28-29 St Peters Road, Upwell. The current application is to alter the approved plans to include the opening up of windows to the North West elevation, and an enlarged window, provision of French doors and a balcony to the south east elevation.

The premises are that of J D Spikings & Son (butchers shop) and associated house and is part of a block two storey development set within Upwell Conservation Area.

This application is referred to the Planning Committee by virtue of the property and application relating to Cllr Mrs Spikings. The application has been changed since the original submission from a variation of condition to a full planning application.

Key Issues

Principle of development

Changes in design since the grant of planning permission 15/01711/F

Impact on neighbour amenity

Recommendation

APPROVE

THE APPLICATION

Planning permission 15/01711/F (approved at Committee on 9th December 2015) granted alterations and a single storey extension to the rear of No's 28-29 St Peters Road, Upwell. The current application is to alter the approved plans to include the opening up of windows to the North West elevation, and an enlarged window, provision of French doors and a balcony to the south east elevation.

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SUPPORTING CASE

This application is accompanied by a design and access statement which raises the following comments in support of this proposal:

“The extension is a single storey sun lounge and due to its position and existing bedroom window necessitates the use of a flat roof.

In an effort to provide more light to the sun lounge and to enhance the flat roof appearance, 2 number lantern lights have been included.

Two existing window openings will be opened up to the new first floor lounge.

Most of the alteration work is internal and basically is to modernise an old property and make it more user friendly for the 21st century.

There is an old apple tree close to the extension but my clients wish to preserve this and it will be protected during building work. The magnolia tree further to the south of the garden is requested to be removed.

This house was the home of Mrs K J Spikings who died in January 2015 and now her son John and daughter-in-law Vivienne wish to make it their home.

This amended design is for additional work to convert a first floor vacant area to a new lounge.

This work includes the addition of a rear balcony leading from the proposed lounge area.”

PLANNING HISTORY

15/01711/F – Alterations and extension to existing house at 28-29 St Peters Road, Upwell – Approved (Committee decision) – 09.12.2015

RESPONSE TO CONSULTATION

Parish Council: SUPPORT (original consultation).

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

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

Upwell Parish Plans

Conservation Area Character Statement

PLANNING CONSIDERATIONS

The main issues are:

- Principle of development
- Changes in design since the grant of planning permission 15/01711/F
- Impact on neighbour amenity

Principle of development

The principle of the development has been established by Planning Permission 15/01711/F approved in December 2015. This application seeks alteration to the original scheme to provide a balcony to the south east elevation and slight fenestration changes. All other aspects of the development remain as per 15/01711/F.

The application has been altered since its original submission and changed from an application for a variation of condition of Condition 2 (approved plans) attached to 15/01711/F to a full planning application. The reason is that the proposed balcony would be partly located outside the original application site and thus could not be considered as a variation of condition application.

Changes in design since the grant of planning permission 15/01711/F

The majority of the scheme remains as previously approved for fenestration changes and the provision of a sun room to the south east elevation. Alterations as part of the amended scheme are the re-opening of two windows to the north west elevation, the omission of a window to Bedroom 2, the widening of the window to Bedroom 3 (all of which would be permitted development) and the provision of French doors and a balcony to the south east elevation.

The site is located within Upwell Conservation Area but the majority of changes (insertion/removal of windows) would be permitted development. The proposed balcony would be constructed with oak timber frames and would measure 3m by 4.8m with a maximum height including balustrades of approx. 3.7m. The balcony would be located to the rear of the property and would not be visible in the street scene or the Conservation Area as a whole. The proposal would not adversely affect the visual amenities of the locality or the Conservation Area and would thus comply with the NPPF, Policies CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Submission Document 2015 and Policy 4/21 of the Local Plan 1998.

Impact on neighbour amenity

The balcony would be located on the south east elevation and would be located approx. 9m to the north east of the boundary with 30 St Peters Road (a bungalow). The boundary is currently screened with approx. 2m hedge (in the applicant's ownership) and a 1.4m fence further along the boundary. Whilst works are being undertaken to the property, steps and scaffolding have been erected at approximately the height of the balcony to access the new lounge. From the scaffolding deck, whilst there is a window at ground floor on the side elevation of 30 St Peters Road, it is clear that there is a limited view into the private amenity space of the property as a result of the boundary treatments and provision of outbuildings.

It is considered that the provision of the balcony would not adversely affect the privacy and amenity of the neighbour and thus would be in accordance with Policy DM15 of the Site Allocations and Development Management Policies Submission Document.

CONCLUSION

The application seeks minor alterations to the existing consent with the provision of a balcony. The proposal would not affect the visual amenity of the locality or the Conservation Area as a whole and would have limited impact on neighbour amenity. The proposal is considered acceptable and complies with the NPPF, Policies CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Submission Document 2015 and Policy 4/21 of the Local Plan 1998.

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:
 - 15/10/1949/1 Rev A
 - 15/10/1949/2
 - 15/10/1949/3 Rev C
 - 15/10/1949/4 Rev C
- 2 Reason For the avoidance of doubt and in the interests of proper planning.