

Borough Council of
**King's Lynn &
West Norfolk**



Planning Committee

Agenda

Monday, 5th September, 2022
at 9.30 am

in the

Assembly Room
Town Hall
King's Lynn

Also available to view at:

<https://www.youtube.com/user/WestNorfolkBC>



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PLANNING COMMITTEE AGENDA

Please ensure that all mobile phones are switched to silent

DATE: Monday, 5th September, 2022

**VENUE: Assembly Room, Town Hall, Saturday Market Place, King's
Lynn, PE30 5DQ**

TIME: 9.30 am

1. APOLOGIES

To receive any apologies for absence and to note any substitutions.

2. MINUTES

To confirm as a correct record the Minutes of the Meeting held on 20 July 2022.

3. DECLARATIONS OF INTEREST

Please indicate if there are any interests which should be declared. A declaration of an interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all Members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area.

Councillor appointed representatives on the Internal Drainage Boards are noted.

4. URGENT BUSINESS UNDER STANDING ORDER 7

To consider any business, which by reason of special circumstances, the Chairman proposes to accept, under Section 100(b)(4)(b) of the Local Government Act, 1972.

5. MEMBERS ATTENDING UNDER STANDING ORDER 34

Members wishing to speak pursuant to Standing Order 34 should inform the Chairman of their intention to do so and on what items they wish to be heard before a decision on that item is taken.

6. CHAIRMAN'S CORRESPONDENCE

To receive any Chairman's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

To receive the Schedule of Late Correspondence received since the publication of the agenda.

8. INDEX OF APPLICATIONS (Page 6)

The Committee is asked to note the Index of Applications.

a) Decisions on Applications (Pages 7 - 84)

To consider and determine the attached Schedule of Planning Applications submitted by the Executive Director.

9. DELEGATED DECISIONS (Pages 85 - 126)

To receive the Schedule of Planning Applications determined by the Executive Director.

To: Members of the Planning Committee

Councillors F Bone, C Bower (Vice-Chair), A Bubb, C J Crofts, M de Whalley, A Holmes, C Hudson, B Lawton, C Manning, E Nockolds, T Parish, S Patel, J Rust, Mrs V Spikings (Chair), S Squire, M Storey, D Tyler and D Whitby

Site Visit Arrangements

When a decision for a site inspection is made, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day for a decision to be made. Timings for the site inspections will be announced at the meeting.

If there are any site inspections arising from this meeting, these will be held on **Thursday 8 September 2022** (time to be confirmed) and the meeting reconvened on the same day (time to be agreed).

Please note:

- (1) At the discretion of the Chairman, items may not necessarily be taken in the order in which they appear in the Agenda.
- (2) An Agenda summarising late correspondence received by 5.15 pm on the Thursday before the meeting will be emailed (usually the Friday), and tabled one hour before the meeting commences. Correspondence received after that time will not be specifically reported during the Meeting.
- (3) **Public Speaking**

Please note that the deadline for registering to speak on the application is 12 noon the working day before the meeting, **Friday, 2 September 2022**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

Two speakers may register under each category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for five minutes

For Minor Applications

One Speaker may register under category: to object to and in support of the application. A Parish or Town Council representative may also register to speak. Each speaker will be permitted to speak for three minutes.

For Further information, please contact:

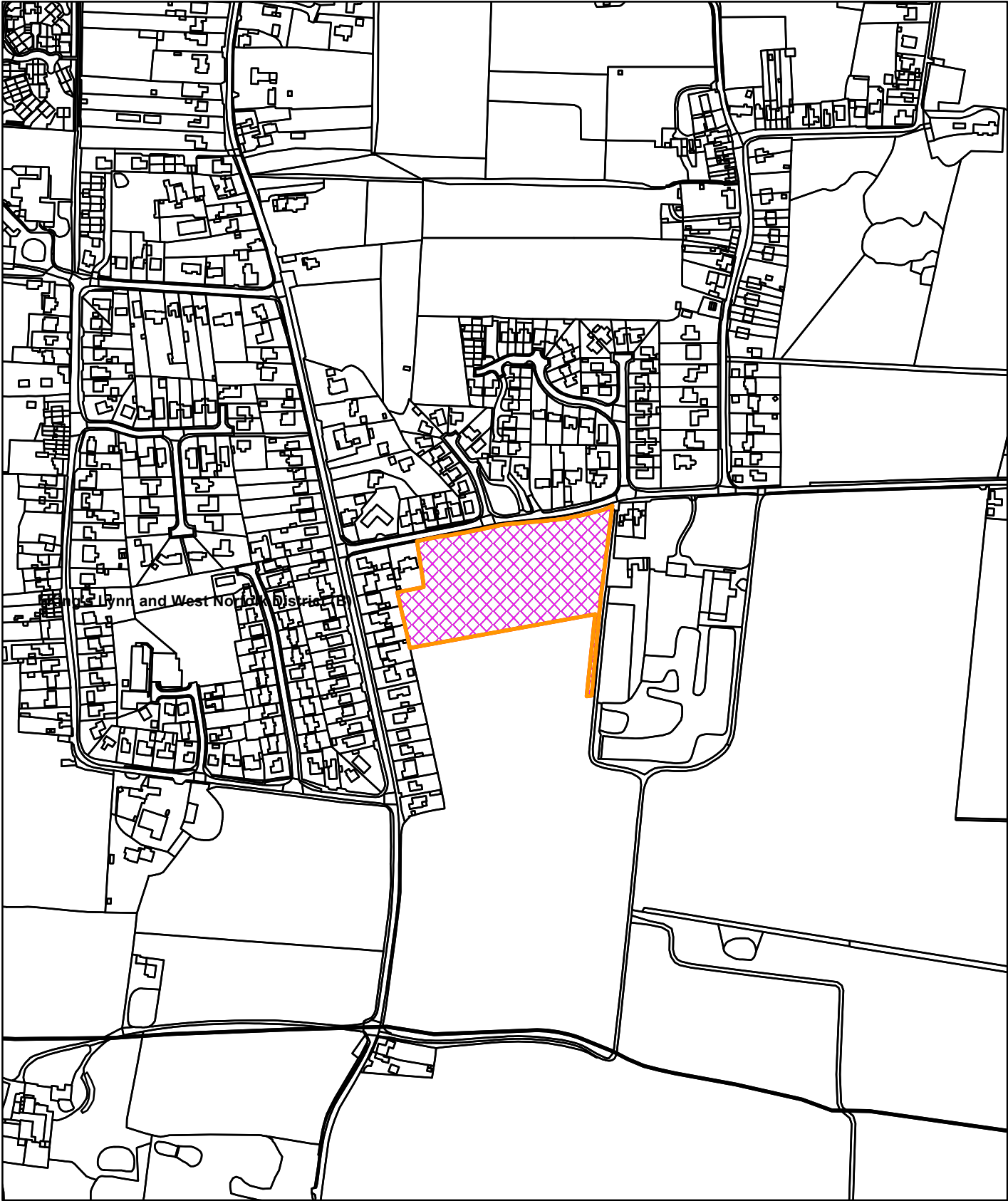
Kathy Wagg on 01553 616276
kathy.wagg@west-norfolk.gov.uk

**INDEX OF APPLICATIONS TO BE DETERMINED BY THE
PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 5 SEPTEMBER 2022**

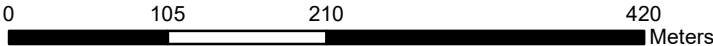
Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
8/1	MAJOR DEVELOPEMNTS			
8/1(a)	21/02421/FM Land East of 2 Thieves Bridge Road PE33 0HL Proposed development of 40 dwellings and associated external works and access	WATLINGTON	APPROVE	7
8/2	OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE			
8/2(a)	22/00793/F Sunnydene Well Street PE31 8LQ Front and rear garden landscaping works, including new garden shed and cabins.	DOCKING	APPROVE	38
8/2(b)	22/00526/F 34 Folgate Road PE31 7BE Proposed two storey and single storey rear extensions plus reconstruction of existing garage outbuilding to form residential annex	HEACHAM	APPROVE	47
8/2(c)	22/01083/F Nirvana 39 South Beach PE31 7LH Proposed internal and external alterations to beach house, including lifting roof and erection of detached garage	HEACHAM	APPROVE	56
8/2(d)	21/01947/F Eastgate Barns Eastgate PE36 6LL Change of use from agricultural including the demolition of the existing barn and the replacement with five new dwellings	HOLME THE SEA	NEXT REFUSE	64

21/02421/FM

Land E 2 Thieves Bridge Road Watlington PE33 0AL



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Ordnance Survey 100024314



Parish:	Watlington	
Proposal:	Proposed development of 40 dwellings and associated external works and access	
Location:	Land East of 2 Thieves Bridge Road Watlington Norfolk	
Applicant:	Freebridge Community Housing Ltd	
Case No:	21/02421/FM (Full Application - Major Development)	
Case Officer:	Mrs C Dorgan	Date for Determination: 11 April 2022 Extension of Time Expiry Date: 9 September 2022

Reason for Referral to Planning Committee – Recommendation contrary to Parish Council views

Neighbourhood Plan: No

Case Summary

The application site is located to the south of Thieves Bridge Road, to the southeast of the village of Watlington. The site is currently arable agricultural land and is approximately 1.8ha in size.

The site is allocated within the Site Allocations and Development Management Policies Plan 2016, under Policy G112.1 and Inset Map G112, for 'at least' 32 dwellings.

This application is for the approval of 40 dwellings and associated external works and access. All 40 dwellings are proposed to be affordable housing. This is a full application with all matters under consideration.

The development proposed is primarily via a single access road off Thieves Bridge Road which is to be built to an adoptable standard. A further private drive is proposed off Thieves Bridge Road to the west of the site serving 6 dwellings. From this adoptable estate road would be a shared surface road to the south west and shared driveways to the north west, north east and south east of the site serving the residential dwellings and open space. The development proposed includes a range of two and three bedroom dwellings, which vary in dwelling scale and appearance. There are trees and landscaping to be provided throughout the application site.

The affordable housing contribution and the open space provision will be secured via a Section 106 agreement.

Key Issues

Principle of Development
Form, character and layout
Highways / Access
Neighbour Amenity
Affordable housing requirements
Open space provision
Ecology
Other material considerations

Recommendation

(A) APPROVE subject to conditions and the completion of a Section 106 Agreement to secure affordable housing and open space provision within four months of the date of this resolution to approve.

(B) REFUSE In the event that the Section 106 Agreement to secure affordable housing and open space provision is not agreed within four months of the date of this resolution to approve.

THE APPLICATION

The application site is located to the south of Thieves Bridge Road, to the southeast of the village of Watlington. The site is currently arable agricultural land and is approximately 1.8ha in size. The site is surrounded by residential development to the north, east and west, and by agricultural land to the south.

The site is allocated within the Site Allocations and Development Management Policies Plan 2016, under Policy G112.1 and Inset Map G112, for 'at least' 32 dwellings.

This application is for the approval of 40 dwellings and associated external works and access. All 40 dwellings are proposed to be affordable housing. The proposed density is 22 dwellings per hectare. This is a full application with all matters under consideration. The development proposed is primarily via a single access road off Thieves Bridge Road which would be built to an adoptable standard. A further private drive is proposed off Thieves Bridge Road to the west of the site serving 6 dwellings. From the adoptable estate road would be a shared surface road to the south west and shared driveways to the north west, north east and south east of the site serving the residential dwellings and open space. The street pattern stretches east to west parallel to Thieves Bridge Road, with a drainage swale stretching north to south alongside the adoptable estate road. The open space provision would be provided to the southeast of the site. A footpath would be provided to the north of the site running parallel to Thieves Bridge Road but located behind the existing well-established hedge stretching along the northern site boundary. There would also a footpath link provided running north to south of the site towards the west of the site.

The dwellings proposed include-

- 4 Two bedroom, 3 person bungalows (semi-detached)
- 2 Two bedroom, 4 person bungalows (detached)
- 16 Two bedroom, 4 person houses (semi-detached)

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- 7 Three bedroom, 5 person houses (detached)
- 10 Three bedroom, 5 person houses (semi-detached)
- 1 Three bedroom, 5 person house (detached)

There are a range of house designs within the house types listed above which will add interest to the street scene and provide a quality built environment. The bungalows are 5.5m/ 5.6m to ridge height and 2.1m to eaves. The dwellings are approximately 7.8m/8.2m to ridge height and 3.9m/4.3m to eaves. The materials proposed are a mix of buff and red brick with either red/ brown pantiles or blue/black slates, the types of which are to be confirmed. There are two house types with a carrstone facing elevation with buff brickwork quoins and dressings. The dwellings are of a high quality with detailing including-

- Timber canopy porch / recessed porch / lean to porch/ painted porch with truss detail
- Brick headers and cills, and projecting brickwork plinth
- Casement windows,
- Contrasting stretcher courses, dogtooth detailing, etc
- Dormer windows at first floor and rooflights
- Dummy chimneys with brick slips
- PV panels

A new substantial native hedge would form site boundaries to the southern and eastern edge. The existing boundary treatments to the existing dwellings to the west are to be retained. There are trees and landscaping proposed throughout the application site.

The affordable housing contribution and the open space provision would be secured via a Section 106 agreement.

SUPPORTING CASE

The application site in Watlington is allocated for residential development of at least 32 no. dwellings under Policy G112.1 of the Site Allocations and Development Management Policies Plan (SADMP) (2016). The proposal seeks approval for a development of 40 no. units, but the scheme to be provided by Freebridge Community Housing would be 100% affordable, comprising a mix of both affordable rented and shared ownership properties that will be of significant benefit to the local area and far exceed the CS09 policy requirement.

The site lies in a sustainable location, adjacent to the established built up area and within walking distance of local services and facilities, including the village Primary School and railway station with easy access to both King's Lynn and Downham Market. The proposed site layout consists of frontage development to Thieves Bridge Road set behind an existing mature native hedge, a cluster of dwellings framing the proposed open space and a shared surface cul-de-sac serving the remaining dwellings. The appearance of the proposed dwellings seeks to reflect the character of Watlington and the surrounding area, including local estate cottages. The materials proposed will therefore include, red and buff brick, carrstone, pan tile and slate. The detailing of the properties include traditional features such as catslide dormers, decorative porches, brick cills and corbelled brick work. Some of the properties will also include contrasting arches and string course to match the cottages adjacent to the site.

The mature native hedge along the site frontage, is not only an attractive landscape feature, but is also significant ecologically providing habitat for birds and bats, therefore care has been taken when drafting the proposals to ensure its retention with only minimal breaks proposed for access. A footpath is proposed along the site frontage on the inside of the existing hedge, that will be retained and maintained by Freebridge.

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The new access road into the site is provided with a swale to one side, forming part of the drainage strategy. This road will be constructed to adoptable standards and surfaced with tarmac (asphalt). The shared surface cul-de-sac will feature permeable paving and as such will be retained and maintained by Freebridge. All dwellings include provision of 2 no. car parking spaces with infrastructure for electric vehicle charging points. Additional visitor spaces are also located in various locations around the site. Other green technology provision includes air source heat pumps and PV solar panels to be located on southerly facing roof slopes. The proposed development will include a variety of SUDs solutions, including swales and permeable paving, to attenuate surface water on site. A new ditch is proposed along the southern boundary to link the systems to the discharge point via an existing pipe connection. The proposed open space is positioned in the south-east corner of the site that provides a focal point to the development and will include equipped children's play space to be secured by a S106 agreement. The surrounding margin will be meadow planted to attract wildlife and increase biodiversity.

In addition to retention of the front boundary hedge, the planting of new native hedges on the south and east boundaries are proposed, along with tree planting throughout the site. Along the southern boundary, a new wildlife corridor is proposed that will include a 3m wide native hedge with tree planting and a 2m wide grass margin. The proposed ditch will be contoured on the north bank to create a mixture of wet and semi-wet habitats that will attract a variety of species. Along the eastern boundary, a further hedge is proposed that will create a link to the existing hedge at the front of the site and reinforce the existing tree group beyond.

In addition to the proposed new footpath across the site frontage, a footpath link has been provided to the west of the site to provide pedestrian connectivity and facilitate foul drainage connections. Off-site highway improvement works are also proposed that include pedestrian crossing points on both Downham Road and Thieves Bridge Road, a footpath extension round to the bus stop on Downham Road (subject to survey and detailed design / safety audit) and localised road widening to Thieves Bridge Road across the frontage of the site.

The proposal has been subject of discussions with relevant technical consultees and care has been taken to ensure that any concerns raised have been adequately addressed. Consequently, there are no objections from these parties in respect of flood risk, highways, ecology, trees or environmental health.

To conclude, the proposed development would provide good quality, much needed affordable housing on an allocated site on the southern edge of Watlington, one of the Borough's key rural service centres. The site is in a sustainable location and would deliver both rented and shared ownership affordable homes for local people, at a time when house prices remain at an all-time high and the cost of living continues to increase. Additionally, the development proposes open space provision, footpath and highway improvements that would provide benefits for both existing and proposed new residents.

PLANNING HISTORY

None.

RESPONSE TO CONSULTATION

Parish Council: SUPPORT subject to the following issues being addressed:

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- Inadequate visibility splays are provided at the junction of the access with the County Highway, Thieves Bridge Road, and this would cause danger and inconvenience to users of the adjoining public highway. The current County highway, Thieves Bridge Road, serving the site is considered to be inadequate to serve the development proposed, by reason of its restricted width. The development would therefore be detrimental to highway safety, and the vehicular movements associated with the use of the access may lead to conflict and interference with the passage of through vehicles on Thieves Bridge Road. The access/egress would result in significant congestion and increased activity. Thieves Bridge Road is poorly aligned, has a restricted width and very narrow junction with Downham Road, and has no pedestrian footpath on one side of the road. In view of this, the proposal must seek to provide a footpath constructed to highways standard and a zebra crossing to allow for the slowing of traffic and safe pedestrian access across this busy road.
- Thieves Bridge Road has a high usage in terms of traffic and is a key thoroughfare from the A10 to Watlington. This route is commonly used by large agricultural vehicles, school buses and heavy goods vehicles, as well as residential vehicles. Despite these high vehicular movements, Thieves Bridge Road is not considered to be a priority route to and from the A10 and is therefore not gritted under the Norfolk County Council's winter maintenance programme. An additional access onto Thieves Bridge Road would create adverse safety to users.
- The development should be limited to 32 dwellings in accordance with the Local Plan allocation, and that 32 should be the maximum. 40 dwellings represents an over intensive form of development by virtue of its building mass, number of units, height and lack of associated parking. A cramped form of development and subsequent loss of amenity space is contrary to NPPF. It is considered that the proposal will represent an overly large and prominent feature in the streetscene, detrimental to the character and appearance of this residential part of the village.
- It is considered that an entire site of affordable housing may be detrimental to social inclusion of the occupiers of the properties. It is felt that the development should have a mix of affordable/private dwellings.
- The proposed large dwellings, by reason of overlooking, represent an undesirable and unneighbourly form of development which would be detrimental to the amenities of the owners of surrounding residential properties.
- The application does not incorporate a sufficient amount of parking provisions for 40 dwellings and would create offsite parking problems, which is contrary to NPPF.
- The applicant has not taken steps to avoid affecting protected species. Paragraph 98 of the ODPM Circular 06/2005, Biodiversity and Geological Conservation, states that local planning authorities must have regard for protected species that are likely to be harmed by demolition or construction at the site of proposed development. The ecological functionality of the habitat for protected newts has not been assessed satisfactorily and is contrary to guidance contained within the National Planning Policy Framework for Planning and the Historic Environment and the ODPM Circular 06/2005.
- The current infrastructure (surgery and schools) will be strained with this size development.

Highways Authority: NO OBJECTION subject to conditions

Whilst all of the internal layout issues have been addressed, a continuous adopted footway should be provided across the entire site frontage linking these new dwellings with the existing properties to the east and west. The LHA would not adopt a path located to the rear of a hedge. There are also concerns with the private footpath appearing from behind the hedge and the perceived danger of pedestrians appearing out of nowhere to on-coming vehicles. This development is also a good opportunity to reinforce the 30mph speed limit by creating a more urban feel to this side of the carriageway. However, maintaining the existing hedge and hiding the development and footway to its rear, will not achieve this result.

Regardless of the above, the frontage footway either side of the access road will need to be extended beyond that shown to ensure the pram crossings are clear of any existing vehicular accesses onto Thieves Bridge Road. I would also expect the existing highway verge width to be maintained following any carriageway widening to achieve the required 5.5m width previously discussed. Furthermore the required visibility splays are drawn very tight to the face of the existing hedge, which is likely to result in it becoming obstructed to the detriment of highway safety, if it is not adequately maintained. Other obstructions located within the required visibility splays, including the electricity poles and streetlights, will also need to be relocated.

NCC will not adopt roads surfaced with permeable block paving. As a consequence, the access road serving plots 19 - 25 & 29 - 40 will not be adopted and will therefore remain a private street. With regards the off-site footway improvements, I understand a stage 1 safety audit is to be undertaken. However, the outcome of this audit is not yet available.

Notwithstanding the above, should the Borough Council deem that sufficient details have been provided, the County Council would not wish to raise a highway related objection subject to imposing appropriate conditions.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to condition

Air Quality - Whilst the location appears relatively remote, with risk of increased reliance on private car-use, the likely additional traffic flows appears below Institute of Air Quality Management's (IAQM) indicative threshold for an air quality assessment to be carried out. The development is also remote from AQMA's present in King's Lynn with lower associated thresholds to consider. Additional emissions as a result of the development are therefore unlikely to exceed relevant objectives.

Notwithstanding comparison to maximum pollution limits, the NPPF states that the planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels air pollution. We therefore recommend a condition is attached requiring a suitable EV charging scheme to be submitted and agreed.

Furthermore, during construction there is a risk of off-site fugitive dusts on neighbouring residential dwellings, therefore a condition should be attached requiring a Construction Environmental Management Plan to be submitted and agreed.

Contaminated Land - The applicant has provided a Geo-Environmental Report and Preliminary Risk Assessment, written by Delta Simons and dated January 2019. The site is on land that has been used agricultural for the duration of our records. The surrounding landscape is largely residential and agricultural. The report provided did not identify any significant sources of land contamination and concludes that there is a very low risk to

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relevant receptors. The report also states that there should be vigilance during groundworks for any unrecorded contamination, which if encountered, should be reported to the client and may warrant further investigation.

The report states that the gas monitoring recorded low concentrations of ground gases and low flow. The report determined that according to the NHBC Traffic Light Classification the site is rated as Amber 1 and recommends gas protection measures. The report also recommends further monitoring and risk assessment to confirm the ground gas classification, and states that further investigation may demonstrate that no special ground gas protection is required. As further investigation is recommended, we recommend conditions are attached.

Historic Environment Service: NO OBJECTION subject to condition

The proposed development site lies within an area rich in cropmarks, perhaps dating to the prehistoric and/or Roman periods, including a highly significant Iron Age and Roman settlement and religious site excavated prior to quarrying 500m to the east. In addition, there are records of a medieval moated site (perhaps a manorial centre) a short distance to the north and medieval settlement a short distance to the southwest. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development.

If planning permission is granted, this should be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021). para. 205, and secured by condition.

CSNN: NO OBJECTION subject to condition

CSNN would not raise any objections to this development subject to the following conditions and informative's.

- Foul and Surface Water Drainage Arrangements to be submitted and agreed by LPA.
- A Construction Management Plan should be developed and submitted to the LPA for approval.
- Construction and delivery site hours
- Lighting scheme.

Anglian Water: NO OBJECTION subject to condition

Wastewater Treatment - The foul drainage from this development is in the catchment of Watlington Water Recycling Centre that will have available capacity for these flows.

Used Water Network - The sewerage system at present has available capacity for these flows to connect into Thieves Bridge Road, via gravity.

Surface Water Disposal - The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to no hierarchy evidence being submitted, and no drainage plan detailing whether the scheme will be offered to Anglian Water for adoption. We would therefore recommend that the applicant consults with Anglian Water and the Environment Agency. A condition should be applied to the decision notice if permission is granted.

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Environment Agency: NO OBJECTION

We have no objection to the proposed development but wish to make the following comments.

Water Quality - It is evident that Anglian Water have been consulted regarding this proposed development. Our records indicate that there is insufficient capacity at Watlington Water Recycling Centre (WRC) but Anglian Water report that there will in future be available capacity to accommodate this development within the mains foul sewerage network. Recommend continuous communication with Anglian Water regarding connection to mains foul sewerage and service supply. Any activity should avoid negative impact to the water environment.

NCC Planning Obligations:) NO OBJECTION subject to condition

The following infrastructure will need to be funded through CIL:

Education - No mitigation required on this occasion. Considering the permitted planning applications in the area, there is spare capacity at Downham Market Academy, and there is spare capacity at Watlington Community Primary School and in the Early Education sector. Therefore, Norfolk County Council will not seek education contributions for this proposed development on this occasion.

Library - Mitigation required at the library to develop self-service system for local area. A development of 40 dwellings would place increased pressure on the library and mitigation is required to increase the capacity of the library. 40 x £75 (cost per dwelling) = £3,000

Fire - This development will require at least 1 fire hydrant at a (current) cost of £921 per hydrant, which should be dealt with through condition.

Natural England: NO COMMENTS

Housing Enabling: NO OBJECTION subject to Section 106 agreement

The site area and number of dwellings proposed trigger the thresholds of the Council's affordable housing policy as per CS09 of the Council's adopted Core Strategy.

At present a 20% provision is required on sites capable of accommodating 10 or more dwellings and/or 0.165ha in Watlington. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent, 25% for First Homes and 5% for Shared Ownership or any other intermediate product that meets the intermediate definition within NPPF, meets an identified need in the Borough and is agreed by the Council. In this instance 8 units would be required, 6 for rent and 2 for First Homes. I would recommend the following mix is provided as the S106 units;

Rent

- 3 x 3 bed 5 person houses
- 2 x 2 bed 4 person houses
- 1 x 2 bed 4 person bungalow
- First Homes
- 1 x 3 bed 5 person house
- 1 x 2 bed 4 person house

First Homes is a new form of affordable housing, First Homes are to be sold by developers to eligible households at a discount of at least 30%.

It is noted the applicant intends on delivering the site as fully affordable. Guidance states fully affordable sites are exempt from delivering First Homes therefore if the site is delivered as fully affordable there will be no requirement to provide the First Homes element.

The proposed units meet our space standards for s106 units. A S.106 Agreement will be required to secure the affordable housing contribution.

Norfolk Minerals and Waste: NO OBJECTION subject to condition

The proposal site is underlain by an identified mineral resource (sand and gravel) which is safeguarded as part of the adopted Norfolk Minerals and Waste Core Strategy, and Core Strategy policy CS16 'Safeguarding' is applicable.

The County Council in its capacity as the Mineral Planning Authority (MPA) would not object to the planning application (21/0242/FM) on this site if a condition is included in any grant of planning permission to require the submission of a Materials Management Plan-Minerals, and for the proposed development to be undertaken in compliance with this.

Waste and Recycling Officer: NO OBJECTION

Norfolk Constabulary: NO OBJECTION

This layout clearly shows that Crime Prevention Through Environmental Design features are being carefully considered and incorporated into this proposal.

The main entrance to the development will need to have either a change in road surface or obvious "symbolic barrier" to give the impression that the area beyond is Private to the general community and deter casual intrusion by non-residents.

Support the final design avoids blank windowless elevations overlooking the public environment to promote a development that increases Natural Surveillance and deter inappropriate loitering.

Recommend maximising the amount of Private/Defined space in this design which could lead to the potential for future exploitation and opportunities for crime and anti social behaviour. Landscaping detail has been discussed with the applicant that will need incorporating along the Western sides of plots 19 & 20 to prevent access to the rear and sides of these homes and avoid a potential "cut through" to Thieves Bridge Road, while maintaining the wildlife corridor.

The provision for car parking is adjacent to each individual new home which is a proven way in which to reduce crime. 82.5% of dwellings have appropriate levels of surveillance incorporated for the actual owners of their vehicles. Unfortunately plots: 3,4,5,6,7,10 & 12 do not currently have active elevations over their parking provision to allow home owners a view of their vehicles. Plots 10 and 7 are the only two places that parking is positioned at the rear of the gardens and although they have some surveillance provided by neighbours they will need to be observed by the relevant home owners. A wrought iron garden gate in their garden walls could provide for this. This development would then have totally observed parking provision which is to be applauded.

It has become popular to set back some boundary treatments from the street scene but this does offer a recessed area where a potential opportunist offender could be concealed. It is

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essential to reduce these opportunities and place boundaries closer to the front elevation/building line. Care also needs to be taken at plots 1,9 & 37 to avoid providing a stepping platform opportunity from low demarcation fencing that is adjacent to any rear perimeter treatments. It is expected that developers will install fencing to a high standard to ensure the security and longevity of the boundary.

The landscaping plan needs to provide all specified shrubs and hedges that have a maximum growth height of one metre, whilst all trees should be “up pruned” to a minimum height of two metres to maintain a clear field of vision around the site. An environment that provides a “see and be seen” style will reduce crime and anti social behaviour. To work in harmony with high levels of Natural Surveillance, a carefully designed Lighting plan to cover all vulnerable areas should be in place.

Arboricultural Officer: NO OBJECTION

Please condition the AIA authored by Ravencroft Arboricultural Services and recommendation 1 on the AIA states that fencing will be required, with this in mind, please condition a tree protection plan.

Greenspace Officer: NO OBJECTION subject to Section 106 agreement

In line with planning policies DM16 and CS14, the development attracts a requirement for 17m² per dwelling of suitably equipped children’s play space. The required area is shown as being provided, although an open space works specification (providing details of all play equipment, street furniture, safety surfacing and fencing) should be provided prior to commencement of development.

The swale adjacent to the amenity open space could be crossed by children and provide a trip hazard. A fence line, or other form of barrier (i.e. knee rail) on the edge of the swale closest the amenity space, running alongside the footpath, could help to deflect persons along the proper footpath routes, discouraging an informal desire line through the swale area.

Whilst the expectation would be for all areas of communal landscaping to be maintained by Freebridge, or its contractors, some aspects may be difficult to access/maintain and these have been detailed.

REPRESENTATIONS

THIRTY ONE letters of **OBJECTION** received (approx. half of these were received from five households).

- Traffic / highways is the main concern for most objections. Road is already very busy / congested and inadequate for current use. Not wide enough as existing. Proposed houses in this location would make the problem worse.
- No adequate pedestrian crossing in place currently and footpath is inadequate on this road. Adding more houses and more pedestrians without making the footpath appropriate size and adding in a pedestrian crossing will increase chances of an accident.
- Access to and from the site not good enough
- A new bus stop required, currently not good enough.
- Concerns regarding the density of the proposed development.
- Concerns regarding the services in the village already being inadequate e.g. water, drainage, electrical supply etc. New homes thought to potentially make this worse

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- Concerns regarding village amenities e.g. school places, doctor's surgery. Currently oversubscribed, this would be made worse with new homes.
- Not enough of a good housing mix, more bungalows wanted.
- New homes will overlook bungalows, thought to be overbearing and will reduce privacy.
- Loss of good quality crop fields, also not good approach to preserving nature. Not protecting special and protected species that are in the village such as Great Crested Newt and bat varieties.
- Design thought to be inconsistent with existing street scene.
- Build to be disruptive to properties neighbouring the site.
- Will spoil views to neighbouring properties.
- Concerns that there are now no private housing sale provisions, only affordable housing.

ONE NEUTRAL comment received.

- Will be a good opportunity to implement traffic calming measures.

Watlington Neighbourhood Plan Steering Group –

- Whilst supportive of the location of the site of the development, the density of 40 dwellings is too high for this site.
- Provision for 9 visitors parking bays for this amount of dwellings is insufficient and will result in parking issues.
- Has the draft HNA prepared for the Watlington Neighbourhood Plan been considered? Freebridge's supply and demand analysis is very different to that modelled in the HNA report.
- It's stated that priority will be given to those living in Watlington: how will this be done?
- The ecology report outcome is in our opinion unacceptable. The terminology that there will be minor short term negative effect on ecological factors with only *potential* overall minor positive effect in our opinion needs greater investigation. There are legal implications here, as well as ethical. The Neighbourhood Plan Steering Group carried out a survey some months ago and the provision of green space and preservation of wildlife and habitat-rich corridors was vitally important to the community.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

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DM17 - Parking Provision in New Development

G112.1 Watlington - Land south of Thieves Bridge Road

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are as follows:

Principle of Development
Form, character and layout
Highways / Access
Neighbour Amenity
Affordable housing requirements
Open space provision
Ecology
Other material considerations

Principle of Development

Watlington is categorised in the adopted Local Plan as a Key Rural Service Centre, acknowledging its role providing facilities/ services to the wider rural hinterland.

The application site is allocated for residential development within the adopted Site Allocations and Development Management Policies Plan (SADMPP) (2016) and identified on Inset Map G112.

*Policy G112.1 Watlington - Land south of Thieves Bridge Road
Land of around 1.8 hectares, as shown on the Policies Map, is allocated for residential development of at least 32 dwellings. Development will be subject to compliance with all of the following:*

1. *Submission of an Environmental Statement that satisfies Norfolk County Council that:
 - i) *The applicant has carried out investigations to identify whether the resource is viable for mineral extraction and if the mineral resource is viable, that:*
 - ii) *The applicant has considered whether it could be extracted economically prior to development taking place; and if the mineral resource can be extracted economically, whether (or not):*
 - iii) *There are opportunities to use the onsite resource during the construction phases of the development;**
2. *Development is subject to the demonstration of safe highway access that meets the satisfaction of the Highway Authority;*
3. *Provision of affordable housing in line with the current standards.*

The application seeks approval for the development of 40 dwellings subject to three criteria (as outlined above). The applicant has submitted a Minerals Safeguarding Assessment

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which is to the satisfaction of NCC Minerals and Waste. The development is subject to the provision of a safe highway access which does meet the necessary Local Highway Authority (LHA) requirements, and the LHA does not object to the scheme proposed. Finally, the applicant has identified the affordable housing units to meet the requirements of Policy CS09 of the Core Strategy (CS) (2011). In fact, it is proposed the whole site will be developed for affordable housing units, but the policy requirement will be secured via the Section 106 agreement.

The Parish Council state that 40 dwellings is too many for the site, and that the scheme represents an over-development of the site. That in fact the site should only be developed for a maximum of 32 homes, it should not be 'at least' as the policy states. However, the policy was tested at the Local Plan Inquiry and as such, subject to compliance with other policies in the Local Plan, forty dwellings on the site is not contrary to Policy DM112.1.

The application is fully in accordance with the NPPF and Policy G112.1 of the SADMPP.

Form, character and layout

The proposed development includes the construction of 40 dwellings in total with the associated infrastructure required in the form of the roads/ shared surfaces and driveways, the drainage swales, the public open space, public footpaths and the landscaping proposed throughout the site.

The Parish Council raises concerns that the scheme 'represents an over intensive form of development by virtue of its building mass, number of units, height and lack of associated parking. Further, a cramped form of development and subsequent loss of amenity space is contrary to NPPF. The Parish Council also considers that the proposal will represent an overly large and prominent feature in the streetscene, detrimental to the character and appearance of this residential part of the village.'

Paragraph 119 of the NPPF refers to the need to make best use of land. Chapter 12 of the NPPF refers to the need for high quality buildings and places and The National Design Guide reinforces the importance by providing how well-designed places can be achieved through the components of good design.

The dwellings which would front onto Thieves Bridge Road are approximately 8m in height but in excess of 15m from the public highway and 30m from the dwellings to the north. These are in line with the building line established by no.2 Thieves Bridge Road. The fact that the dwellings are set back, in addition to the presence of two storey dwellings to the north and east means that the scale of the development proposed is not excessive or out of keeping in the street scene. In fact, the site layout, and retention of the well-established front hedge seeks to retain the rural character of the site and is considered to form a high quality residential development. There is sufficient space within the site to provide the required amenity space and parking, in addition to the landscaping proposed etc.

The density of the proposed scheme is at 22 dwellings per hectare, which is considered acceptable in this location. Existing development to the north of the site is approximately 18 dwellings per hectare and to the west is approximately 15/16 dwellings per hectare.

The site is flat with the only notable features being the existing hedge along the frontage, as well as small trees/ planting along the site boundaries to the east and west. To the south west of the site is a small plantation. The applicant has submitted an Arboricultural Assessment which identifies that there are no works required to any of the trees on the site, apart from the breaks to the hedge to the north for the accesses into the site. The Arboricultural Officer has no objections to the scheme subject to the inclusion of a condition

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for a tree protection plan to be submitted and agreed by the LPA. In terms of landscaping on the site; structural planting is proposed to form green boundaries in the form of hedging and trees, with low shrubs/ planting/ hedging to the front of dwellings. Additional tree and hedge planting is proposed along the existing hedge on the northern boundary to reinforce the existing.

Site levels are to be retained as are, and the finished floor levels of the dwellings vary between 8.7 and 9.3 with existing land levels of between 8.5 and 9 accordingly, as the site falls slightly from north to south.

The dwellings proposed vary in types; including bungalows (detached and semi-detached) and dwellings (detached and semi-detached). The design of the dwellings varies, as does the proposed materials. These are detailed earlier in this report (under 'the application' section). The design of the dwellings and materials proposed responds to the mix of house types and materials within the locality. The existing dwellings which neighbour the site include both bungalows and two-storey dwellings and are predominantly modern estate style development in a mix of buff brick, red multi brick and a small amount of render, with clay and concrete pantiles.

The Architectural Liaison Officer does not object to the scheme, the proposal avoids blank windowless elevations overlooking the public environment. It is highlighted that some of the plots (namely plots 3,4,5,6,7,10 & 12) do not currently have active elevations over their parking provision to allow homeowners a view of their vehicles. However, in these cases the parking is either directly next to the side elevation of the dwelling and therefore the entrance to the parking is visible from the front elevation of the dwelling. Where plots 7 and 10 have parking to the rear of that dwelling these are both in very visible locations on the main entrance road / opposite the open space and next to neighbouring dwellings. This is considered acceptable. Advice is also proposed regarding landscaping and boundary treatments which is for the applicant to have regard to.

In terms of the form and character of the scheme the application is in accordance with the NPPF, Policies CS08 of the CS and G112.1 and DM15 of the SADMPP.

Highways / Access

Policy G112.1 of the SADMPP requires that development is subject to the demonstration of safe highway access that meets the satisfaction of the LHA.

The development proposed is via a main access road off Thieves Bridge Road which would be built to an adoptable standard. From this adoptable estate road would be a shared surface road to the south west and shared driveways to the north west, north east and south east of the site serving the residential dwellings and open space. There are also six dwellings which would be accessed via their own private driveway directly off Thieves Bridge Road. A footpath would be provided to the north of the site running parallel to Thieves Bridge Road but located behind the existing well-established hedge stretching along the northern site boundary. There would also a footpath link provided running north to south of the site towards the west of the development proposed. Secure cycle storage would be provided in the form of timber sheds within the rear gardens of the dwellings.

The proposal requires that Thieves Bridge Road is realigned to ensure a constant width of 5.5m with the required visibility splays for access indicated on the submitted plans.

Objections from the Parish Council include that the visibility splays are inadequate as well as Thieves Bridge Road itself. The access/egress would cause congestion due to increased activity. They state that Thieves Bridge Road has a high usage in terms of traffic numbers,

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with many large vehicles, and is a key route from A10 into the village. The road is not classed as a priority route to and from the A10 and is therefore not gritted under the Norfolk County Council's winter maintenance programme. Resident objections reiterate these concerns. In addition, they request the provision of a replacement bus stop. Concern was also raised about the junction of Thieves Bridge Road and the A10. The traffic modelling does not address the increased traffic to use this junction, and therefore the increased potential risk of accidents.

It is important to note that the site is an existing allocation within the adopted Local Plan, and as such, the site has been examined by an Inspector for its suitability for this scale of development. The Inspector was satisfied that this was an appropriate location for residential development. The LHA was involved in the Local Plan examination and therefore they are also satisfied that Thieves Bridge Road can accommodate the additional residential growth as proposed. The principle has therefore been established in the adopted Local Plan.

The applicant has submitted a Transport Note which considers matters for consideration as part of the proposals for the residential development of up to 40 units. The note concludes that the net impact of vehicular traffic is minimal, and the local highway network has a good safety record which should not be affected by proposals. Additionally, the site is located close to existing facilities and services which will be well connected to the site via sustainable modes of travel. Therefore, the note considers that there are no safety or capacity reasons why the site should not be permitted for the dwellings proposed.

The Parish Council requests that a footpath is provided immediately south of the highway, and a zebra crossing. The site layout provides a footpath to the north of Thieves Bridge Road to the south of the existing hedge, and also a footpath link which runs north to south through the site. Three pedestrian crossing points would be provided on the entrance road itself in addition to two which would enable pedestrians to cross Thieves Bridge Road. The LHA has no objections to the site layout or pedestrian links/ improvements proposed.

Objections to the scheme also include the concern that there is insufficient parking provided across the site. The parking provisions proposed are in line with the adopted Local Highway Authority (LHA) standards, and the LHA has no objections to the scheme.

The LHA is satisfied with the details provided on the submitted plans re the visibility splays, road widening, off-site provision as well as the internal site layout. The scheme proposed is in accordance with the required highway safety requirements. The LHA has no objection to the proposed development subject to conditions relating to the submission and agreement of detailed plans of the roads, footways, foul and surface water drainage, and the implementation of these prior to occupation. Conditions should also be attached regarding the road surfacing, the visibility splay and a scheme for on-site construction parking. Finally, conditions should include the submission and agreement of detailed plans for the off-site highway improvement works, and the implementation of these prior to occupation of the development.

The LHA has queried whether the footpath should be extended either side of the access road, but the applicant states this is unnecessary as pedestrians are able to cross the road onto the existing footpath to the north, and in addition the off-site improvement works to the west of the access road provide an extended footpath to the bus stop on Downham Road. The LHA also query whether the verge will be maintained after the road is widened. Where the existing road is of a sufficient width (5.5m) then the verge will be retained. However, where the carriageway narrows currently then the verge will need to be utilised for widening up to 0.6m. This is the reason that the footpath needs to be provided behind the existing hedgerow to secure its retention. NCC does not object to the scheme as proposed. Finally,

the applicant has confirmed any relocation of street furniture such as street lighting etc will be included within the detailed construction design Section 38 highways works.

The proposed development is in accordance with the NPPF, Policies CS08 and CS11 of the CS and Policies DM15, DM17 and G112.1 of the SADMPP.

Neighbour Amenity

A number of neighbour objections have been received to the proposed development which are summarised earlier in the report. These include concerns that the development will overlook existing homes will be overbearing and will reduce privacy.

In terms of the impact on immediate neighbours, the proposed dwellings to the north of the site are some 30m in distance to those opposite, facing onto the site. The dwelling to the west (no.2) is 10m in distance and to the east (no.30) is 30m. The dwellings on plots 37-40 and 20-21 are single storey only, and the two storey dwellings proposed (plots 1 and 19) have only obscured bathroom windows at first floor side elevations. The distances between the existing and proposed dwellings, in addition to the orientation, and house type means that it is not considered that the dwellings proposed would be overbearing or would give rise to overlooking or overshadowing to existing neighbours.

Within the application site, the dwellings have a separation distance of in excess of 22m where they are back to back. To the south of the site while the gardens are not as deep, these are wider and sufficient for the size of the dwelling. These dwellings overlook agricultural land to the south and are therefore acceptable. The dwelling types generally do not include clear glazing at first floor on side elevations, except where these windows overlook the footpath. There is also adequate spacing between dwellings and therefore the relationships between these in terms of sufficient privacy and natural light are appropriate.

CSNN do not raise any objections to this development subject to the inclusion of conditions regarding drainage, and a lighting scheme in addition to the provision of a construction management scheme and controlled site hours to manage the construction phase of the site. Air Source Heat Pumps are shown on the plans but details have not been provided of these units and therefore a condition is attached to ensure these can be controlled, and would not give rise to neighbour amenity issues.

It is recommended that the scheme proposed is acceptable in neighbour amenity terms, for both existing residents and those proposed. The scheme is in line with the NPPF, Policy CS08 of the CS and Policy DM15 of the SADMPP.

Affordable housing requirements

In accordance with Policy CS09 of the CS, the proposed development is required to provide 8 units of affordable housing; 6 for rent and 2 for First Homes. The Housing Enabling officer has suggested the mix should include a range of two and three bedroom homes for each tenure. First Homes is a new form of affordable housing and are to be sold by developers to eligible households at a discount of at least 30%. However, in this case the applicant, Freebridge Housing, intends to develop the entire site for affordable housing and the guidance states fully affordable sites are exempt from delivering First Homes. Therefore if the site is delivered as fully affordable there will be no requirement to provide the First Homes element. The proposed units meet the Borough Council's space standards for affordable units. A Section 106 Agreement will be required to secure the affordable housing contribution required by Policy CS09 only. The scheme proposed is fully compliant with the NPPF, Policy CS09 and Policy G112.1.

Open space provision

Policy DM16 of the SADMP requires 17 square metres of public open space per dwelling is provided. The applicant has demonstrated on the submitted plans this can be provided to the southeast of the site. The open space area proposed is to be edged with native hedges and trees and include meadow planting and a small community orchard alongside the formal play space.

Given the site is to be developed for affordable housing, the applicant is intending to manage/ maintain the open space and landscaping of the site rather than hand this over to the LPA. That said, it is still necessary to ensure that the open space is secured via a Section 106 legal agreement and this will require an open space works specification (providing details of all play equipment, street furniture, safety surfacing and fencing) to be provided and agreed prior to commencement of development.

The Council's Greenspace Officer has made comments on the scheme proposed. Firstly, his view is that the swale could be crossed by children or be a trip hazard and as such a fence line, or other form of barrier (i.e. knee rail) could help to deflect persons along the proper footpath routes, discouraging an informal desire line through the swale area. However, the applicant argues that a rail/ fence is not required around the swale area as it will be in the form of a shallow depression with a 1m grass verge before any slope. It would not form a ditch. The applicant has stated that if this is a concern for Members that a condition could be recommended for details to be submitted and approved.

There are also a number of comments made by the Greenspace Officer regarding difficulties/ cost in maintaining the proposed scheme which is for note given the applicant's intention to carry out the maintenance. Notwithstanding these comments, they will be addressed via the detailed design specification as required by the Section 106 agreement.

The proposal is in accordance with Policy CS14 of the CS and DM16 of the SADMP.

Ecology

The applicant has submitted an Ecological Impact Assessment report for the site which identifies a number of potential protected species on/ adjacent to the application site which include great crested newts, bats, hedgehogs, and birds. Comments received on the scheme have also drawn attention to the presence of protected species on the site.

The NPPF states that 'decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'

And in paragraph 180 that 'when determining planning applications, local planning authorities should apply the following principles:

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(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

Policy CS12 of the Core Strategy states-

'Development should seek to avoid, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage as well as seeking to enhance sites through the creation of features of new biodiversity, geodiversity and heritage interest. The design of new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment.

The Council will require development proposals to be accompanied by an ecological impact study and assessment proportionate to the degree of the impact and importance of the species affected.

It may be necessary to secure biodiversity, geodiversity and heritage needs through planning conditions and/or obligations. This can include timing of work, Section 106 Agreements, pre-application negotiations, conditions, mitigation and compensation measures.'

The applicant has submitted an Ecological Impact Assessment which confirms the presence of at least seven bat species on/ adjacent to the site and that the existing boundary habitats are of value.

To the east of the site is a wooded area with large ponds and a grass field margin. GCN have been confirmed as present in the neighbouring ponds. As a result, a small area of the site to the east which then spreads around the site boundary is classed as land suitable for Great Crested Newts (GCN).

Changes have been made to the Conservation of Habitats and Species Regulations 2017 (as amended). The changes are made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The 2017 Regulations are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). Protected Species (PS) have full protection under the 2017 Regulations. It's an offence to deliberately capture, injure or kill, or deliberately disturb PS. These requirements are enforced in the 2017 Regulations and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

In exercising its functions, including determining planning applications, a Local Planning Authority is required to have regard to the requirements of the Habitats Directive in so far as they may be affected by the exercise of those functions. It is not the role of responsibility of the LPA to monitor or enforce NE's obligations under the regulations. However, if a development proposal could potentially result in a breach of the Directive, the LPA is required to form a view on the likelihood of a licence being granted under the Regulations by NE in order to fulfil its own obligation to have regard to the Directive requirements.

NE will only grant a licence if satisfied that the three statutory tests prescribed under the directive and regulations have all been met. The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and

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3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status

The obligation on the LPA is to consider the likelihood of a licence being granted by NE, not to determine definitively whether or not the licence will, in fact, be granted. It therefore has to review the three tests, in the context of a planning application, to then form a view on the likelihood of NE granting a derogation licence under the Regulations.

LPA's consideration of the tests:

1. IROPI – NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. In this case, the site is allocated for residential development in the Site Allocations and Development Management Policies Plan (2016) and thus contributes to the Council's deliverable supply of housing.
2. No satisfactory alternatives – The site went through an assessment/ selection process as part of the Local Plan examination and as such was considered the most sustainable site for housing within the settlement, and it is therefore considered to be reasonable to conclude that there are no preferred alternatives.
3. Population maintenance – it appears unlikely, given the mitigation measures proposed that the development proposed will affect the conservation status of the protected species.

The LPA can therefore reasonably form the view, from the information submitted to it for this planning application, that NE would be likely to grant a derogation license under the Regulations in relation to this development.

A Natural England Licence will need to be obtained prior to the commencement of development. The licence will detail the mitigation and compensation measures required to facilitate the development including the exclusion of GCN from working areas, timing of works, ecological supervision and destructive searches.

The Assessment includes a number of specified mitigation measures as well as opportunities for enhancement. The report concludes that no further phase 2 ecology surveys are considered necessary to facilitate the proposed development provided all the recommendations detailed within the reports are implemented at the specified time. With the implementation of appropriate licensing, RAMs and mitigation is it considered the development can be undertaken with a minor negative impact upon ecological features. However, the proposed enhancements proposed has the potential to have a positive impact of the locality in the longer-term. A Construction Ecological Management Plan will need to be submitted and agreed by the LPA which will inform any requirements/ legal agreements necessary to ensure the protection of the protected species and their habitats. It is suggested these should be conditioned accordingly.

In terms of mitigation the applicant proposes that the additional hedge and tree planting around the site boundaries will be sufficient to mitigate against the impacts to bats and birds of the removal of the breaks to the existing hedge (necessary to form the access points). While it is noted that there may be a short-term negative impact until new trees and hedgerows mature. The location of open space to the south east seeks to mitigate against potential impacts on GCN. A wildlife corridor is also to be provided along the southern boundary of the site with a 3m wide native hedge, tree planting and a 2m wide grass margin, and the creation of an attenuation ditch to the south of the southern boundary hedge to

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create a mix of wet and semi-wet habitats. This is to be implemented before any of the hedging on the northern boundary is to be removed. New hedge planting is also proposed to the east of the site.

In addition, lighting and landscaping schemes should be submitted and agreed by the LPA.

With these specified protection measures in place, the scheme is in accordance with the NPPF and Core Strategy Policy CS12.

Other material considerations

Drainage/ Flood Risk – The application lies within Flood Zone 1 and the site is therefore at the lowest risk of flooding. In terms of drainage, Anglian Water has confirmed that there is sufficient capacity within the Watlington Water Recycling Network for foul drainage and the sewerage system at present has available capacity for these flows to connect into Thieves Bridge Road, via gravity. However, they do query the drainage arrangements for surface water across the site. Similarly, CSNN query the foul and surface water drainage arrangements for the scheme and request that a detailed drainage scheme should be conditioned, so that prior to commencement full details should be submitted and agreed by the Local Planning Authority.

Minerals Safeguarding – The proposal site is underlain by an identified mineral resource (sand and gravel) which is safeguarded as part of the adopted Norfolk Minerals and Waste Core Strategy, and Core Strategy policy CS16. Policy G112.1 of the SADMPP required the submission of an Environmental Statement to assess whether the resource is viable for mineral extraction; whether this could be extracted prior to development or there are opportunities to use the material within the development. A Minerals Safeguarding Assessment has been submitted by the applicant which states that the development site is underlain by a good quality Sand and Gravel deposit. Consideration has been given to prior extraction of the mineral resource which has concluded that such a proposal would not be desirable as it would result in unacceptable amenity, landscape and highway impacts. A further study is required to establish whether onsite use of some of the mineral resource can be used in the development. Such consideration should be undertaken at the detailed design stage in the event planning permission for the development is approved and take the form of a Materials Management Plan. The County Council in its capacity as the Mineral Planning Authority (MPA) would not object to the planning application (21/0242/FM) on this site if a condition is included in any grant of planning permission to require the submission of a Minerals Materials Management Plan, and for the proposed development to be undertaken in compliance with this.

Air Quality – While the development is unlikely to result in air quality emissions in excess of relevant objectives, the NPPF requires in paragraph 186 that new development should not contribute to or be at risk from unacceptable levels of air pollution and as such Environmental Quality request that a condition is attached requiring the provision of EV charging points to be provided within the scheme.

Contaminated land - The applicant has submitted a Geo-Environmental Report and Preliminary Risk Assessment. The report provided did not identify any significant sources of land contamination and concludes that there is a very low risk to relevant receptors. The report also states that the gas monitoring recorded low concentrations of ground gases and low flow and recommends further monitoring and risk assessment to confirm the ground gas classification. As further investigation is recommended, it is recommended that appropriate conditions are attached to any consent.

Archaeology – There is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. As a result, any development should be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021) para 205. This is secured by conditions to any planning consent.

Planning Obligations – Section 70(2) of the Town and Country Planning Act 1990 provides that LPAs must have regard to local finance considerations so far as it is material. This includes any Community Infrastructure Levy (CIL). There is sufficient capacity within neighbouring local schools that contributions are not required for education provision. Contributions to library provision are required which will need to be provided through CIL. The development will require at least 1 fire hydrant which will be dealt with through condition.

Waste and Recycling – Details have been submitted regarding proposed waste and recycling measures for the site.

Public comments submitted – In addition to the points discussed above there were additional issues raised:

- The services and facilities within the village (eg. water, drainage, electricity etc. are already stretched and are insufficient. As are the library, doctors, education etc. Consultations have been carried out with key stakeholders and consultees and there are no objections. Where required mitigation can be provided through conditions/ Section 106 / CIL monies.
- Destroy view - Residents do not have a 'right to a view' under planning legislation.
- Housing should not be affordable only – Under current funding regimes the site would have to be fully affordable to qualify for the appropriate grants. Given this is a housing allocation in a sustainable location it is a good location for an affordable housing scheme.
- More bungalows should be provided – A mix of housing types is proposed for the site including single and two storey dwellings.
- Loss of agricultural land/ crops – The agricultural land is categorised as Grade 2 land which is good quality. While the site is currently used as agriculture it was allocated for residential development within the Local Plan, as the most sustainable location for development within the village.

CONCLUSION

The application site is allocated in the SADMPP for residential development for at least 32 dwellings and given the application meets the policy criteria, in principle the construction of the development of 40 dwellings is in accordance with the adopted Local Plan. While concerns are raised about highway safety and the access of the proposed development, the site was assessed as part of the Local Plan examination and the LHA does not object to the application. There are no objections from statutory consultees to the proposed scheme. The form and character of the development is considered to be appropriate in terms of scale, design, site layout, landscaping and materials. There are no significant neighbour amenity issues as a result of the scheme. While there are protected species within/ adjacent to the site an ecological assessment has been provided which indicates ways to mitigate against any impact of the development on these habitats. Conditions are attached regarding archaeology, contaminated land, drainage, construction management, minerals, air quality, trees and landscaping. Given the above, the proposal complies with the NPPF, National Design Guide, Core Strategy Policies CS08, CS09, CS11 and CS14, and SADMPP Policies

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G112.1, DM15, DM16, and DM17 and it is therefore recommended that the application is approved subject to the completion of a Section 106 legal agreement.

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 –

FB-937-PO3F Site Plan received 17 Aug 22
FB-937-PO1D Block Plan received 17 Aug 22
FB-937-PO4A Location Plan received 13 Jul 22
FB-937-PO2E Development Mix received 17 Aug 22
FB-937-PO5A Proposed Street Elevations received 13 Jul 22
FB-937-PO6A Proposed Street Elevations received 13 Jul 22
FB-937-PO8C House Type A received 13 Jul 22
FB-937-PO9C House Type B received 13 Jul 22
FB-937-PO11C House Type C2 received 13 Jul 22
FB-937-PO13C House Type E received 13 Jul 22
FB-937-PO14C House Type E2 received 13 Jul 22
FB-937-PO15C House Type F received 13 Jul 22
FB-937-PO21A House Type C3 received 13 Jul 22
FB-937-PO20A House Type E3 received 13 Jul 22
FB-937-PO16C House Type G received 13 Jul 22
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding the information that accompanied the application, no development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage details to be submitted shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters
- ii. Include a timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.

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- 3 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 4 Condition: Prior to commencement of development a detailed construction management scheme must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of the construction phase, deliveries/collections and any piling. The scheme shall provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, the location and layout of the materials storage area, machinery storage area and waste & recycling storage area, proposed attenuation and mitigation methods to protect residents from noise, dust and litter and communication methods to the wider community regarding the construction phases and likely disruptions. The scheme must include the mitigation measures proposed in Section 8 of IAQM Guidance on the assessment of dust from demolition and construction sites (2014) to protect residents from construction dust. The scheme shall be implemented as approved.

- 4 Reason: In the interests of the amenities of the locality in accordance with the NPPF.

- 5 Condition: Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/ Public Holidays.

- 5 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

- 6 Condition: Prior to occupation of any of the dwellings hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.

- 6 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF, and in the interests of ecology in accordance with Core Strategy Policy CS12 and the NPPF.

- 7 Condition: The development shall not be brought into use until a scheme for the provision of fire hydrants has been implemented in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority.

- 7 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.

- 8 Condition: Prior to the commencement of the development hereby approved a Materials Management Plan - Minerals (MMP-M) will be submitted to and approved in writing by the Local Planning Authority in consultation with the Mineral Planning Authority. The MMP-M will be informed by the Minerals Safeguarding Assessment (April 2022), carried out by Stephen M Daw Ltd.

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The MMP-M will consider the extent to which on-site materials which could be extracted during the proposed development would meet specifications for use on-site through testing and assessment. The MMP-M should quantify the amount of material which could be reused on site; and for material extracted which cannot be used on-site its movement, as far as possible by return run, to an aggregate processing plant. The development hereby permitted shall be carried out in accordance with the approved MMP-M.

The developer shall keep a record of the amounts of material obtained from on-site resources which are used on site and the amount of material returned to an aggregate processing plant, through the MMP-M. The developer shall provide an annual return of these amounts to the Local Planning Authority and the Mineral Planning Authority, or upon request of either the Local Planning Authority or Mineral Planning Authority.

- 8 Reason: To ensure that needless sterilisation of safeguarded mineral resources does not take place in accordance with the National Planning Policy Framework and Policy CS16 of the Norfolk Core Strategy and Minerals and Waste Development Management Policies DPD 2010-2026.
- 9 Condition: Prior to the commencement of groundworks, an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets,
 - woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with the Environment Agency's Land Contamination Risk Management (LCRM).

- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.

- 10 Condition: Prior to the commencement of groundworks, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- 10 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This needs to be a pre-commencement condition given the need to ensure that contamination is fully dealt with at the outset of development.
- 11 Condition: The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 12 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11.

- 12 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 13 Condition: Prior to the occupation of any dwellings hereby approved a scheme shall be submitted to the Local Planning Authority to reduce the potential impact on air quality. This shall include good practice measures set out under 'Operational Phase' in

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chapter 5 of the EPUK/IAQM Guidance including details of a suitable EV charging scheme. The scheme shall include individual charging points to garages shown on the approved plans, plus consideration of additional fast (>7.4kW) charge points where practicable and located in designated communal areas. The scheme shall be implemented as approved prior to the occupation of any dwellings hereby approved.

- 13 Reason: In the interests of the amenities of the locality in accordance with the NPPF.
- 14 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation, 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.
- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 15 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 15 and any addenda to that WSI covering subsequent phases of mitigation.
- 15 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 16 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 15 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 16 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 17 Condition: The development hereby approved shall be constructed in strict accordance with the recommendations of the Arboricultural Impact Assessment prepared by Ravencroft Arboricultural Services dated 13.07.2022.
- 17 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 18 Condition: No development or other operations shall commence on site until a tree protection plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 18 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.

- 19 Condition: Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 19 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 20 Condition: Before the first occupation of the dwellings hereby permitted all bathroom/ shower room/ cloakroom windows shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 20 Reason: To protect the residential amenities of the occupiers of nearby property.
- 21 Condition: The boundary treatments shall be installed as approved prior to the occupation of the dwelling, 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 and retained in perpetuity.
- 21 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 22 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 22 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 23 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 23 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 24 Condition: Prior to the installation of any air source heat pumps a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries

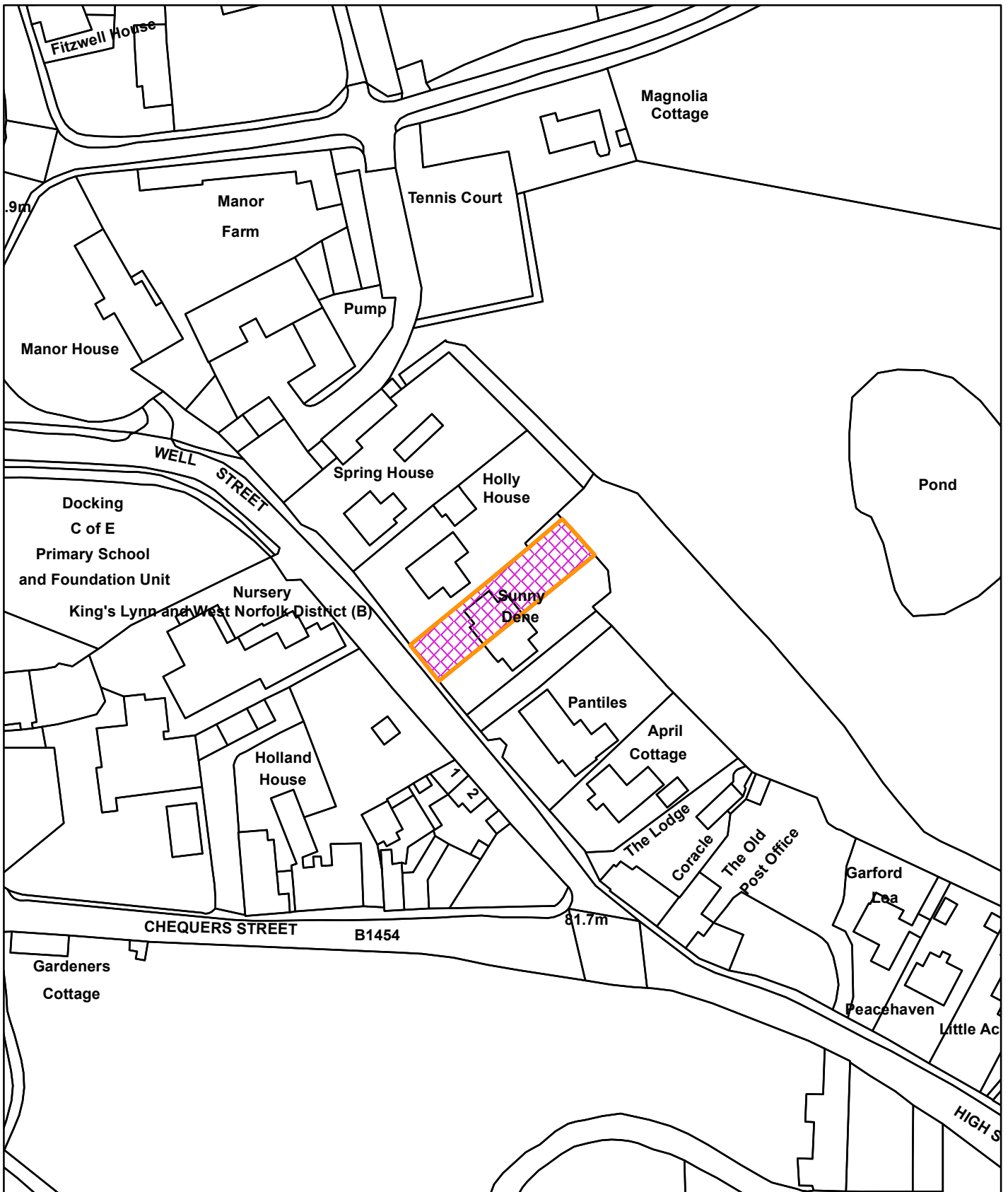
with neighboring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.

- 24 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 25 Condition: The development hereby permitted shall be constructed strictly in accordance with the Ecological Impact Assessment produced by Torc Ecology dated November 2021 and submitted as part of this application. Specifically, the recommendations detailed within Section 6 'Ecological Constraints and Opportunities' of the Assessment which include –
- Management of hedgerow (removal, during construction and longer-term maintenance)
 - Management of site clearance / construction works
 - Lighting post-development
 - Great Crested Newts – Natural England License to be secured.
 - Mitigation measures to include –
 - planting scheme to be agreed including new hedgerow and tree planting,
 - hedgehog access points within fencing,
 - integrated bat boxes and bird nesting boxes to be provided throughout the site.
- 25 Reason: In the interests of protecting the environment and protected species in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.
- 26 Condition: Prior to the commencement of any development on site, a Construction Ecological Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. This should conform to the British Standard BS42020:2013 for Biodiversity - Code of practice for planning and development, and will include timing constraints and working methodologies during the phases of construction, including any constraints with regards licensing and great crested newts, as well as post-development management of habitats and species. It should also detail the bat and bird boxes to be provided and their locations. The development shall be implemented in accordance with the agreed Plan and be retained as such in perpetuity.
- 26 Reason: In the interests of protecting the environment and protected species in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.
- 27 Condition: No works shall commence on the site until such time as detailed plans of the roads, footways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.
- 27 Reason: This needs to be a pre-commencement condition to ensure fundamental elements of the development that cannot be retrospectively designed and built are planned for at the earliest possible stage in the development and therefore will not lead to expensive remedial action and adversely impact on the viability of the development.
- 28 Condition: Prior to the occupation of the final dwelling all works shall be carried out on roads, footways, foul and surface water sewers in accordance with the approved specification to the satisfaction of the Local Planning Authority.

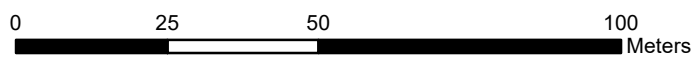
- 28 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 29 Condition: Before any dwelling is first occupied the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 29 Reason: To ensure satisfactory development of the site in accordance with the NPPF.
- 30 Condition: Prior to the first occupation of the development hereby permitted visibility splays measuring 2.4 metres x 59 metres shall be provided to each side of the access where it meets the highway. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 30 Reason: In the interests of highway safety and traffic movement in accordance with the NPPF.
- 31 Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 31 Reason: In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 32 Condition: Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works as indicated on Drawing FB-937-P01 rev C has been submitted to and approved in writing by the Local Planning Authority.
- 32 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 33 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in condition 33 shall be completed to the written satisfaction of the Local Planning Authority.
- 33 Reason: To ensure that the highway network is adequate to cater for the development proposed.

22/00793/F

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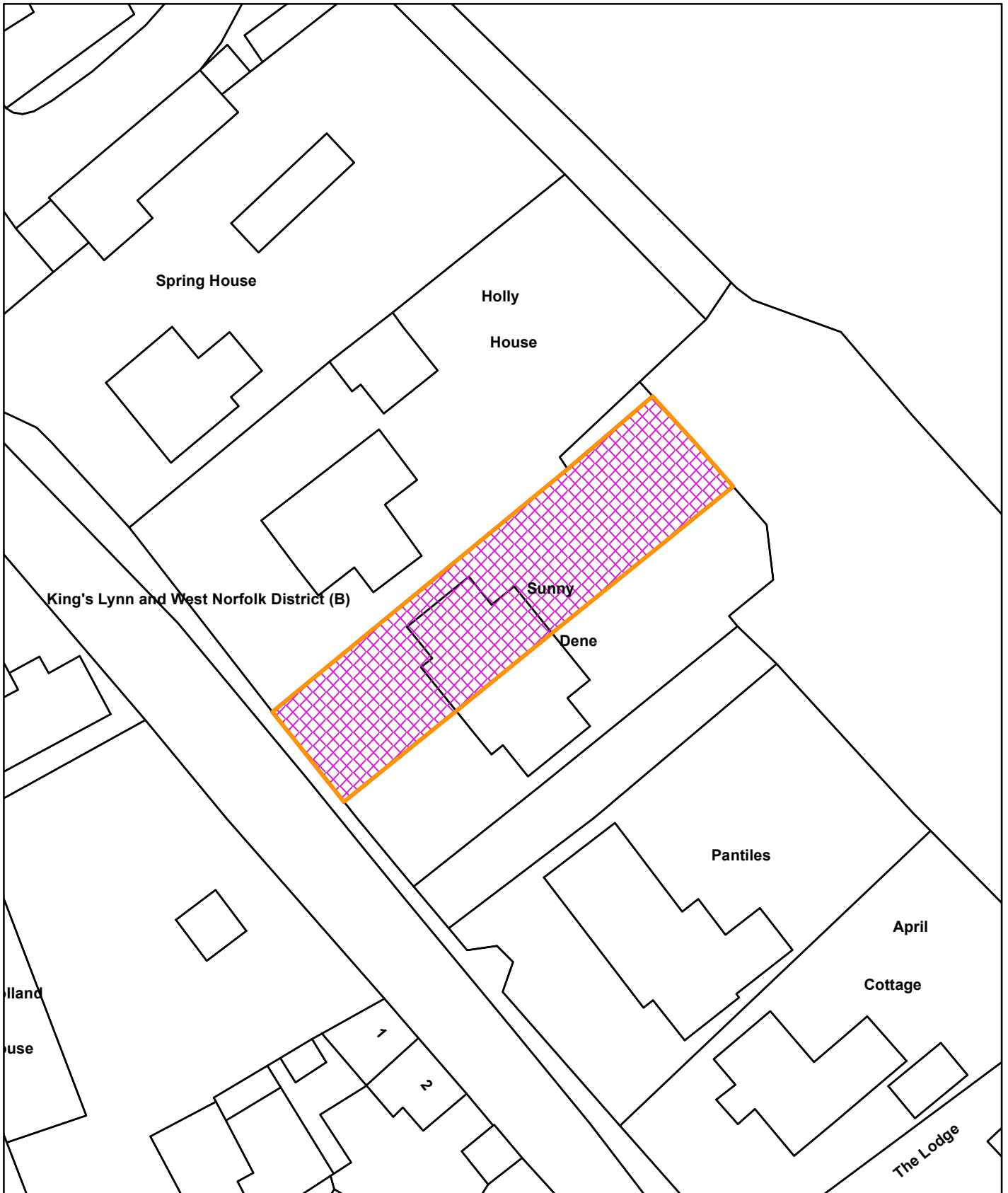
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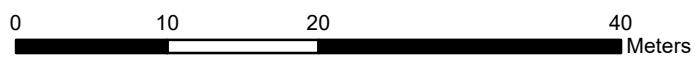


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Parish:	Docking	
Proposal:	Front and rear garden landscaping works, including new garden shed and cabins.	
Location:	Sunnydene Well Street Docking KINGS LYNN	
Applicant:	Mr Chatfield	
Case No:	22/00793/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 25 July 2022 Extension of Time Expiry Date: 12 September 2022

Reason for Referral to Planning Committee – Called in by Councillor Sandell.

Neighbourhood Plan: No

Case Summary

This application relates to Sunnydene, a semi-detached dwelling located on Well Street in Docking. The site is located within the Conservation Area. The proposal is for various landscaping works to the plot, mostly to the rear alongside new outbuildings providing ancillary space to the existing dwelling.

Key Issues

Principle of Development and site history
 Form and Character
 Impact on Neighbour Amenity
 Any other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site consists of a recently completed semi-detached dwelling with the associated rear garden of the plot. The site is within Docking, with neighbouring dwellings to the north/west and south/east and woodland to the north-north/east. New residential development has recently been approved beyond this woodland under ref: 21/02252/F and associated applications. The site also falls within Docking Conservation Area.

This application seeks permission for various landscaping and three separate outbuildings within the garden land to the rear of the house. This includes land that has recently been

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permitted as garden land to the end of the plot under a planning permission ref 21/02374/CU. The application also originally included a hot tub which has since been removed from the scheme.

SUPPORTING CASE

None received at time of writing.

PLANNING HISTORY

21/02374/CU: Application Permitted: 10/02/22 - Change of Use from Woodland to Residential land for use with 2 New Properties granted under permission 19/02125/F

21/02061/F: Application Withdrawn: 13/12/21 - VARIATION OF CONDITION 2 AND 5 OF PLANNING PERMISSION 19/02125/F: Demolition of existing dwelling and construction of two semi-detached dwellings

19/00175/TREECA: Tree Application - No objection: 03/12/19 - T1 - Willow - Fell - Replant x 2 with native hardwood

19/02125/F: Application Permitted: 06/02/20 - Demolition of existing dwelling and construction of two semi-detached dwellings

RESPONSE TO CONSULTATION

Parish Council: OBJECTS for the following reasons:

The Parish Council discussed this application at its meeting last night and the decision which was made unanimously was to OBJECT this application. Reasons for the objection are:

- This property is within a conservation area and the plans are not sympathetic.
- When the land was transferred over it was woodland and the restrictions stated it should remain and structures should not be installed. Woodland that had been in place for years on this site has already been removed so it is no longer a woodland, why does such a small space need to be laid to concrete and three wooden out buildings installed? The plans will create a concrete jungle in what was a lovely woodland habitat.
- Did the applicant have permission to remove all of the trees which were in the woodland?
- The placement of the hot tub is in close proximity to the outdoor living space of neighbours and this could cause noise and nuisance.

For these reasons the Parish Council believe that this should be turned down, new trees planted in the woodland area and more sympathetic landscaping be placed in the original garden area due to the conservation area.

Highways Authority: NO OBJECTION

Conservation Officer: NO OBJECTION

Following confirmation of a front boundary hedge and no loss of trees to the rear the conservation team raise no objection.

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Arboricultural Officer: NO OBJECTION

REPRESENTATIONS ONE public OBJECTION comment regarding:

- Impact on the Docking Conservation Area
- the proposed development seeks to hard landscape almost the entire garden area with a mix of modern materials which are entirely at odds with the previously verdant green setting of this part of the Docking Conservation Area (CA)
- Even though the majority of the proposed works are contained within the rear garden area of Sunnysdene, the harsh landscaping and buildings will be visible from outside the site and erode what was once part of the important green buffer between the CA and residential allocation of Docking. This would result in harm to the Docking CA where there are no public benefits to outweigh it in the planning balance.
- The proposal is clearly contrary to Policies CS06, CS08, and CS12 of the Council's Core Strategy (2011) and Policy DM15 of the Site Allocations and Development Management Policies Plan (SADMP) (2016) and the NPPF.
- Impact on Residential Amenity
- Impact on residential amenity and the enjoyment of their own property from the enclosed hot tub area adjacent to the shared boundary, as well as the proposed garden buildings. The garden space has been designed with socialising and entertaining in mind, which although not an issue in itself, has the potential to result in significant noise and disturbance to immediate neighbouring properties if used regularly and during unsocial hours.
- Hot tub is to be sited immediately adjacent to the shared boundary fence and has a raised decking area; this could cause overlooking.
- Given the rear area of the garden has already been terraced, the height of the proposed James cabin and Olaf shed to be sited immediately adjacent to the shared boundary will cause overbearing and overshadowing.
- Queries raised over roof pitch of outbuildings.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

Principle of development and site history

Form and character

Impact on neighbour amenity

Any other material considerations

Principle of Development and site history

The application relates to garden land within an existing residential plot. Whilst larger than originally approved, the extension to garden land (not curtilage) was approved under application reference: 21/02374/CU.

There is various enforcement and planning history for this site. Of most relevance is planning permission 21/02374/CU which permitted the change of use of a small parcel of land to the end of the plot into garden and included a condition removing permitted development rights for outbuildings. The condition was attached in order to retain control over development within this area of land in the interests of the amenities of the locality

The first enforcement investigation established that no trees were removed on the site.

The second investigation established that works had commenced on site in breach of Condition 3 attached to planning permission 21/02374/CU. This application arises as a result of that investigation and is part retrospective in nature.

Planning Practice Guidance states;

“A local planning authority can invite a retrospective application. In circumstances where the local planning authority consider that an application is the appropriate way forward to regularise the situation, the owner or occupier of the land should be invited to submit their application (section 73A of the Town and Country Planning Act 1990) without delay.”

The agent and applicant were advised to submit an application, and this is now before members for a decision.

The agent and applicant were advised to submit an application and this is now before members for a decision.

Form and Character

This application proposes various different elements which will be discussed in turn. To the front boundary, a fence with undulating heights would be installed, ranging from 1.9m to 0.8m at the highest and lowest points. In front of this, hedging is shown to be planted which would be secured by condition should the application be approved. Behind the fence/hedge, the proposed site plan indicates sleepers arranged to the edge of the parking area. The Conservation Team raise no objection to this front boundary and especially note the hedging as a positive feature. The main dwelling is a newer addition and whilst the proposed front boundary is a unique and more contemporary design, it relates suitably to the main dwelling and in turn the locality. As such, this front element of the works is considered to be visually acceptable and in keeping with the main dwelling and therefore the locality as well as the Conservation Area.

To the rear, the boundary treatment includes 'slatted wood fencing' which is shown as 1.8m and 1.6m. This includes an area with a row of 6 pleached trees. Closest to the main dwelling, a new patio area would extend into the garden with an area of shingle, flint and planting to the north/west. This area of the site originally included a hot tub but has since been removed from the scheme. Further to the rear of the garden, a retaining wall has been created in render with a ramp and steps and the garden beyond is therefore raised by approximately 0.4m. A raised bed and oak framed pergola is located at the top of the ramp/step with a further patio area beyond. To the north/west of this patio the 'James cabin' is present which is a timber, flat roof outbuilding with a mostly glazed front measuring approximately 2.8m by 3.8m. To the north corner of the plot, a small mono pitched shed is proposed measuring approximately 1.9m by 2m. An existing apple tree is located to the side of this building as well as a further gravel and planted area. To the side of this, towards the north east corner, a further outbuilding is proposed. This is the largest of the buildings and would be constructed in timber with a flat roof and measures approximately 4.8m by 3.2m. This is an open front outbuilding that would face into the internal garden area.

The site would become an extensively landscaped garden with mostly paved and gravelled areas alongside the proposed outbuildings. However, the works are domestic in scale and leave ample open space within the plot. The works would be well screened from the wider area by the main dwelling to the front, side and rear boundary treatments as well as a large area of trees to the rear. The Conservation Team does not object to the works to the rear and no trees are removed as a result of the scheme. Should any tree works be required, a separate application for tree works in a Conservation Area would be required. It is considered that the proposed works present an ancillary development to the residential dwelling and the wider visual impact to the works to the rear would be limited. As such, there would be no harm to the wider Conservation Area and the rear garden would be suitably designed in regard to the main dwelling.

The proposal complies with Policies CS08 and CS12 of the Core Strategy 2011 as well as DM15 of the Site Allocations and Development Management policies Plan 2016.

Impact on Neighbour Amenity

It is not considered that there would be any significant or adverse harm to neighbour amenity as a result of the development. The proposed hot tub and raised decked area surrounding it has been removed from the scheme thereby removing any potential noise and overlooking impact. The outbuildings would be either flat or mono pitched and single storey. As such, whilst close to boundaries they would not extend much over the height of the boundary treatment and they would be well separated from neighbouring dwellings. As a result, there would be no overbearing or overshadowing impact to the detriment of neighbour amenity.

The works as a whole are clearly ancillary additions to the existing garden space of an existing dwelling. There is no intensification of a use and the new outbuildings are considered to be acceptable additions given this existing use of the land.

The proposal therefore complies with Policies CS08 and CS12 of the Core Strategy 2011 as well as DM15 of the Site Allocations and Development Management policies Plan 2016.

Any Other Material Considerations

With regard to parking and highway safety, the Local Highway Authority raise no objection to the development.

Parish Council and Public Objection

Regarding impact on the Conservation Area, the Conservation Team raise no objection to the development, and it is therefore considered to have an acceptable impact. Whilst the comments relating to covenants on the land are noted, any potential breach of those covenants is a civil matter. The Arboricultural officer also raises no objection based on impact on trees and previous enforcement history shows no unauthorised removal of trees. The hot tub has been removed from the scheme and neighbour amenity has been addressed in the above report.

CONCLUSION

Overall, it is considered that the works to the front and rear of the property relate suitably to the context of the newer main dwelling. The new boundary to the front would be softened with hedging which has received no objection from the Conservation team. The works to the rear, whilst extensive, are considered to relate suitably to the main dwelling and plot. The wider visual impact is very limited due to the screening present and the impact on the Conservation Area is considered to be acceptable. The neighbour amenity impact of the proposed is also considered to be acceptable. The hot tub and raised surround have been removed from the scheme leaving outbuildings and a garden space that are considered ancillary to the residential use of the main dwelling. It is therefore considered that there would not be an adverse impact on neighbour amenity.

As such, the proposed development is considered to comply with Policies CS08 and CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management policies Plan 2016 as well as the NPPF.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Reason: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Condition: 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 Reason: The development hereby permitted shall be carried out in accordance with the following approved plans:

* PROPOSED SITE PLAN, Drawing Number: 20001 C

* PROPOSED ELEVATIONS & 3D IMAGE, Drawing Number: 20001 A

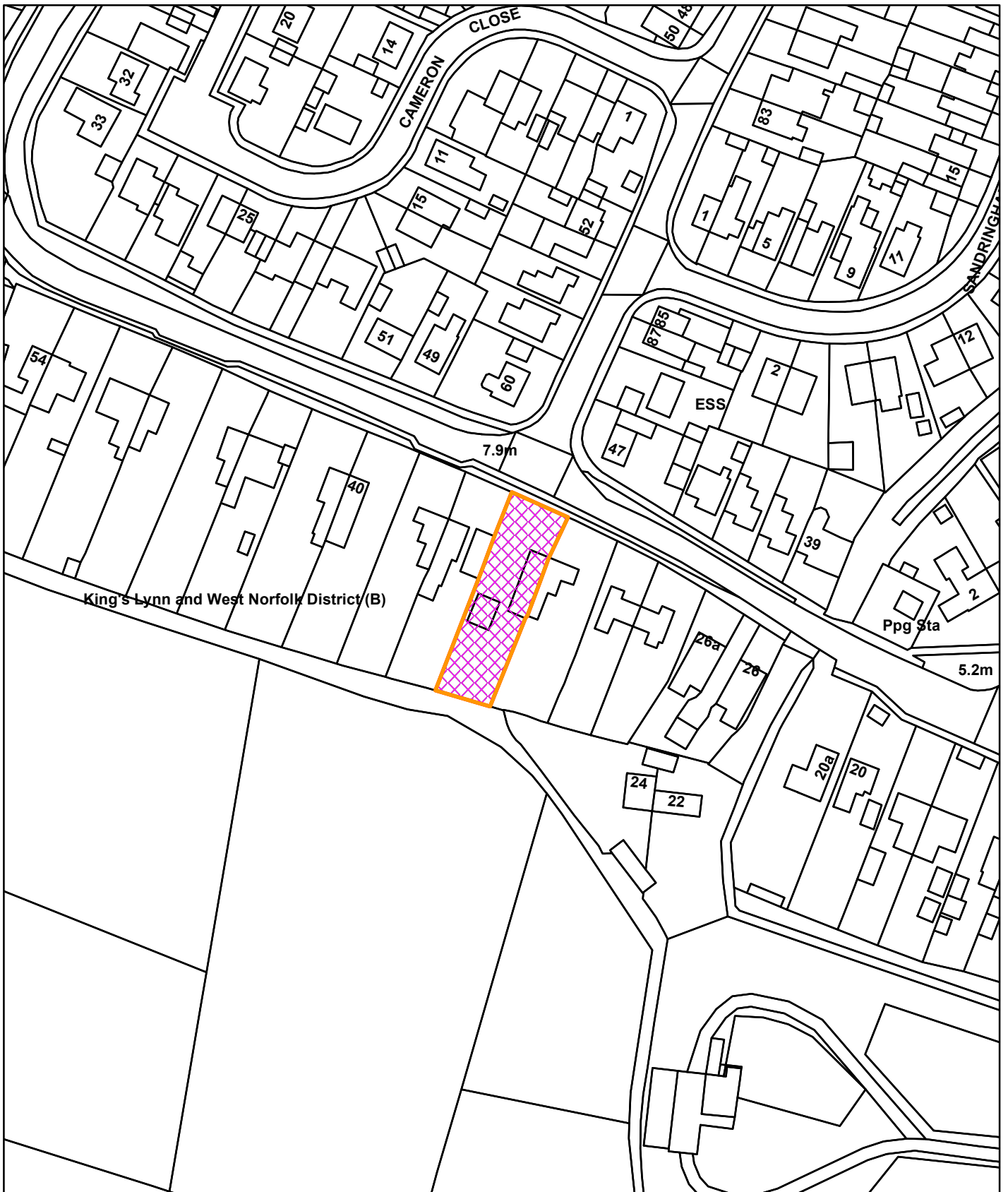
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5 September 2022

- * OLAF SHED, Drawing Number: XXXXX-NIA-A-XX-DR-A-20005 A
- * PROPOSED JAMES LOG CABIN, Drawing Number: 20003
- * PROPOSED KONSTANTIN LOG CABIN, Drawing Number: 20004.

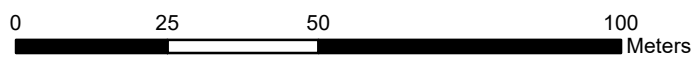
- 2 Condition: For the avoidance of doubt and in the interests of proper planning.
- 3 Reason: The front boundary hedge shall be planted as detailed on drawing number: 20001 C. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. The hedge and any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 3 Condition: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.

22/00526/F

34 Folgate Road Heacham PE31 8LQ



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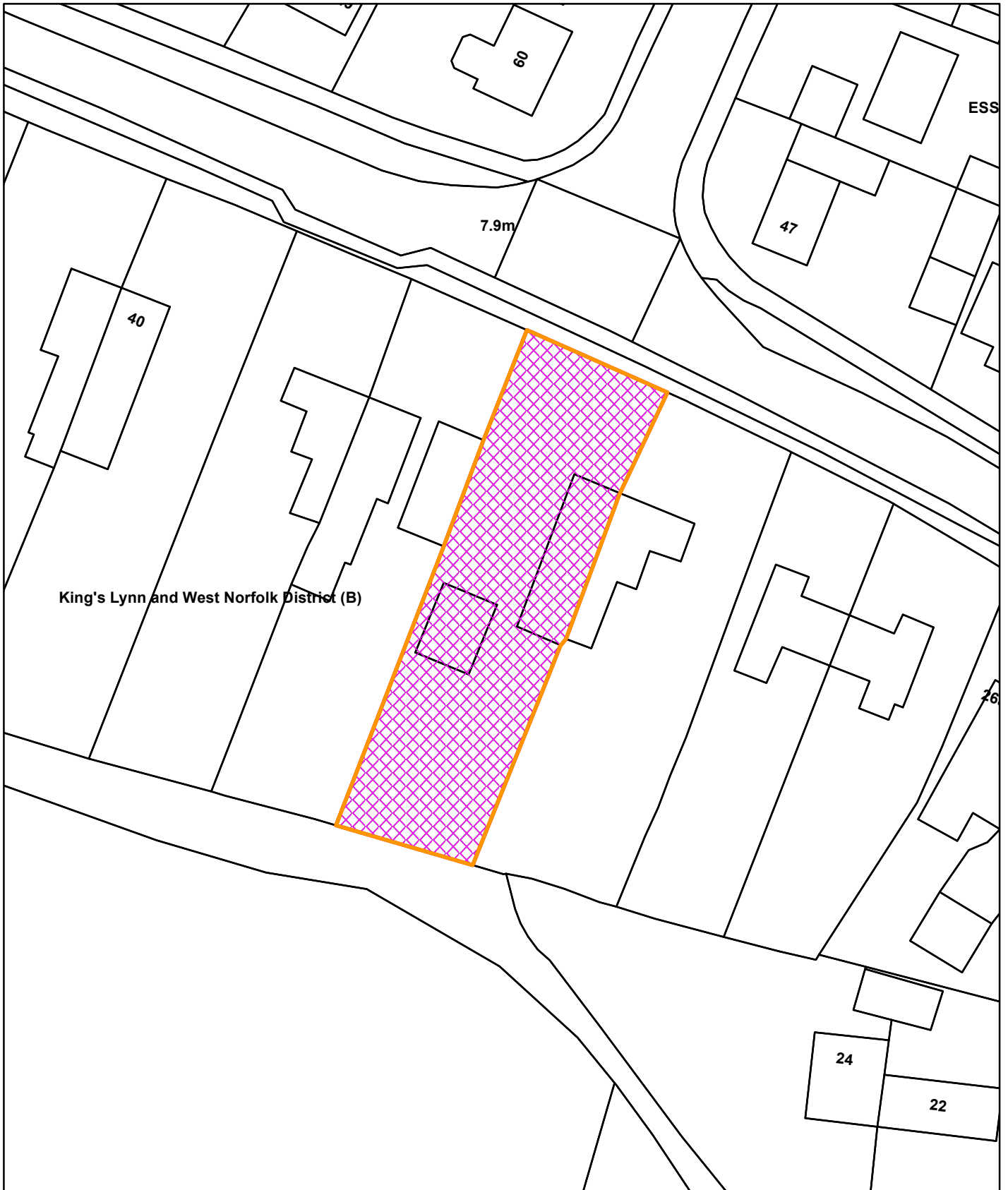


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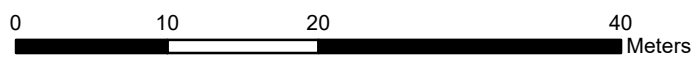
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23/08/2022

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Parish:	Heacham	
Proposal:	Proposed two storey and single storey rear extensions plus reconstruction of existing garage outbuilding to form residential annex	
Location:	34 Folgate Road Heacham King's Lynn Norfolk	
Applicant:	Mr Howard Cardus	
Case No:	22/00526/F (Full Application)	
Case Officer:	Olivia Luckhurst	Date for Determination: 27 May 2022 Extension of Time Expiry Date: 9 September 2022

Reason for Referral to Planning Committee – Called in by Councillor Parish

Neighbourhood Plan: No

Case Summary:

Planning permission is sought for a proposed two storey and single storey rear extensions plus the reconstruction of existing garage outbuilding to form a residential annex. The site is host to a two storey, semi detached dwelling constructed from brick with render and white upvc windows and doors.

The property is located on the residential street of Folegate Road which incorporates a mixture of bungalows and two storey properties of a similar appearance.

The dwelling is not listed nor located in, a conservation area

Key Issues:

Principle of Development
Form and Character
Impact on Neighbour Amenity
Other Material Considerations

Recommendation

APPROVE

The Application

The application site is located within the settlement boundary of Heacham which is identified as a Key Rural Service Centre within the Core Strategy and SADMP. Limited growth of a

scale and nature appropriate to secure the sustainability of each settlement, will be supported within these areas.

Planning permission is sought for a proposed two storey and single storey rear extensions plus the reconstruction of existing garage outbuilding to form a residential annex.

The original proposal sought permission for a larger two storey rear extension measuring 6.3m in height, 4.7m in depth and 4.8m in width. The proposed extension was considered to have a detrimental impact on the amenity of the neighbouring property. Following discussions with the agent, amended plans were provided showing the two storey element reduced in depth by 1.8m. The revisions were considered to sufficiently address the original concerns.

SUPPORTING CASE:

This application does not contain proposals for holiday let accommodation and accordingly, it is expected that the council will be able to support it as it is policy compliant; whilst noting similar proposals in the borough have been approved on this basis by inclusion of a typically worded planning condition, as follows:

The additional residential accommodation hereby approved shall only be used as ancillary accommodation to and under the same ownership as the main dwelling shown within red on the submitted plans. At no time shall the approved annexe be used as an independent unit of residential accommodation, or for business or commercial purposes for the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.

A garden annexe can transform a family's life by giving the person living in the building closeness to their loved ones whilst maintaining the privacy of having their own space. This means that the rest of the family are also happy that they are only a minute away from family members in such an annexe. It provides the best of both worlds, especially if the main property does not have the space or privacy required to accommodate family members who should continue to expect a certain level of independence and dignity. In this case the existing property is considered suitable as it provides for an ample sized plot and large available garage outbuilding suitable for reconstruction.

It is understood the council has a presumption in favour of this type of proposal which is located within the development boundary of Heacham and offers a good design in keeping with its surroundings.

In regard to design and amenity, the proposed designs for both the proposed extensions and annexe are based on existing building footprints. The resultant construction will ensure no overhanging or impacting upon neighbouring properties. Box guttering is a standard construction detail that can be included along the eastern boundary to accommodate the 2 storey extension element. Consequently, it is considered the proposal would not significantly impact upon neighbouring amenity and can therefore be deemed acceptable.

Due to the proposals including annexe accommodation ancillary to the main dwelling, matters surrounding traffic generation are considered to be relatively similar and this point has been acknowledged by Norfolk County Council in their recommendations. Notwithstanding, we have taken the opportunity to improve upon the current parking situation at this property so and have now included both parking and turning facilities to enable cars to both enter and exit the property in forward gear. Currently the property does not allow for on-site turning. This aspect can also be conditioned to ensure improvements to highway safety in the area. The Highway Authority have further advised as the proposed

annex will be used as ancillary accommodation to the main dwelling that they would not wish to raise any objection on this basis.

We note no neighbouring objections lodged on the council's planning portal. However concerns have been expressed by the Parish Council as far as the proposals must not be accepted to include the annexe's use as holiday let accommodation. We wish to re-iterate that this proposal is not for holiday let accommodation and will accept any planning conditions that the council deems necessary to ensure planning control remains on the property ensuring that the annexe will only be utilised as ancillary to the main dwelling.

In conclusion, we confirm this planning application shall not be utilised at any time other than for use as a single residential accommodation. At no time shall the property be used, sold, leased or occupied independently from the principal dwelling, used as holiday accommodation nor shall the common ownership or occupation of the development and principal dwelling be severed. This confirmation and the above additional supporting comments we hope will be sufficient for your planning committee to consider supporting this application.

PLANNING HISTORY

2/03/0980/F - Permitted 22/07/2003 - Conservatory extension to dwelling - Committee Decision

2/93/1109/F - Withdrawn 31/08/1993 - Extension to dwelling

2/93/1035/F - Permitted 26/08/1993 - Construction of detached garage – Delegated Decision

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The Parish Council object to the application on the grounds of highway safety and increase vehicle activity. The Parish Council also agree with the Highways Authority regarding the annexe and agree its use as an independent or commercial property should not be allowed.

Highways Authority: COMMENTS

The substandard nature of the sites access in terms of width is of concern. The proposed self-contained nature of the annexe, with its own kitchen and dining area, which would enable occupation, independent of the main dwelling and would result in increased activity over the narrow unmade access and should be resisted.

I would have concerns if any increased uses were engendered by independent or commercial use of the annexe.

We would not support any development which brings forth an increase in vehicle activity, however, given that the application is for ancillary accommodation, which, in association with the main dwelling would be considered to be de minimis.

REPRESENTATIONS

NO representations received

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM7 - Residential Annexes

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy 3: Residential Extensions

Policy 5: Design Principles

Policy 6: Residential Car Parking

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

Principal of Development

Policies CS08 and DM15 of the Development Plan state that development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against a number of factors including overlooking, overbearing, overshadowing, noise, contamination and visual impact. The principle of extending a dwelling is therefore acceptable in principle.

Policy DM7 states that the development of residential annexes will be approved only subject to the following being secured by condition or planning agreement:

- It remains in the same ownership as, and is occupied in conjunction with the principal dwelling;
- and does not appear as tantamount to a new dwelling
- It is ancillary and subordinate in scale to the principal dwelling;
- Its occupant(s) share(s) the existing access, garden and parking of the main dwelling;
- Occupation of the annexe is subsidiary to that of the main dwelling; and
- Not capable of sub-division.

Policy 3 of the Heacham Neighbourhood Plan (Residential Extensions) states that proposals [HWH1] should respect the character of the original dwelling and neighbouring development, and are of an appropriate scale, bulk and mass, having regard to the size of the existing property. Developments should also provide a sufficient amount of off road parking and retain a sensitive relationship between the size of the plot [HWH2] and not appear cramped and overdeveloped.

Policy 5 of the Heacham Neighbourhood Plan (Design Principles) confirms that developments should be of a high quality design that recognise and reinforce the character of the local area in relation to height, scale, spacing, layout, orientation, design, and materials of neighbouring buildings. 3 Homes and streets are designed to be tenure-blind.

Policy 6 (Residential Car Parking) confirms how many spaces are required per dwelling based on the number of bedrooms. In this case, the site should provide a minimum of 3no. spaces.

Form and Character

In this case planning permission is sought for two storey and single storey rear extensions plus the reconstruction of an existing garage outbuilding to form a residential annex.

The proposed two storey extension, which has been amended since its original submission, would measure 6.3m in height, 4.8m in width and 2.7m in depth and would provide a larger kitchen at ground floor with layout alterations and a new bathroom at first floor.

The single storey addition would measure 3.2m in height, 7.7m in depth and 4.8m in width and would incorporate a roof lantern. The extension would provide a new living room.

The garage would be converted to an annexe providing one bedroom, kitchen/living room and bathroom and is considered to comply with the requirements of policy DM7 as the plot is not considered capable of subdivision and the occupants will share the garden space, parking and access with the host property. The scale of the annexe is considered to appear subsidiary to the host property and will not appear tantamount to a new dwelling. The appearance of the building would be slightly altered with the garage door removed and replaced with 2no. windows on the front elevation with bifolding doors and a window added to the rear elevation. Relevant conditions will be added to the permission to ensure that the annexe is not used as an independent unit of accommodation or used for any commercial or business purposes.

The additions would be constructed from materials that would appear in keeping with the host property including render and upvc windows and doors.

Overall, the proposed development is considered to respect the character of the original dwelling and neighbouring properties and is of an appropriate scale, bulk and mass. The extensions would not result in a cramped or contrived plot and relates sensitively to the form of the area.

The additions would not have an adverse impact on neighbouring properties and the site would retain a sufficient amount of amenity space and parking provision. ‘

The majority of the works are positioned to the rear of the property and therefore, would not be viewable from the public realm and would not have a detrimental impact on the street scene. Therefore, the proposed development is considered to comply with policy 3 (residential extensions), policy 5 (design principles) and policy 6 (residential car parking) of the Heacham Neighbourhood Plan and policy DM15 of the SADMP.

Impact on Neighbour Amenity

The property is a two storey, semi-detached dwelling with an existing single storey addition positioned to the rear. The neighbouring property is also host to a similar extension to the rear, set further back from the application site's extension.

The proposed single storey extension, would incorporate a flat roof with a lower eave's height than the existing addition. The site is enclosed by close boarded timber fencing which will partially screen this addition.

The proposed two-storey extension has been reduced in depth by 1.8m and would not incorporate any windows on the side elevations of the new extension and would not exceed the ridge height of the host property.

Given the orientation of the site (to the west of the neighbouring property), the proposed two storey extension may result in slight overshadowing for a couple of hours in the late afternoon/evening. However, this is not considered detrimental to the amenities of the occupiers of the adjacent property given the minimal depth of the extension.

The neighbour's single storey rear extension incorporates a cat slide roof pitch with the ridge height positioned only 1.1m below the eaves of the proposed two storey extension. Therefore, the proposed addition is not considered to appear overbearing in comparison to the neighbour's extension.

The neighbouring property is not host to any obscured windows at first floor level to the rear of the property, therefore, it is likely that these are habitable rooms. However, given the scale of the extension, it is not considered that the addition would result in an unacceptable amount of overshadowing or loss of light.

The site allows for a sufficient separation distance of 4.6m to the south with the existing garage screening the proposed single storey addition.

Overall, the proposed works are not considered to have a detrimental impact on residential amenity and comply with policy DM15.

The developments respect the character of the original dwelling and neighbouring development, and the additions are of an appropriate scale, bulk and mass, having regard to the size of the existing property and therefore, complies with policies 3 and 5 of the Heacham Neighbourhood Plan.

Other Material Considerations:

Response to Parish Council Comments:

The Parish Council have objected to the application on the grounds of highway safety and increase vehicle activity, however, the Highways Authority does not object to the proposal and the site is considered to provide a sufficient amount of parking for both the host property and the annexe. A condition will be added to ensure that the annexe is used for ancillary purposes only. With regards to increased vehicular activity, the annexe is ancillary accommodation, which, in association with the main dwelling would be considered to be de minimis.

Response to the Local Highway Authorities Comments:

A standard condition will be added to the decision notice which will ensure that the annexe is for use ancillary to the host property only.

Whilst the proposed works would result in the loss of an existing garage, the extensions to the main dwelling would not create any additional habitable rooms. The site is considered capable of providing a sufficient amount of parking for the occupants of the host dwelling and the proposed annexe. A condition would be imposed to ensure that the annexe is held and occupied in conjunction with the main dwelling. The proposal therefore complies with Policy DM15, DM17 and policy 3, 5 and 6 of the Heacham Neighbourhood Plan.

Conclusion

The proposed development is considered to be of an acceptable scale, design and form which respects the character and appearance of the host property and surrounding dwellings. The additions and conversion of the garage to become an annexe would not have a detrimental impact on residential amenity.

The proposal therefore complies with the overarching aims of the NPPF and Development Plan Policies CS1, CS2, CS08, DM1, DM2, DM7 and DM15 as well as policies 3, 5 and 6 of the Heacham Neighbourhood Plan.

RECOMMENDATION:

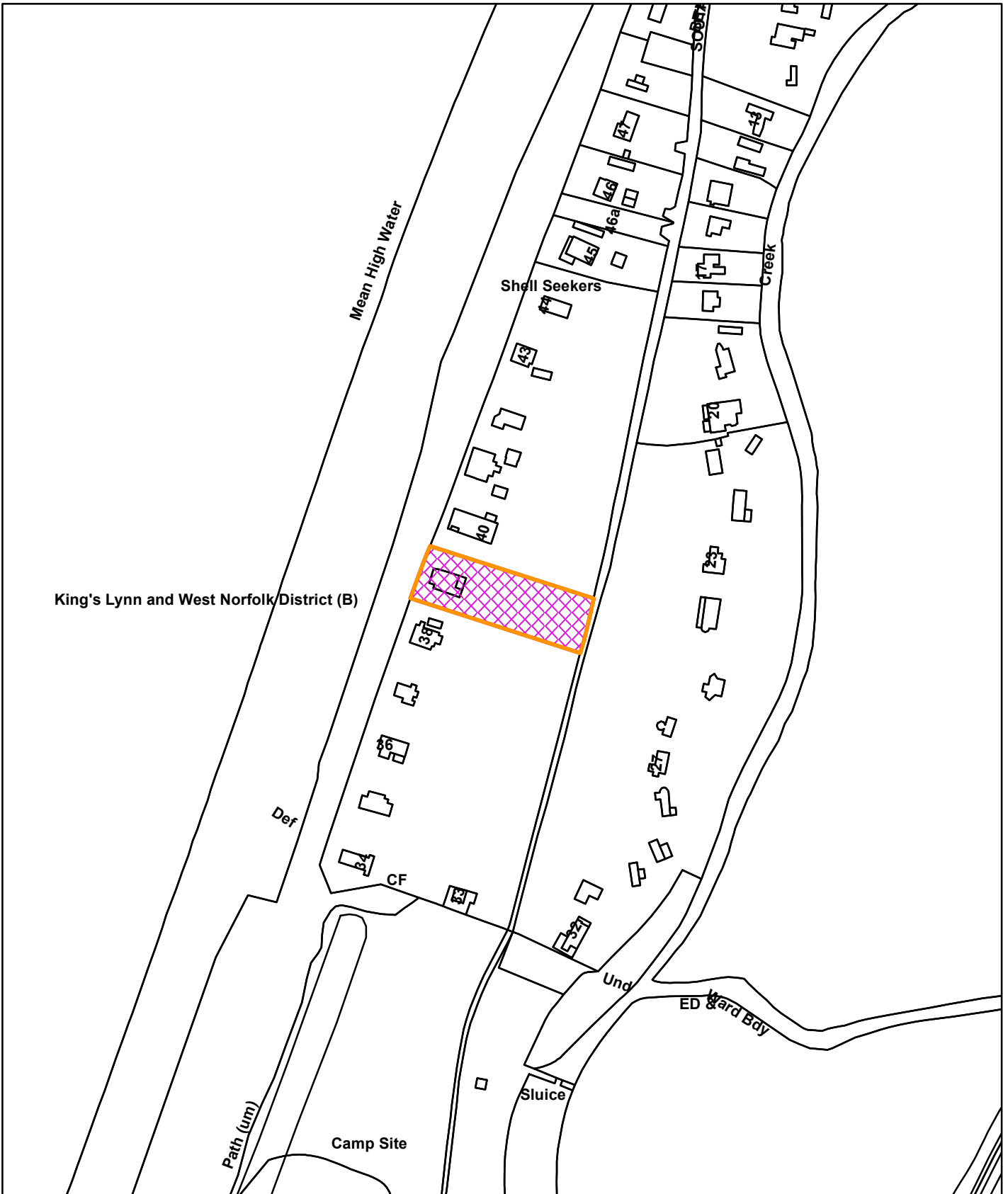
APPROVE subject to the imposition of the following condition(s):

- 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 using only the following approved plans:

22350-01 A	LOCATION PLAN	Received 30.03.2022	
22350-02 B	EXISTING AND PROPOSED BLOCK PLANS		Received 17.06.2022
22350-03 B	EXISTING FLOOR PLANS	Received 17.06.2022	
22350-04 B	EXISTING ELEVATIONS	Received 17.06.2022	
22350-05 B	PROPOSED FLOOR PLANS	Received 17.06.2022	
22350-06 B	PROPOSED ELEVATIONS	Received 17.06.2022	
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The additional residential accommodation hereby approved shall only be used as ancillary accommodation to and under the same ownership as the main dwelling shown within red on the submitted plans. At no time shall the approved annexe be used as an independent unit of residential accommodation, or for business or commercial purposes.
- 3 Reason: For the avoidance of doubt and to safeguard the amenities of the locality in accordance with the NPPF.

22/01083/F

Nirvana 39 South Beach Heacham PE31 7LH



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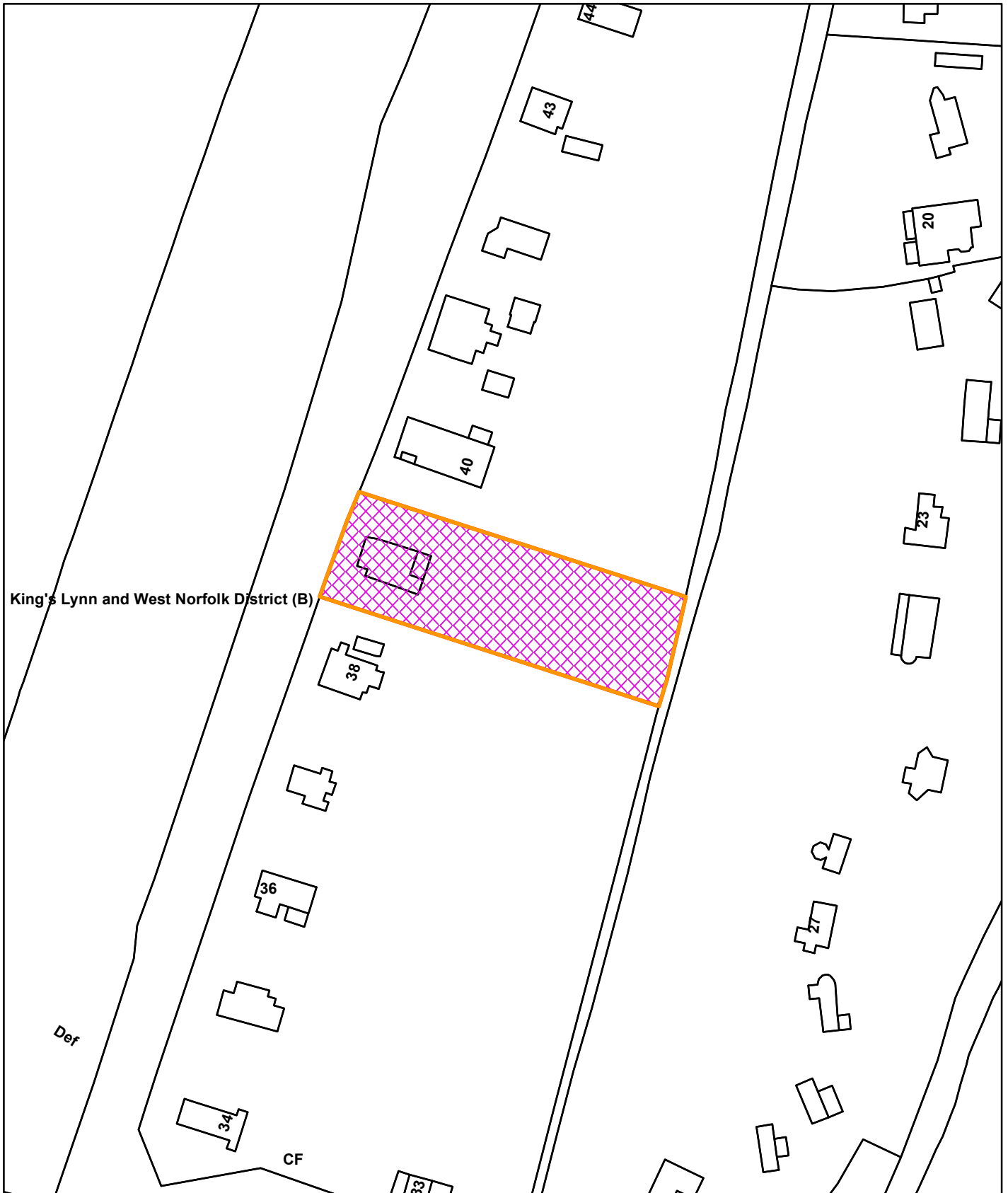
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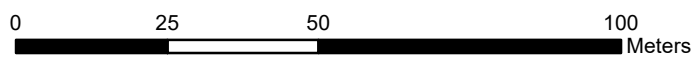


22/01083/F

Nirvana 39 South Beach Heacham PE31 7LH



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23/08/2022

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Parish:	Heacham	
Proposal:	Proposed internal and external alterations to beach house, including lifting roof and erection of detached garage	
Location:	Nirvana 39 South Beach Heacham Norfolk	
Applicant:	Mr & Mrs Crofts	
Case No:	22/01083/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 16 August 2022 Extension of Time Expiry Date: 12 September 2022

Reason for Referral to Planning Committee – Called in by Councillor Parish.

Neighbourhood Plan: Yes

Case Summary

This application proposes both internal and external alterations to an existing beach house, including raising the roof height and the erection of a detached single garage.

The site is located on South Beach, Heacham and is within the Coastal Flood Risk Hazard Zone.

Key Issues

Principle of Development
Form and Character
Impact on Neighbour Amenity
Flood Risk
Any other material considerations

Recommendation

APPROVE

THE APPLICATION

The site is located on South Beach within Heacham, a residential area characterised by mostly lower rise beach houses, adjacent to the coastline. The site and wider area are within the Coastal Flood Risk Hazard Zone.

This application proposes both internal and external alterations to an existing beach house, including raising the roof height, a new rear balcony area and the erection of a detached single garage.

SUPPORTING CASE

Client Statement

We are third generation home owners of this (our) beach house and as such have a long and happy association with “South Beach” and all of the traditions that are associated with this very unique and special location, and as second generation representative on “The South Beach Home Owners Association”, we are passionate about retaining this very special place. We have never and do never intend, to use our family holiday home for any kind of financial gain in the form of rental to any third parties.

The reason for our wish to update the useability of the interior of the house, while retaining the unique character of the property is purely to enable us to enjoy the company of our children and grandchildren, as we did and our family did before us.

We have two grown children with expanding families of their own, who have been fortunate enough to have spent their own childhood holidays at south beach, and consequently also hold the property in a special place in their hearts.

Due to the location of the property it has to endure some of the severe and corrosive weather conditions that the coastal location exposes it to, and even with extensive yearly maintenance it is problematic trying to keep abreast with the condition of the property.

We consider that the application that we have submitted is sympathetic to the continued conservation of the character of the beach but also safeguarding the future of the property for another generation.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: NO COMMENT RECEIVED at time of writing.

Emergency Planning Officer: NO OBJECTION: the Emergency Planning Officer considered that the development is unlikely to increase the number of people at risk from flooding. Flood risk advice will be included as informatives on any permission granted.

Natural England: NO OBJECTION

REPRESENTATIONS: THREE letters of **SUPPORT** regarding the following:

- Improvements and modernisation of the road is much needed and this allows the owners to enjoy views over the sand bank.
- This design is sympathetic to the other houses nearby as well as the historic locality.

- The proposal will not change the appearance of the house apart from being a little higher but having same roof lines as the other houses close by.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM18 – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)

NEIGHBOURHOOD PLAN POLICIES

Policy 3: Residential Extensions

Policy 5: Design Principles

Policy 7: Garage Provision

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development
Form and Character
Impact on Neighbour Amenity
Flood Risk
Any other material considerations

Principle of Development

This application proposes alterations and additions to an existing dwelling and a detached garage, all within the plot of an existing residential unit. As such, the principle of development is acceptable subject to compliance with neighbourhood, local and national policy.

Form and Character

This application proposes several different elements. First and most notable, is the increase in height to facilitate a larger first floor. The ridge would be raised by approximately 1.3m whilst the eaves would be raised by approximately 1m. The roof would be interspersed with two roof lights to each side and is proposed to be a dark grey aluminium seamed roof.

To the front elevation, the porch roof would be made flat with the left side of the front veranda filled in to create a larger shower/laundry room. This extension would be clad in cedar cladding to match the main dwelling and include a front facing window. The existing garage door opening would be filled in and include a new front facing window and would be clad to match with a facing brick plinth at the bottom. The roof height would also be raised by approximately 0.9m with a new flat roof, remaining single storey.

To the south side elevation, a new glazed double door is proposed to the garage conversion section. The covered seating area would remain, with the decking extending slightly further, beyond the roof. An existing side facing window would be blocked up using timber cladding to match. The rear veranda and balcony above would extend to the rear by an extra 1m. The side facing elevations would be mostly glazed at ground floor with a glass balustrade above. To the north side elevation, the rear veranda area is the same at ground and first floor. The side windows of the main dwelling remain in the existing locations and the windows to the front veranda areas would be slightly increased in size.

To the rear, as detailed above, the dwelling would extend an additional 1m to the rear at ground and first floor. The covered veranda at ground floor is open to the rear. At first floor, the balcony area is mostly covered but the additional 1m extends past the roof and is open.

It is considered that the changes and additions to the main dwelling are modest and maintain the established general appearance, bulk and scale of the existing dwelling. Whilst increasing in height and slightly in depth, the dwelling would continue to be in scale with neighbouring dwellings and the locality more generally, having an acceptable impact on the street scene. The design and materials would respect the existing dwelling and neighbouring properties, with most materials matching the existing. A sample of the roof material, which is required to be a dull finish rather than shiny, would be a condition on any approval to ensure a suitable visual finish and appropriate wider visual impact.

To the north of the main dwelling, a pitched roof, single storey single garage is proposed. This would be slightly separated from the main dwelling and again separated from the boundary of the plot. Materials include cladding and roofing materials to match the proposed altered dwelling ensuring a coherent visual impact. The garage is small scale and would relate suitably with the main dwelling, neighbouring dwellings and wider street scene. This garage also meets the requirements of Policy 7: Garage provision in the Heacham Neighbourhood Plan.

Based on the above it is considered that the development delivers high quality design in accordance with Policy 5 of the Heacham Neighbourhood Plan. As the proposed development retains the character of the original dwelling and is of an appropriate scale, bulk and mass, having regard to the size of the existing property as well as regard for the gaps between properties, the development accords with policy 3 of the Heacham neighbourhood Plan. The development would also comply with CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Polices Plan 2016 and the NPPF.

Impact on Neighbour Amenity

It is not considered that there would be any adverse or significant impact on neighbour amenity as a result of this proposed development. There are no formal boundary treatments between plots in this section of South Beach and there is not a significant change in side facing windows. High level roof lights serve a bedroom whilst lower level roof lights serve an en-suite and landing area, as such there is not a significant chance of overlooking. To the rear balcony, most views are focused to the rear of the property towards the sea. To the sides, these views are open, however there is a separation of approximately 19m to the north and 19m to the south. This combined with the informal boundaries and lack of a clear denotation of private space, would create an acceptable relationship. The proposal therefore complies with CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Polices Plan 2016 and the NPPF.

Flood Risk

The application site falls within the Coastal Flood Risk Hazard Zone and Policy DM18 is therefore applicable to this development. The policy states:

“Extensions

Extensions to existing properties (beyond any Permitted Development Rights that could be exercised) should not materially increase the amount of habitable rooms. Significant extensions or those that raise the amount of habitable rooms in the property could lead to an increase in the number of people at risk and will not be permitted.”

Based on the above, the proposed development would accord with the requirements of DM18. Whilst increasing in size, there would remain two bedrooms at first floor as existing, one room (playroom) would be removed and an en-suite created. At ground floor, the sitting, dining, kitchen, bathroom, shower room and two bedrooms remain. Whilst slightly altered there would be no change in the number of rooms other than the conversion of the existing garage into a games room. However, this could be carried out without permission and therefore complies with the requirements of DM18. It can also be argued that the loss of the playroom at first floor means that this new games room would still not increase habitable rooms compared to the existing dwelling. The new detached garage would not increase habitable rooms.

The Emergency Planning Officer raises no objection to this proposal and considers it to be in accordance with DM18 as the development is unlikely to increase the number of people at risk from flooding.

Given the above, the proposal complies with Policy DM18 of the Site Allocations and Development Management Polices Plan 2016 and the NPPF.

Any other material considerations

Natural England raise no objection to the proposed development.

CONCLUSION

To conclude, the proposed development would present a visually in keeping and in scale addition whilst providing significant improvements to the existing dwelling. The proposed materials would either match the existing or the pallet would have an appearance that would preserve the character of the locality. As such, the street scene and wider visual

amenity impact is considered acceptable. Due to the informal boundaries and openness between plots as existing, it is not considered that there would be any significant or adverse neighbour amenity impacts.

The site is located close to the coast and is within the Coastal Hazard Zone, however, it is considered that the proposal would accord with DM18 and would not present a material increase in habitable rooms and is therefore acceptable on flood risk grounds. Overall, the proposed development will be in accordance policy CS08 of the Core Strategy 2011, DM15 and DM18 of the Site Allocations and Development Management Policies Plan as well as polices 3, 5 and 7 of the Heacham Neighbourhood Plan and the NPPF.

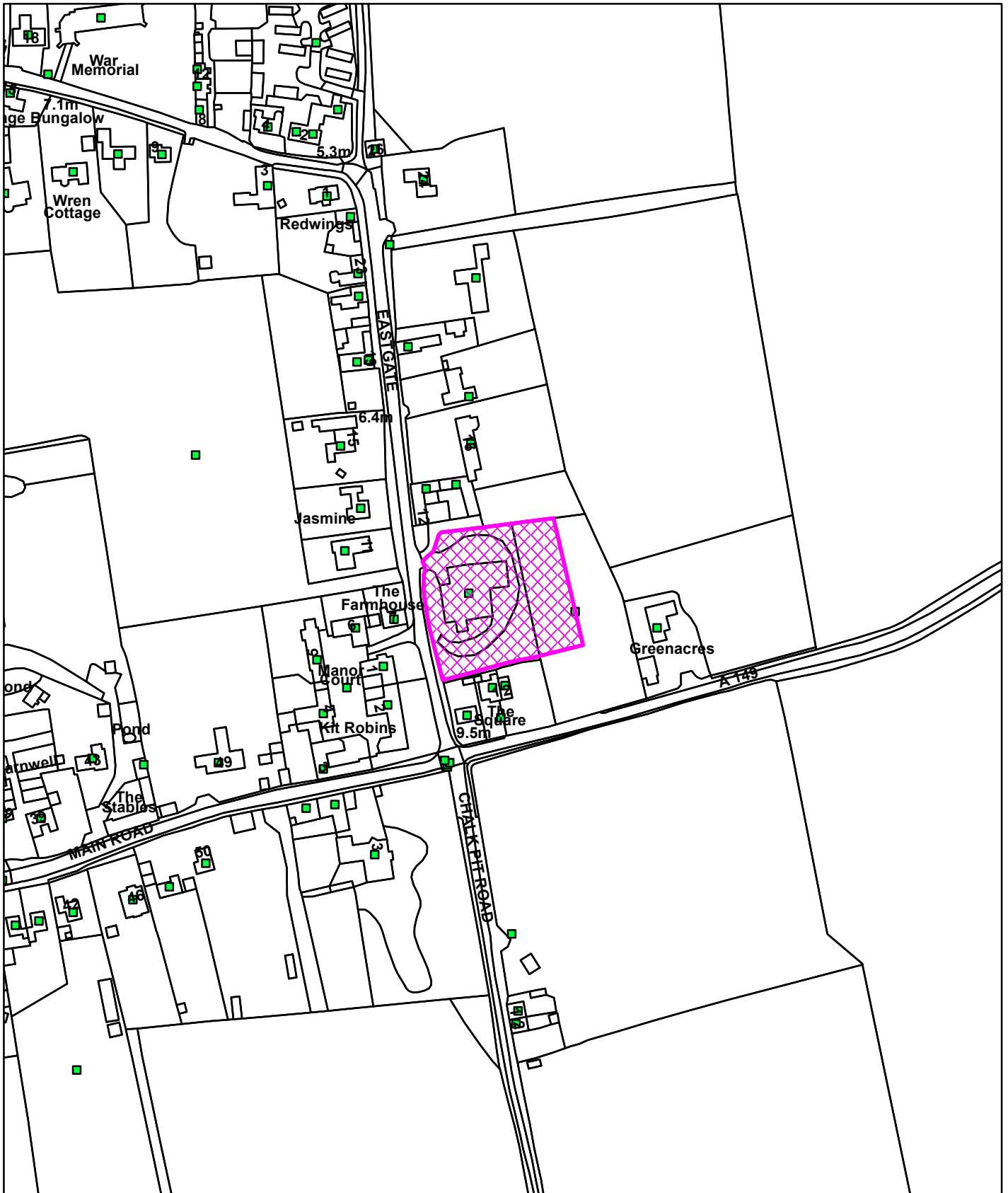
RECOMMENDATION:

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:
 - * PROPOSED PLANS & ELEVATIONS, Drawing Number: 6516-02C
 - * PROPOSED GARAGE PLANS & ELEVATIONS, Drawing Number: 6516-03B
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding proposed plans, samples of the aluminium seamed roof, which should have a dull finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.

21/01947/F

Eastgate Barns Eastgate Home-Next-the-Sea PE36 6LL



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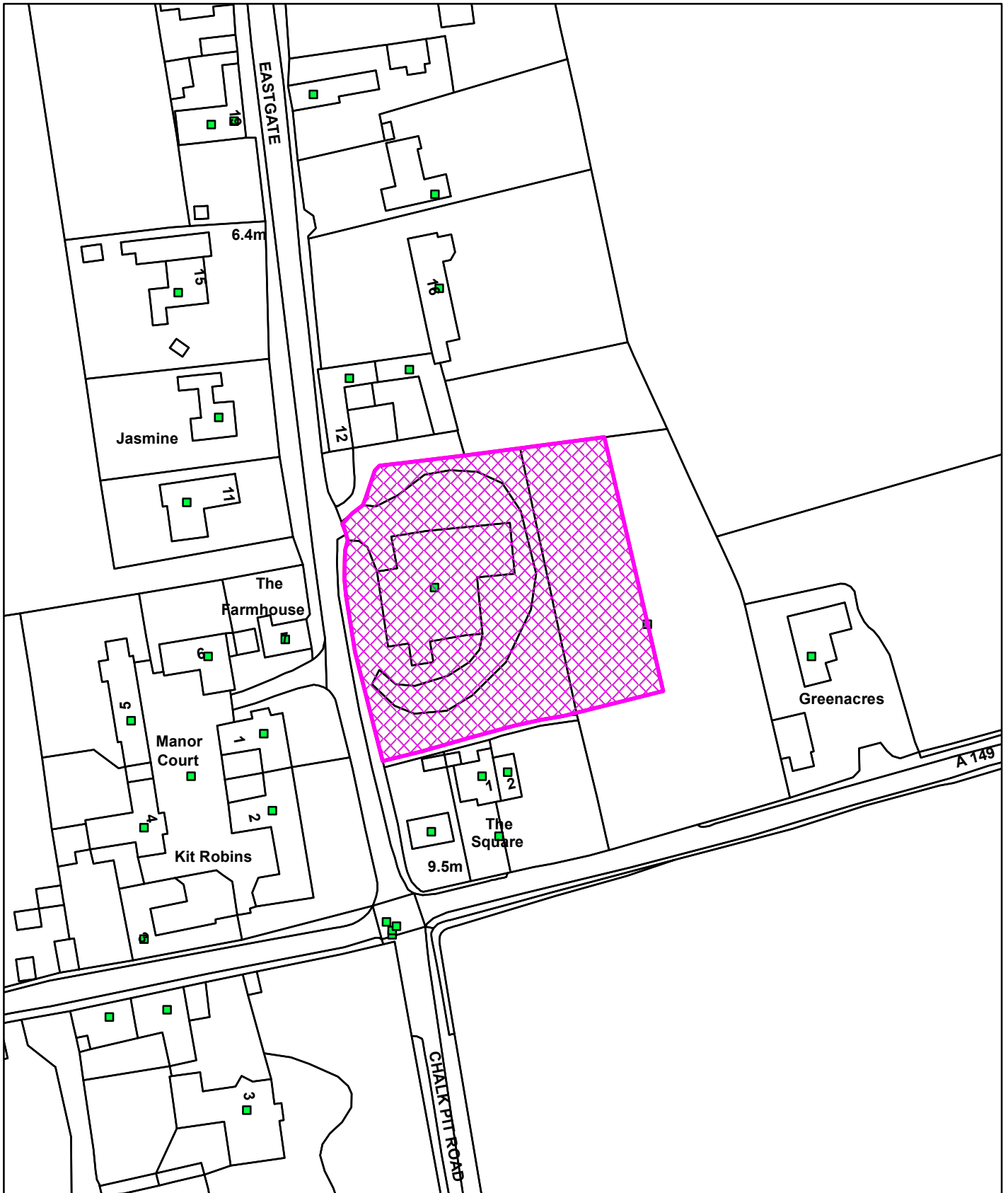
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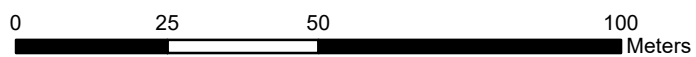


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Eastgate Barns Eastgate Home-Next-the-Sea PE36 6LL



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24/08/2022

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Parish:	Holme next the Sea	
Proposal:	Change of use from agricultural including the demolition of the existing barn and the replacement with five new dwellings	
Location:	Eastgate Barns Eastgate Holme next The Sea Norfolk	
Applicant:	MILLTHORNE DEVELOPMENTS LTD	
Case No:	21/01947/F (Full Application)	
Case Officer:	Richard Byrne	Date for Determination: 20 January 2022 Extension of Time Expiry Date: TBC

Reason for Referral to Planning Committee – At the request of the Assistant Director and contrary to the comments of the Local Highway Authority.

Neighbourhood Plan: Yes – Holme next the Sea

Case Summary

This application is for the change of use of land, demolition of the existing buildings on the site and the subsequent erection of five dwellings arranged with the frontage facing inwards forming a central courtyard with the rear facing private garden spaces on the outer edge of the site.

The majority of the site falls into a land allocation for residential development. Policy HNTS 15: Site Allocation at Eastgate Barn of the Holme-next-the-Sea Neighbourhood Plan, sets out the criteria for development within the allocation and thus forms the basis of determination of this planning application.

Key Issues

The key issues relating to this application are:

- * Principle of Development
- * Compliance with Policy HNTS 15: Site Allocation at Eastgate Barn;
- * Impact on the Highway, Access and parking;
- * Impact upon Neighbour Amenity;
- * Effect on AONB;
- * Impact on ecology and protected sites;
- * Contamination and Air Quality;
- * Drainage;
- * Other material impacts
- * Conclusion and planning balance

Recommendation

REFUSAL

THE SITE AND SURROUNDINGS

The application site is located on the easterly side of Eastgate with built form to the south, west and northern side. The site is short distance along Eastgate to the south which junctions with the A149. Beyond the site to the east is a small parcel of land which, with the exception of Greenacres which accesses the A149, leads out into the countryside.

The site is currently occupied by an agricultural barn complex with a boundary hedge and access leading onto Eastgate. The building is tightly wrapped by hardstanding enabling access into the building and turning spaces.

THE PROPOSAL

Planning permission is sought for the demolition of the existing agricultural building and the subsequent erection of five dwellings.

Access would be taken from the existing entrance off Eastgate which would lead into the central area where the proposed dwellings would face inward to create a courtyard. The area would be used for access and vehicle manoeuvring punctuated with access paths and soft landscaping.

The proposed building to the north is single storey and would be used as a car port for six vehicles. Plot A and B are to the southeast and are one and a half storey. The semi-detached pair comprise three bedrooms on the first floor with habitable accommodation on the ground.

Moving clockwise to the south, Plots C and D would be two storey comprising three bedrooms and an office on the first floor with accommodation on the ground with integral car port.

The property on the westerly side adjacent to Eastgate would be a two bedroomed single storey dwelling with integral car port.

The proposed dwellings would have private garden spaces with the hedge along Eastgate shown to be retained. An access track has been retained to the north enabling a route through to the easterly field from Eastgate.

The buildings would be constructed using a combination of red brick, stone infill and clay pantiles.

SUPPORTING CASE

The applicant has provided additional comments to support the application which relate to the Holme next the Sea Neighbourhood Plan and to the Highway Authority comments.

Holme next the Sea Neighbourhood Plan

We have engaged 2 consultants to address the size of housing, not ignoring the Neighbourhood Plan but assessing not only the supply but the demand of housing in the area.

The proposal allows a mix of housing sizes that could work well as retirement type dwellings, allowing family, grandchildren, friends from “back home” to visit and stay. But equally, the

provision we have identified would also work as smaller family type units. This would allow a couple to have a home that would allow for growth into a family home, not having to move on and indeed find it difficult to remain in the village.

As per the submitted report by Triptych PD and referencing the report commissioned by Savills:

“Eastgate Barns have been designed to be well-equipped and sustainable for young families who are searching for a home in a rural location that has the space to grow, work and play, and remain part of the local community for a long period of time. Savills’ professional and researched view is that the desired size range in the Neighbourhood Plan for this allocated site (80 sq m – 120 sq m) is too small for prospective purchasers seeking a principal residence, in a rural location”

I would strongly encourage anyone who is to assess and evaluate this application to give serious consideration to the submitted reports by professionals advising and working in the current housing climate.

Something that general housing space standards miss is the space for storage – the user that may need a little extra space; somewhere for a pushchair, for a walking frame or wheelchair – something that sometimes you may not expect to need and when you do you need to consider moving from your home to a new house.

I have designed starter units that allowed one bedroom and a second “room” – that would work for a single bed or a work from home space. These were 77m². Adjacent I was asked to design a family unit with 3 good bedrooms and a similar additional room, small bedroom 4 or work from home space. These houses are 130m². 10m² more than the Holme Neighbourhood Plan specific limit. These homes are within walking distance of most services and with good transport links of King’s Lynn. It should be noted that the wider policy in the NP (HNTS 14) is a range of 80 sq m to 150 sq m and the proposed houses, on average, are only 8% above the limit for this policy.

King’s Lynn & West Norfolk Housing Needs Assessment (March 2020) actually shows (in Table 6.3) a future need for larger houses in the Borough with 3- and 4-bedroom dwellings required for families and the biggest requirement being for larger houses. 51% requirement for 3 bedrooms and 31% for 4 bedrooms. That is 82% need for 3 and 4 bedrooms and 18% for 2 bedrooms.

The word that must ultimately be considered in our application is rural – rural village, rural setting, rural living. Sustainable provision must be key to providing good homes and a good quality of living, by providing good sized homes. The NP plan states that there are not enough young people in the village. Without the right size provision, how will there ever be? Designating these principal homes will encourage such diversity but only if the houses are designed and sized appropriately.

Norfolk County Council Highways

I take this opportunity to refer to the submitted report and recently submitted summary response to the NCC Highways comments and concerns - by Patrick Lanaway, Technical Director, Highways & Transportation Planning, SLR. “As set out in the submitted TS, by virtue of the type of vehicles to be removed from using the site, and the new layout of the site including the limited access to any residual land, as a result of the redevelopment, both Eastgate and the A149 junction will be relieved of such agricultural and commercial type vehicles. There is, as set out in the TS, therefore, a significant highway gain from the proposed redevelopment. The proposed redevelopment of the site is forecast to result in just

2 additional vehicular movements compared to the site's existing use, but in contrast, the great majority of that new traffic will be domestic in character, and hence have far less impact on this road and the associated A149 junction. There is no retained agricultural use proposed or allowed for; the road and junction benefit from the removal of such; this site is designated for 5 houses in the Neighbourhood Plan.

PLANNING HISTORY

22/00090/TREECA – S211 Tree Application, Row 1 - sycamore. Fell. Outgrowing location. Replant with a set back hedge. No objection, decision issued 07 Jun 2022

RESPONSE TO CONSULTATION

Parish Council: OBJECTION on the following grounds (summarised):

Given the importance of this development to the local community the PC held an open meeting to discuss the application (14/12/21). This was attended by the Agent who was given the opportunity to support the proposals and respond to comments. Whilst nobody objected to the principle of development a large number of concerns were voiced by parishioners who attended this meeting and these are reflected in our comments below.

The majority of concerns stem from the fact that the application diverges in three main ways from NDP policy HNTS 15 Site Allocation at Eastgate Barn:

1. The proposed development extends beyond the Site Allocation boundary
2. Four of the five dwellings are substantially larger than the size range indicated in the policy
3. The proposal includes an additional building (a substantial 6 bay cart shed/garage) over and above the single garages allowed for by the policy.

As a result, the application fails to comply with both the NDP and the Core Strategy (CS02, CS09 and DM3). Furthermore, it is absolutely clear that building houses of this size, with the lavish specifications suggested and the amount of parking proposed will result in the diametrically opposite outcome to that intended by HNTS15. It flies in the face of the most basic objectives of the NDP which strongly reflect the preferences of the local community in accordance with the Localism Agenda. Not only does the community have no need for houses of this size and specification it is clear that they are damaging its social sustainability by excluding groups of the community for whom a modest home is the only realistic choice.

Whilst the PC acknowledges that the proposed design and materials of the development appear pleasing and consistent with HNTS 15 (criterion c) the application in its current form is not generally policy compliant and unless it is revised substantially should not be permitted.

Design and materials

The mix of one and two storey detached, semi-detached and linked detached houses of vernacular style with pitched roof, clay pantiles and chalk/flint is consistent with NDP policy and the NDP Style Guide. The PC considers the basic features of the design to be pleasing and a good fit with neighbouring properties in the Conservation Area particularly those referred to in HNTS 15(c).

Landscaping and Ecology

With the exception of a map in the Ecology Report (below right) no specific landscape plans have been made available for the Allocation Site. The Report describes both mitigation and biodiversity enhancement measures to support the proposals. It is assumed that these, along with the map presented, showing the location of trees and bird boxes, represent the landscaping measures proposed. Unfortunately, the report is replete with errors and inconsistencies which limit its value.

There is no coherent description of on-site impacts, so it is not possible to identify which trees and hedgerows are to be removed, retained or enhanced in accordance with HNTS 15(d). The landscape features on the plan bear little resemblance to the most recent Google Earth image of the site. This is particularly true of the western boundary with Eastgate where there are mature shrubs and TPO'd Trees of significant biodiversity value

The 6 bay cart shed/garage block is not shown on the plan which instead shows hedging/trees in its place. The row of birch trees along the northern boundary is not shown on the plan.

As a result of the increase in scale and intensity of the development proposed, the environmental impacts are much greater than envisaged in HNTS 15. It is impossible to see from the Ecology Report how the proposal could meet planning policy requirements for biodiversity net gain and the PC objects accordingly (NPPF 174, CS12, HNTS 7 and 22).

Other impacts (surface water drainage, sewerage and light pollution)

The site is raised above the level of the road and the neighbouring properties to the north. Without an effective SUDS the development will contribute substantially to this surface water flooding.

Similarly, the assumption is made that sewage disposal will be achieved by connecting to the mains sewer on Eastgate. However, during the last two years, the pumping station at the northern end of Eastgate has suffered increasing problems of failure and overload resulting in offensive odours and raw sewage spills on Eastgate/Marsh Lane.

Further, NPPF 185(c) and Policy HNTS20 AONB Landscape Quality identify the importance of limiting the impact of pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. HNTS 20 indicates specific conditions to be applied in respect of external lighting with a view to protecting Holme's Dark Night Skies whilst acknowledging the need for pragmatism in the interests of public safety and security. The issue is identified in the Ecology Report but is not fully addressed in the proposals.

The PC believes that these 'other impacts' could be resolved by appropriate conditions attached to any consent but feels that it would be unhelpful to approve any scheme in this very sensitive location (even with conditions) until adequate solutions have been identified and consulted on.

Conclusion

The allocation site lies in a particularly sensitive location within the AONB, Holme Conservation Area and just 300m from internationally renowned Conservation Sites. The divergence of the application from the requirements of policy HNTS15 has tipped the delicate planning balance that justifies the site allocation, weakening the arguments in favour of its social and environmental sustainability in favour of the greater economic gains to be made from the development of larger, high specification houses`.[HWH1]

Local Highway Authority: OBJECTION on the following grounds:

'The Highway Authority objects to the proposed allocation of Land at Eastgate Barn for 5 dwellings. Eastgate Lane is unsuitable as it is narrow road with no footway provision and the junction of with the A149 is substandard. Furthermore, the settlement has no primary education provision.

The site cannot meet the requirements often highway authority, will not be deliverable and should be removed from the plan in order for it the Neighbourhood Plan to be in compliance with the Development Plan and Basic Conditions'

In response to an informal enquiry in March 2021, my response was; 'Whilst the agricultural activity to the barn would cease, this would be likely to continue at another location, which would need to be considered as part of any formal application.

The site access is acceptable but the junction with the A149 has restricted levels of visibility in both directions, as such, I would only be able to consider proposals which do not increase the levels of vehicle activity from the site, as such it may be the case that 5 dwellings would be inappropriate unless accompanied by adequate justification.'

Norfolk Coast Partnership: OBJECTION on the following grounds:

* No objections to the location, layout, design and materials, however it is considered to not be compliant with HNTS15. In particular points a, and b. Interpretation of the Neighbourhood Plan was for the village to redress the fact that many of the new houses were out of reach for young people wanting to stay in the village or young families and people wanting to downsize. The proposed houses are not going to solve that particular issue although no objection is raised to their appearance.

* In order to make this policy compliant the houses need to be reduced in size to more modest and affordable 2 to 3 beds as stated in the policy.

Environment Agency: NO OBJECTION

`The site is located above a Principal Aquifer. However, we do not consider this proposal to be High Risk. Therefore, we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination, which can be found here: <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>

Infiltration Sustainable Drainage Systems (SuDS) The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. If the use of deep bore soakaways is proposed, we would wish to be re-consulted. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination`.

CSNN: NO COMMENTS received.

Environmental Quality: Informative recommended.

Historic Environment Service: NO COMMENTS received.

Natural England: NO OBJECTION subject to a condition.

`We consider that without appropriate mitigation the application would have an adverse effect on the integrity of:

- North Norfolk Coast Special Area of Conservation
- North Norfolk Coast Special Protected Area
- North Norfolk Coast Ramsar
- North Norfolk Coast Site of Special Scientific Interest
- Holme Dunes National Nature Reserve
- The Wash and North Norfolk Coast Special Area of Conservation
- The Wash Ramsar
- The Wash Special Protected Area
- The Wash Site of Special Scientific Interest

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A financial contribution of £55 per dwelling to the Borough Council's of King's Lynn and West Norfolk Monitoring and Mitigation Strategy in line with Policy DM19.
- Adherence to the ecological enhancements suggested in section 8.1 of the Ecological Survey Report

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures. Natural England's further advice on designated sites/landscapes and advice on other natural environment issues is set out below`.

Conservation Officer: OBJECTION on the following grounds:

- The site lies outside but adjacent to the Holme next the Sea Conservation Area. Therefore consideration needs to be provided upon the impact upon the setting of the conservation area. The current agricultural buildings are of modern appearance, large scale and constructed of poor quality materials. These buildings do not contribute positively to the setting of the conservation area.
- The demolition and redevelopment of the site provides therefore the opportunity to improve the setting of the conservation area. On balance from a conservation perspective the layout is acceptable, although I note the proposed garden land does extend further to the east, but views from the east of the conservation area should not be harmed.
- The appearance of units C and D seem at odds with the appearance of the other units and will impact upon views from the adjoining properties within the conservation area, especially 1 and 2 the Square. The two houses have more of a suburban post war feel, and I would have preferred to have seen the design ethos of the other units utilised here too. This would have improved rather than harmed the setting to these important buildings within the conservation area. More information re materials and joinery would have been helpful.
- The existing hedge to Eastgate is just within the conservation area and contributes strongly to the conservation area's significance. Any application therefore needs to ensure that this landscape feature is both preserved and enhanced, which the current

plans do not. Damage to this feature will cause some harm to the significance of the conservation area.

- A successful scheme is possible here with betterment to the setting of the CA. The current scheme whilst removing detracting elements also causes some harm as described above. Given that a scheme is possible without this harm, I do not see that the public benefits outweigh the harm caused in the proposal's current format.

Arboricultural Officer: OBJECTION on the following grounds:

- There are a number of trees, including some with Tree Preservation Orders (TPO) and no tree data, in the form of a full tree survey to BS 5837:2012, has been supplied. This makes it difficult to assess the application. It is worth noting that some of the TPO trees are in third party ownership.
- Concerns with the proximity of plot E to a healthy, young Ash beside the proposed access; the proposals will either call for the removal of this tree, which is something I cannot support, or, upon first occupancy, pressure could be put on this young tree for either removal, or inappropriate pruning. A full tree survey is needed.
- Whilst a tree work application, 22/00090/TREECA, raised no objection to the removal of three (3) young Sycamore, I have concerns regarding the remaining hedgerow; inappropriate pruning or wholesale removal of this hedge would spoil the street scene, as mentioned before, there is no data to assess this, and any tree survey of the site should include this hedge.

Housing Officer: NO OBJECTION

I can confirm as the site area is under 0.5ha and 5 units are proposed an affordable housing contribution will not be required.

REPRESENTATIONS

10 OBJECTIONS have been received and their objections are summarised below:

- Design (dwellings to large and exceed size)
- Access issues
- Over development of the site
- Light pollution
- Type of housing (not small market housing)
- Drainage

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS09 - Housing Distribution

CS10 - The Economy

CS11 – Transport

CS12 – Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM3 - Development in the Smaller Villages and Hamlets

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NEIGHBOURHOOD PLAN POLICIES

Policy HNTS24: Water Resource Management

Policy HNTS2: Holme Village Zone

Policy HNTS5: Countryside Zone

Policy HNTS10: Overall Form and Pattern of Settlement

Policy HNTS14: New Homes

Policy HNTS15: Site Allocation at Eastgate Barn

Policy HNTS25: Traffic and Car Parking

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. As such, the issues to be considered with regard to this application are set out below.

- Principle of Development
- Compliance with Policy HNTS 15: Site Allocation at Eastgate Barn;
- Impact on the Highway, Access and parking;
- Impact upon Neighbour Amenity;
- Effect on AONB;

- Impact on ecology and protected sites;
- Contamination and Air Quality;
- Drainage;
- Other material impacts
- Conclusion and planning balance

Principle of Development

The application site is located on the east side of Eastgate road and is known as Eastgate Barn. The site was formally in agricultural use and is occupied by agricultural buildings. The application site is located outside the village boundary and within the Countryside, as defined within the Holme-Next-The-Sea Neighbourhood Plan 2021. It is also acknowledged the site lies adjacent the boundary of the Conservation Area and is within the AONB.

Holme-next-the-Sea is defined as a Smaller Village and Hamlet by CS02 of the Core Strategy 2011 where new development will be limited to that suitable in rural areas.

The application site has been identified for housing within the Holme-Next-The-Sea Neighbourhood Plan (NP) 2016-2036 under Policy HNTS 15: Site Allocation at Eastgate Barn. Taking into account the allocation, the proposed residential built form of the application is considered acceptable in principle, subject to the provisions within the NP which will be further accessed within this report.

Land to the east of the Neighbourhood Plan Allocation

The application site for this proposal includes additional land to the east which is outside the Neighbourhood Plan allocation and also outside the development boundary and therefore is located in the countryside.

The easterly boundary of the land allocation follows a natural continuation of the easterly boundary of No. 2 The Square. When looking at the current interior of the site, the NP land allocation would include the existing building and a narrow strip of informal hardstanding which encircles the footprint for access purposes. Beyond the allocated land to the east, it can be gleaned from satellite imagery and seen from visiting the site that the land is part of the parcel of land, not necessarily forming the curtilage of the existing building.

It is therefore considered the easterly side of the application site beyond the Neighbourhood Plan allocation would represent an encroachment into the countryside.

It is noted that the land beyond the allocation would be retained in a semi-natural state with a limited impact on the appearance of the countryside. Nevertheless, the land, once changed to garden land could be further manicured and its character changed more substantially, without the need for planning permission, even if permitted development rights are withdrawn (i.e. to prevent the erection of a shed and the like). It is considered the proposed formal change of use would change the character of the land and undermine the fringe of the village and the rural character beyond. There is no special justification of the encroachment into the countryside and the development could still be implemented within the allocated area. As such the proposed encroachment would put the proposal at odds with the development plan which aims to protect the countryside from inappropriate development.

Compliance with Policy HNTS 15: Site Allocation at Eastgate Barn

The purpose of the housing site allocation is to provide small homes suitable for younger families and occupants looking to downsize opportunity to live in the village. Policy HNTS 15 contains a specific set of criteria to ensure the objective of the policy is fully satisfied. The

five points that form the criteria of Policy HNTS15 form the main consideration taking into account other relevant Local Plan policies, the comments from the Parish Council, the representations and the applicant's supporting statement.

Criterion a. Five small market homes of approximately 80 – 120 m2 gross internal floor area plus single garage, to be accessed from Eastgate

The proposal would provide 5 dwellings which would have the following internal floor areas:

Dwelling 1 (plot a) = 169sqm

Dwelling 2 (plot b) = 159sqm

Dwelling 3 (plot c) = 185sqm

Dwelling 4 (plot d) = 185sqm

Dwelling 5 (plot e) = 91sqm

The square metres of four out of the five dwellings would exceed the 80 – 120 sqm range indicated within policy HNTS15 of the NP. As such, the proposal would fail policy HNTS15 (a).

The applicant has submitted a design statement which accepts the proposed sqm exceeds standards, however, `... the GIAs quoted in the policies are near the minimum acceptable standards as contained within the Department for Communities and Local Government's 'Nationally Described Space Standard ...'. The applicant has also outlined their reasoning for larger dwellings. Additionally, the applicant states, `... living and working has evolved in the last 15+months often to the benefit of the home environment – it seems counter-intuitive given what we know now to impose such stringent space standards onto families in a rural setting where space is not at the premium that it is elsewhere within the UK. These homes will accord with every other aspect of the applicable policies, and it is upon an assessment of balance that planning decisions must be made...`.

Whilst the comments from the applicant have been acknowledged, it is also recognised a market report has been submitted by the applicant which concludes `... we believe the desired sqm range in the Neighbourhood Plan for this allocated site (80 sqm – 120 sqm) to be too small for prospective purchasers seeking a principal residence, in a rural location, in the current market ...`.

Taking into account the applicant's further supporting comments it must be noted that the Neighbourhood Plan has been through a thorough adoption process where a clear evidence base was established which then informed the policies and subsequent land allocations.

In review, with one exception, the dwellings exceed the upper end range of policy HNTS15 by between 33% and 54%. Although policy HNTS15 supporting text recognises that a small degree of flexibility may be needed to accommodate an appropriate mix and choice of dwellings, it is agreed with the Parish Council that the proposal substantially exceeds the bounds of flexibility in which the applicant is seeking, and in this instance is not considered acceptable.

In combination with the increase in site area to accommodate the larger dwellings it is considered the proposal would run at odds with HNTS15 in providing a size of accommodation which is policy compliant.

Criterion b. Offering a choice of two and three bedrooms arranged as either single or two storey and including a choice of semi-detached and/or terraced properties.

It is also noted the development is arranged around a courtyard. The dwellings comprise one two bedroomed bungalow, two three-bedroomed one and half storey dwellings and two linked detached dwellings each shown to be three bedrooms and an office.

Notwithstanding the absence of terraced properties, it is considered difficult how the scheme would fully satisfy Criterion b. It is noted that the submitted plans show plots C and D to be three bedroomed, however, it is noted that the office on the first floor could easily be converted to be used as a bedroom without the need for planning permission given there would not be significant external and internal work. Should this be implemented this would push the scheme above the maximum number of rooms required by criterion B.

Taking into account the conversion of the office into a bedroom can easily be implemented and in the absence of terraced properties it is considered the proposal would not be in the spirit and would not meet the provisions within HNTS15 (b).

Criterion c. Traditional design and materials reflecting the character of the neighbouring, converted agricultural buildings at the Old Dairy and Manor Court and sympathetic to the Conservation Area setting.

The mix of dwellings designs for plots a, b and e, and their vernacular style is consistent with NP policy and the NP Style Guide. It is considered the basic features of the design to be appropriate and befitting within the locality.

It is noted the site is immediately adjacent to the eastern boundary of the Holme next the Sea Conservation Area and as such would have an effect on its setting. It has been acknowledged by the Conversation Officer that the current building does not positively contribute towards the setting of the conservation area which is further supported by NP Policy HNTS 15.

Nevertheless, it has been identified whilst the overall design does have positive merits and is a betterment in terms of appearance when compared to the current building that occupies the site, it does however have drawbacks.

Plots C and D have a slightly different design ethos to other properties within this part of the Conservation Area, especially 1 and 2 the Square. However, an alteration to Plots C and D would have improved the overall design rather than resulting in harm to the conservation area.

The existing hedge along Eastgate is considered to contribute strongly to the conservation area's significance. Damage or removal of the hedge will cause some harm to the significance of the conservation area. Taking into account the comments from Council's Arboriculture Officer it is unclear if the hedge would be subject to any inappropriate pruning or wholesale removal of this hedge due to the proposed development. Although there is a separation with the side of plot D, plot E draws particularly close and with the relatively narrow garden width may place future pressure on the hedge for its removal.

In conclusion it is acknowledged that the scheme does have positive merits which contribute towards satisfying Criterion C. However, given the difference in design with plots C and D with the unclear position on the retention of the hedge which contributes to the appearance and setting of the Conservation Area along Eastgate it is considered the proposal does not meet the provisions within HNTS15 (c) and policy CS12 of the Core Strategy and DM15 - Environment, Design and Amenity.

Criterion d. Trees and hedgerows to be retained where possible and supplemented with landscaping incorporating native species.

It is noted that the application has not been accompanied with a Tree Survey and an Arboricultural Impact Assessment. It is advocated that that the trees will be retained within the site.

There are concerns however with the proximity of plot E to a healthy young Ash which is adjacent to the site entrance. Taking into account the proximity of the groundwork and the extent of the built form, in the absence of Arboricultural Impact Assessment, there will be pressure placed on this tree for removal. This would be unacceptable given the permanent position in the streetscene and on the edge of the Conservation Area.

Works have been approved under 22/00090/TREECA for the removal of three sycamore trees only on the boundary with Eastgate. However, given the extent of the proposed development, there are concerns regarding the retention of the hedgerow that is adjacent to Eastgate. It is unclear from the supporting information that the hedgerow will not be damaged or pressure for it to be removed to facilitate certain parts of the development.

Turning to the north of the site the Parish Council have identified that the silver birch trees are not shown on the proposed site plan which cast doubt on the trees being retained with the proposed development. In the absence of a robust tree survey and arboricultural impact assessment it is unclear if the affected trees and hedgerows will be retained and if work is in close proximity if they will be protected and retained.

As such the proposal would not meet the provision within HNTS15 (d).

Criterion e. Subject to all other policies in the NDP with the specific exception of access arrangements which may be varied to allow for a single point of access in order to reduce the impact on the Conservation Area or to satisfy highways requirements`.

One access point from Eastgate Barns is proposed. In the absence of an objection from the Highway Authority in respect of the one point of access it is considered that HNTS15 (d) has been partly satisfied.

In conclusion the proposed scheme has addressed several parts of HNTS15, however, it is considered that the favourable factors have not outweighed the objective of size of dwellings. Given the site area has been increased in size, which in itself is unacceptable, this further adversely compounds in how the scheme addresses HNTS15 (a).

Overall, it is considered the scheme has not satisfied HNTS15.

This assessment will now turn to the other matters of the scheme.

Impact on the highway, access and parking

Core Strategy Policy CS11 requires new development to reduce the need to travel and promote sustainable forms of transport appropriate to their location. SADMPP Policy DM15 requires that development proposals should demonstrate that safe access can be provided and adequate parking facilities are available. SADMPP DM17 refers to parking provision within new development.

The Neighbourhood Plan has been through a formal adoption process with the Eastgate Barn allocation selected for a proposed housing allocation following a rigorous process of consultation and assessment using the accepted HELAA methodology. Whilst the objection

from the Highway Authority is noted the concerns stem from the junction with the A149 and not the site itself.

Paragraph 111 of the NPPF states:

'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

A significant factor in the determination of this application is that Eastgate is currently being used by existing residents and visitors for access onto the A149 which also serves and connects to Kirkgate from the north.

The applicant has submitted a Transport Statement which advocates the following:

- The overall accessibility of the site has been assessed in detail with respect to pedestrian, cycle and public transport access to demonstrate that the site offers opportunities for residents at the site to travel by modes other than private car.
- Accident data confirms that a single slight severity accident occurred within the accident study area, on the A149 approximately 100 metres east of the Eastgate/A149 crossroads junction. The contributory factor was driving whilst under the influence of alcohol and there is no evidence of a historical accident problem which could be exacerbated by the proposed development or vehicle activity associated with it.
- The report considered the application in transport terms, including a forecast of traffic movements associated with the proposed development. The trip generation assessment concludes that the proposed development will result in just 2 additional vehicle movement when compared to the previous grain store use of the site. Based on existing fluctuations in the daily traffic supported by Eastgate, the additional movements are likely to be imperceptible and can be accommodated without any impact on the operation or safety of Eastgate or the Eastgate/A149 junction.

Therefore, taking into account the land allocation, the existing use of Eastgate and that the access into the site is acceptable it is considered it would be difficult to sustain a refusal on the scheme having a severe highway impact on the A149.

SADMPP DM17 sets out the standards for car parking for new development.

The development comprises 1 two bedroomed property, two three bedroomed properties and two three/four bedroomed properties (a bedroom is shown as an office but could be used as a bedroom). Using the NCC parking standards 10 spaces or 12 spaces are required (dependent if the office is used as a bedroom).

The enclosed spaces are not considered to fall within the dimension requirement of being a garage as they are open sided and it is clear that they hold no other purpose other than accommodating a vehicle.

Therefore, the proposed development would provide garaging/parking spaces for up to 18 vehicles which includes the six-bay cart shed/garage block in the north section of the site. Notwithstanding the provisions of the Neighbourhood Plan the provision for car parking has been achieved on the site.

The proposal therefore complies with Policy SADMPP DM17 insofar as access and parking arrangements.

Impact upon Neighbour Amenity

It is considered the proposed development would not significantly harm the level of amenity for the properties to the north and west of the site in terms of a reduction in daylight sunlight and the presence of the built form (overbearing).

Turning to the south of the site there are residential properties which face the site in close proximity to the boundary, namely, 1 and 2 The Square. A further property, Redwings (2 Eastgate) is further to the south and as such would not be significantly affected.

In terms of 1 and 2 The Square the development is to the north of the neighbouring properties and as such given the separation distance there would not be a significant loss of light or outlook to the neighbours. The rear of the dwelling occupying plots D is 19.6 metres from the north/rear side of 1 and 2 The Square. It is proposed to insert a window at first floor to serve a bedroom facing south i.e. towards the neighbouring property. The separation distance is on the cusp of acceptability, however, taking into account there is one rear first floor window which is positioned in a slight offset position and the proposed tree line there are sufficient factors to balance against a significant loss of privacy. Although the ground level of the site is slightly higher than surrounding, a topographical survey submitted by the applicant shows the neighbouring property to have a cill height of 13.58 metres (AoD) with an eaves height of 14.43 metres and a ridge of 18.19 metres. The height of the neighbouring property would be a similar to the proposed plots C and D (13.62 m AOD to the neighbouring cill).

It is therefore considered the proposed development is acceptable in regard to the impact on the amenity of the surrounding properties and the proposal therefore complies with SADMPP Policy DM15.

Effect on AONB

Notwithstanding the accommodation size and encroachment of the site into the countryside, it is considered the proposed built form would represent an enhancement compared to the existing building which occupies the site. No objection has been received from Norfolk Coast Partnership in respect of the proposed layout, design and materials.

However, the change of character of the easterly side of the site would bring the balance into a neutral position in terms of the overall impact to the AONB.

In respect of dark night skies and in line with NP Policy HNTS 20 the control of any external lighting can be controlled by planning condition. Similarly, any light transmission from within the proposed dwellings can be minimised by planning condition which would control glazing materials to reduce light output.

Impact on ecology and protected sites

Policy CS08 requires developments to provide green spaces to safeguard wildlife and CS12 seeks to protect and enhance biodiversity in addition to creating new features to enhance the potential for wildlife within a site.

Due to the close proximity of the proposal to designated sites and the sensitive nature of the sensitive sites, there could be a likely significant effect to the features that cannot be ruled out. Impacts from additional recreational pressure in causing disturbance to pathways are a consideration for this application. In accordance with the Habitats Regulations, to mitigate potential impacts it is recommended that a financial contribution of £55 per dwelling (application submitted before 1 April 2022 and hence the lesser fee) is made to the Borough

Council to contribute towards the monitoring and mitigation strategy as in line with Policy DM19. This has been paid by the applicant and would mitigate the combined effects of recreational disturbance to designated sites.

The application has been supported by an Ecological Assessment comprising an Extended Phase 1 Habitat Survey and building inspection, identifying the site contains a limited range of habitats, consisting of areas of semi-improved grassland, ruderal and ephemeral vegetation and substantial, species-poor hedgerows. The building footprint will occupy previously built ground, bare earth and some areas of short ephemeral grassland.

In terms of protected species, the report identifies:

Reptiles - realistic risk that the proposed development works could result in harm or mortality to reptiles, if conducted insensitively.

Bats - built structures on site provide no suitable bat roosting features and consequently have negligible bat roost potential. Trees on site are due to be retained, and therefore there will be no direct impacts to potential tree roosts as a result of the proposal.

Nesting Birds - The hedgerows and trees on site are suitable for common nesting bird species, and evidence of nesting birds was found in the buildings

Natterjack Toad - It is anticipated there is the potential for impacts to the local population of natterjack toads from the occupation of the new dwellings, principally associated with the risk of toads being killed or injured by pets.

Badgers - likely to occur in the local area and it is possible that the species will transit occasionally around the site. However, no evidence of badger was found on the site and it is likely that badgers would actively avoid the construction site, meaning they would not be at risk of impacts.

Great Crested Newts - There is suitable refuge habitat within the site, but the site is over 100 metres from the nearest pond and separated from this waterbody by unfavourable habitat comprising housing and roads.

Water Vole - no suitable habitat on or directly around the proposed development site.

Priority Species, such as brown hare and hedgehog are common in the local area and may occur on site, as well as other small terrestrial animals. Without mitigation a short-term, minor negative impact to populations of these animals is possible as a result of direct harm/mortality, habitat loss and disturbance.

The report continues by setting out a mitigation hierarchy and strategy to avoid an adverse impact on the protected species and habitats.

It is considered the best practice measures advocated in the report are acceptable and afford suitable protection for species.

The ecological enhancements purported provide sufficient levels to ensure the scheme is consistent with the Local Plan. The measures can be secured by planning condition.

The proposal therefore complies with Policy CS08, CS12 and NP Policy HNTS7.

Contamination and Air Quality

It is reported by the Environmental Quality Team that the information in regard to the contamination of the land is brief but it does include an asbestos survey report. Taking into account the scale of the development, it is considered that a suite of planning conditions requiring a ground investigation and remediation scheme would ensure the safe development of the site.

In terms of impacts on air quality it is considered the change in traffic flows as a result of the development is unlikely to be sufficient to warrant the need for an assessment of the traffic emissions and therefore unlikely to lead to a build-up of emissions approaching the air quality objective for NO₂ due to poor air dispersion.

In regard to vehicle charging electric or hybrid-electric powered vehicles, such vehicles currently form a small percentage of the total number of vehicles on the road. However, electric/hybrid vehicles will become more popular, as further advances in technology are anticipated, and the likelihood is that these vehicles will become less expensive. Together with future development of Government policy in this area, it is possible that a significant percentage of vehicles will be electric or part electric powered in the near future. A key theme of the NPPF is that developments should enable future occupiers to make green vehicle choices and it explicitly states that low emission vehicle infrastructure, including electric vehicle (EV) re-charging, should be provided.

The Building Regulations were amended in June this year to ensure that new residential buildings are provided with infrastructure for the charging of electric vehicles. As such the Building Regulations have been brought into line with the NPPF and the Government's policy in respect of the increase in the use of electric or part powered electric vehicles. Taking into account the recent change to the Building Regulations the imposition of a planning condition to require an EV charging scheme would duplicate regulatory requirements. As such the imposition of a planning condition would fail the tests as set out in the NPPF and national planning guidance.

It is therefore considered the scheme in satisfying the amended building regulation would provide EV charging and is no longer necessary to control under this application.

The proposal therefore complies with Core Strategy Policy CS08 and SADMPP DM15.

Drainage

The applicant indicates that surface water will be disposed by a soakaway within the site and the foul sewage by main sewer although it is unknown if there will be a connection to an existing drainage system.

The Parish reports given the height above the road level and the properties to the north that surface water flooding will occur. Furthermore, it is reported that the pumping station at the northern end of Eastgate has suffered increasing problems of failure concerned that the proposed development would exacerbate the problem.

In the absence of comments from CSNN it is considered, given the scale of the development, that an appropriate means of drainage can be secured by planning condition. The EA raises no objection to the scheme.

Insofar as drainage, the proposal, subject to satisfactory drainage conditions would be in accordance with Policy CS08.

Other material impacts: Yes.

Taking into account the area of the site and the number of proposed units an affordable housing contribution would not be required.

CONCLUSION AND PLANNING BALANCE

There are matters which weigh against and in favour of the proposed development. On one hand the provision for modest housing underpins policy HNTS15 of the NP which would contribute towards the local economy from the initial construction and over the longer term with occupiers supporting local shops, services and facilities. The removal of the existing barn on the site would represent a betterment in appearance for the edge of village site and of the Holme next the Sea conservation Area.

Whilst there are benefits to the current scheme the proposal does not represent a form of modest housing and would be at odds with the general objectives of Policy HNTS 15: Site Allocation at Eastgate Barn, which strongly reflect the preferences of the local community in accordance with the Localism Agenda.

The scheme would not satisfy criterion a and b. Taking into account the information shown on the plans and in the absence of a tree survey would not fully satisfy c and d. The overall layout respects the setting of the Conservation Area and the majority of the design from a heritage perspective is acceptable. However, plots C and D do not represent any improvement to the setting and as such it is considered that this adds further weight against Policy HNTS 15 and the planning balance.

It is noted the proposed access is considered acceptable, however, the impact on the junction with the A149 draws an objection from the Highway Authority. Carefully considering the site benefits from the housing allocation and that Eastgate is currently used by residents and visitors with one recorded road accident the impact on highway safety is considered to not represent a severe cumulative impact to withhold permission. Therefore with the parking provision in mind and the single point of access favourable weight can be applied in terms of the impact on the local highway network. Similarly, favourable weight can be applied in terms of an acceptable impact on residential amenity and for an appropriate drainage scheme which can be secured by planning condition.

Notwithstanding NP Policy HNTS15 the overall impact of the built form to the AONB is acceptable and the scheme would not adversely harm protected species with best practise measures put into place

However, the area of the application site is greater in size than the housing allocation and would represent an encroachment into the countryside adversely changing its character. Although the parking on site would provide adequate spaces to satisfy the parking standards it is substantially greater than that set out in HNTS15 which limits development to 1 single garage per dwelling. This over provision of car parking on the site will increase traffic generation beyond that anticipated by the policy. When combined with the scheme exceeding the floor space and type of dwellings set out in NP Policy HNT15 it is clear that all these factors which weigh against the scheme show the proposed scheme is not in general accordance with the objectives of the Neighbourhood Plan.

Therefore, taking into account the merits of the scheme it is considered the benefits of the scheme are outweighed and as such would not represent a sustainable form of development.

As such it is recommended the application is refused.

RECOMMENDATION

REFUSE, for the following reasons:

- 1 The proposed residential development by reason of the internal floor space and the dwelling type and the number of bedrooms would be at odds with the Holme next the Sea Neighbourhood Plan. The objective of the housing allocation in the Neighbourhood Plan is to support new homes in the village to on the basis of the localism agenda, local preferences, strengthening the dwindling resident community and restoring balance in the housing stock toward smaller dwellings. Whilst there is a small degree of flexibility to accommodate an appropriate mix of dwellings that provide some choice for prospective purchasers, the proposed dwellings are in excess of this flexibility and would represent an untoward form of development that would be contrary to Policy HNTS15. There are matters which weigh in favour of the proposal, however, these do not outweigh the harm of the increased size of dwellings which is a sustainable form of development for the village. As such, the proposal would conflict with Policy HNTS15: Site Allocation at Eastgate Barn of the Neighbourhood Plan 2016-2036, Policy CS01 and CS06 of the Core Strategy 2011, Site Allocations and Development Management Policies Plan Policy DM3 and the NPPF paragraphs 78 - 79.
- 2 There are trees and a hedgerow within the site which currently contribute to the character and appearance of the streetscene and the Holme next the Sea Conservation Area. The trees and hedgerow are in close proximity to the proposed built form and it is not clear that they will be retained following the development of the site. The applicant has failed to support the application with a tree survey to identify the trees and hedgerow and a subsequent arboricultural impact assessment to demonstrate how the trees and hedgerow would not be damaged or influenced by the proposed built form. The application would therefore fail to satisfy criterion d of Neighbourhood Plan Policy HNTS 15, Core Strategy Policies CS08, CS12 and the Site Allocations and Development Management Policies Plan Policies DM2 and DM15.
- 3 The application site includes land which is not within Policy HNTS15 Housing Land Allocation. The parcel of land on the eastern side of the application site would therefore represent an encroachment into the countryside with a residential use. It is considered the proposal would change the character of the land and undermine the fringe of the village and the rural character beyond. There is no special justification for the encroachment into the countryside and the development could still be implemented within the allocated area without the change of use. As such the proposed encroachment would put the proposal at odds with Core Strategy Policies CS01, CS06, CS08, CS12 and the Site Allocations and Development Management Policies Plan Policies DM2 and DM15.

PLANNING COMMITTEE – 5 SEPTEMBER 2022

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the July Planning Committee Agenda and the September agenda. 180 decisions issued 171 decisions issued under delegated powers with 9 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 60% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

RECOMMENDATION

That the reports be noted.

Number of Decisions issued between 7 July 2022 and 18 August 2022

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	5	4	1			100%	60%	2	0
Minor	75	68	7	66		88%	80%	4	1
Other	100	96	4	93		93%	80%	2	0
Total	180	168	12						

Planning Committee made 9 of the decisions, 5%

PLANNING COMMITTEE – 5 SEPTEMBER 2022

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority's powers contained in the Town and Country Planning Act 1990 and have no financial implications.

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
12.08.2021	12.08.2022 Application Permitted	21/01641/F	Church Farm Docking Road Bircham Newton Norfolk REMOVAL OR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16/01957/F: Conversion of stable block to dwelling	Bircham
30.05.2022	04.08.2022 Application Permitted	22/00955/F	Jubilee Lodge Mill Hill Road Boughton King's Lynn Single-storey side and rear extension.	Boughton

09.03.2022	22.07.2022 Application Permitted	22/00500/F	Royal West Norfolk Golf Club Beach Road Brancaster Norfolk Refurbishment of the Royal West Norfolk Golf Club House including demolition and new build extension.	Brancaster
04.04.2022	10.08.2022 Application Permitted	22/00728/F	2 Coffee House Yard Main Road Burnham Deepdale Norfolk Proposed single storey extension to existing dwelling.	Brancaster
03.05.2022	11.08.2022 Application Permitted	22/00773/F	Garden Cottage Marsh Drove Brancaster KINGS LYNN Alterations and Extensions to Garden Cottage, including the introduction of a Porch, removal of the chimney stack and to increase the height of the roof eaves and ridge	Brancaster
04.05.2022	13.07.2022 Application Permitted	22/00787/F	4 The Close Brancaster Staithe Norfolk PE31 8BS Proposed Extension and Alterations to existing dwelling	Brancaster
11.05.2022	26.07.2022 Application Permitted	22/00830/F	2 Common Lane Brancaster Staithe King's Lynn Norfolk Conversion & Renovation of Workshop/Garage to Self Contained Annexe	Brancaster
20.05.2022	05.08.2022 Application Permitted	22/00900/F	9 Roman Way Brancaster King's Lynn Norfolk Single storey rear extension	Brancaster

10.09.2021	02.08.2022 Application Refused	21/01806/F	Howards Barn Creake Road Burnham Market King's Lynn Construction of a single storey first floor extension with internal alterations to the ground floor.	Burnham Market
09.12.2021	26.07.2022 Application Refused	21/02357/F	4 St Ethelberts Close Burnham Market King's Lynn Norfolk Proposed holiday let following conversion of garage, alterations, and part use of dwelling	Burnham Market
09.02.2022	10.08.2022 Application Permitted	22/00302/F	Bunessan Herrings Lane Burnham Market King's Lynn Variation of condition 5 of planning permission 20/00643/F to change glass	Burnham Market
10.02.2022	07.07.2022 Application Permitted	22/00224/F	Spinney Cottage Stanhoe Road Muckleton Burnham Market Two storey extensions and alterations to dwelling	Burnham Market
14.03.2022	08.07.2022 Application Permitted	22/00530/F	30 Market Place Burnham Market KINGS LYNN Norfolk Signage and awnings displaying advertisement for No. Thirty 3 The Bakery	Burnham Market
14.03.2022	08.07.2022 Application Permitted	22/00531/A	30 Market Place Burnham Market KINGS LYNN Norfolk Signage and awnings displaying advertisement for No. Thirty 3 The Bakery and Eric and Dolly's Pet Accessory Store.	Burnham Market

01.04.2022	14.07.2022 Application Permitted	20/01466/NMA_1	Burnham Rise Herrings Lane Burnham Market King's Lynn NON MATERIAL AMMENDMENT (to add Air Source heat pump) to PLANNING PERMISSION 20/01466/F:REMOVAL OR VARIATION OF CONDITIONS 2, 7, 8 AND 9 OF PLANNING PERMISSION 19/01471/F: Existing house and associated garden structures are to be demolished. A 2-storey replacement dwelling - three timber pavillion structures with pitched roofs on a masonry plinth is proposed. The scheme includes a driveway and associated hardstanding for vehicle parking	Burnham Market
28.04.2022	08.08.2022 Application Permitted	22/00756/F	18 Mill Green Burnham Market King's Lynn Norfolk Proposed 2 storey side extension, single storey rear extension and replacement roof to facilitate proposed first floor and rendering of property	Burnham Market
28.04.2022	15.07.2022 Application Permitted	22/00859/F	Doctors Surgery Church Walk Burnham Market King's Lynn Variation of Condition 2: 21/01957/F - Demolition of GP surgery and erection of 4no. dwellings	Burnham Market

04.05.2022	27.07.2022 Application Permitted	22/00786/F	The Nelson Creake Road Burnham Market Norfolk Create opening from the beer garden into the trade area, which includes new aluminium bi-fold doors, stairs down from garden & new handrails/balustrading. Covered pergola added with fixed booth seating within and a 3/4height screen around three sides. New 1800mm high picket fence to close off the private areas to the beer garden. New 2500mm high posts to the garden area to hold new festoon lighting. Replicate the low fence and create another to the back of the beer garden.	Burnham Market
20.07.2022	05.08.2022 Tree Application - No objection	22/00130/TREECA	1 Polstede Place North Street Burnham Market Norfolk T8 (Goat Willow) - Prune back from dwelling to provide 2.5 metre clearance. T34 (Magnolia) - Reduce by 30% in height and spread within a Conservation area	Burnham Market
14.06.2022	21.07.2022 Tree Application - No objection	22/00109/TREECA	Old School House Walsingham Road Burnham Thorpe KINGS LYNN T1 Willow re-pollard T2 Willow re-pollard T3 Lilac reduce main stems to 450mm to encourage re-growth	Burnham Thorpe

05.07.2022	09.08.2022 Tree Application - No objection	22/00124/TREECA	3 Stocks Green Castle Acre King's Lynn Norfolk T1- Ash within CA LHS crown lift off stone wall and balance with RHS crown. LHS overhang neighbouring boundary and over extended. Clear crown in line with BS3998 (2010).	Castle Acre
06.06.2022	04.08.2022 Prior Approval - Not Required	22/01042/PART14	King's Lynn Golf Club Lynn Road Castle Rising King's Lynn Prior Approval under Schedule 2 Part 14 Class J: Installation of 80no Solar panels on the roof of the green keepers shed with associated equipment	Castle Rising
17.03.2022	04.08.2022 Application Permitted	22/00454/F	6 Linford Estate Clenchwarton King's Lynn Norfolk Extension, alterations and new detached garage	Clenchwarton
01.06.2022	10.08.2022 Application Permitted	22/00974/F	21 Willow Drive Clenchwarton King's Lynn Norfolk Extension and Alterations.	Clenchwarton
17.11.2021	27.07.2022 Application Permitted	21/02223/F	Sluice Bank Farm Sluice Bank Denver DOWNHAM MARKET Construction of new dwelling and associated works	Denver
13.04.2022	29.07.2022 Application Permitted	22/00652/F	20 Gelham Manor Dersingham King's Lynn Norfolk Proposed dwelling following sub-division	Dersingham

26.04.2022	28.07.2022 Application Permitted	22/00733/F	38 Wallace Twite Way Dersingham King's Lynn Norfolk Proposed 2-storey side extension, single storey rear extension, garage conversion and various internal alterations	Dersingham
09.05.2022	25.07.2022 Application Permitted	22/00808/F	3 Old Hall Drive Dersingham King's Lynn Norfolk Single storey rear extension and alterations to dwelling	Dersingham
18.05.2022	13.07.2022 Application Permitted	22/00887/F	9 Broadlands Close Dersingham King's Lynn Norfolk Extension and alterations	Dersingham
20.05.2022	15.08.2022 Application Permitted	22/01031/F	48 Doddshill Road Dersingham King's Lynn Norfolk Proposed single storey rear extension, internal conversion of the attached garage to provide habitable accommodation, internal reconfiguration with amendments to foul and surface water drainage with associated walls and fences	Dersingham
25.05.2022	16.08.2022 Application Permitted	22/00924/F	Tit Willow 16 Park Hill Dersingham King's Lynn Proposed part conversion of outbuilding to Annexe incorporating retention of workshop.	Dersingham
20.04.2022	19.07.2022 Application Permitted	22/00695/F	The Beauty Profile 21 Paradise Road Downham Market Norfolk Alterations to existing building.	Downham Market
20.04.2022	19.07.2022 Application Permitted	22/00696/LB	The Beauty Profile 21 Paradise Road Downham Market Norfolk Alterations to building	Downham Market

03.05.2022	25.07.2022 Application Permitted	22/00766/F	Flat 222 - 224 Broomhill Downham Market Norfolk Proposed extensions and alterations	Downham Market
13.05.2022	19.07.2022 Application Permitted	22/00856/F	Land W of Unit 1 To 2 And E of Railway Line Sovereign Way Trafalgar Industrial Estate Downham Market Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service (Retrospective)	Downham Market
16.05.2022	14.07.2022 Application Permitted	22/00978/F	104 Howdale Road Downham Market Norfolk PE38 9AH Single storey extension and alterations to dwelling, plus construction of replacement garage.	Downham Market
31.05.2022	01.08.2022 Application Permitted	22/00964/F	Springfields 1 Brothercross Way Downham Market Norfolk Extension to existing bungalow	Downham Market
31.05.2022	10.08.2022 Application Permitted	22/00965/F	10 Oakfield Close Downham Market Norfolk PE38 9BN Extension to domestic garage	Downham Market
01.06.2022	01.08.2022 Application Permitted	22/01099/F	8 Dial Close Downham Market Norfolk PE38 9JD Single Storey Side and Rear Extension (Existing garage to be demolished)	Downham Market

03.05.2022	13.07.2022 Would be Lawful	22/00898/LDP	Fendale Downham Road Salters Lode Norfolk Application for a Lawful Development Certificate for the proposed stationing of a caravan to be used incidental to the use of and within the curtilage of the dwelling Fendale.	Downham West
22.03.2022	13.07.2022 Application Permitted	22/00481/F	Mallard Cottage Station Road East Rudham King's Lynn Single-storey extension to rear of dwelling. Insertion of 3 no. dormer windows to rear roof. (with associated internal alterations) Replacement Porch to front of dwelling. Erection of detached 3-Bay Garage and Store building on site.	East Rudham
21.12.2021	04.08.2022 Application Permitted	21/02504/F	Gaultree Farmhouse 2 Hungate Road Emneth WISBECH Single storey extension and part single storey and part two storey extension to dwelling	Emneth
03.02.2022	09.08.2022 Application Permitted	22/00243/F	Banyer Cottage 117 Ladys Drove Emneth Norfolk Single storey side extension to dwelling, along with alterations including the demolition of an existing conservatory, and alterations to existing side window	Emneth

03.02.2022	12.08.2022 Application Permitted	22/00356/LB	Banyer Cottage 117 Ladys Drove Emneth Norfolk Listed building consent for single storey side extension to dwelling, along with alterations including the demolition of an existing conservatory, and alterations to existing side window	Emneth
19.05.2022	04.08.2022 Application Permitted	22/00897/F	73 Ladys Drove Emneth Wisbech Norfolk Porch extension, rear flat roof extension, rendering to top half of existing dwelling and creating new vehicle access	Emneth
28.03.2022	28.07.2022 Application Permitted	22/00504/F	Green Acres 1 Green Lane Feltwell THETFORD Demolition of existing workshop and erection of car port	Feltwell
18.03.2022	09.08.2022 Application Permitted	22/00583/F	Fincham Hall Swaffham Road Fincham Norfolk Conversion within existing footprint of long outbuilding and stables to create holiday let accommodation	Fincham
21.06.2022	26.07.2022 Application Permitted	21/00895/NMA_1	Church Farm Ely Road Fordham Downham Market NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/00895/F: Proposed extension, alteration, and refurbishment of existing residential dwelling.	Fordham

11.04.2022	15.08.2022 Application Permitted	22/00758/F	Pumping Station 4 Waterworks Road Gayton Norfolk Construction of a Nitrate Removal Treatment Plant and ancillary equipment.	Gayton
19.04.2022	27.07.2022 NO OBJECTION TO NCC APP	22/00797/CM	Gayton Church of England Primary Academy 80 Springvale Gayton KINGS LYNN COUNTY MATTERS APPLICATION: Provision of a temporary construction contractors car park and pedestrian access	Gayton
27.04.2022	12.07.2022 Application Permitted	22/00750/F	11A Lime Kiln Road Gayton Norfolk PE32 1QT Installation of 1no Solar Tracker Array	Gayton
25.05.2022	11.07.2022 NO OBJECTION TO NCC APP	22/01074/CM	Gayton Church of England Primary Academy 80 Springvale Gayton KINGS LYNN COUNTY MATTERS: Change of use of agricultural land to school/nursery use and erection of a 210 pupil primary school and 56 place nursery, access associated car parking, playing fields and landscaping (Application under s.73 for Non-Compliance with Condition No.2 of Planning Permission Ref. FUL/2019/0053)	Gayton
11.04.2022	12.07.2022 Application Permitted	22/00629/F	The Dabbling Duck 11 Abbey Road Great Massingham King's Lynn Proposed extension to form reception area	Great Massingham

13.05.2022	15.07.2022 Application Permitted	22/00854/F	Potential Silo SE of Waterford Ind Est NW Corner of Aircraft Hangar Great Massingham Airfield Weasenham Road Great Massingham Erection of one agricultural grain drying and storage silo.	Great Massingham
18.05.2022	10.08.2022 Application Permitted	22/00888/F	Spar Stores The Village Store 14 Station Road Great Massingham Proposed alterations to access and side access wall to form new disabled access ramp and hand railing	Great Massingham
24.09.2021	18.08.2022 Application Refused	21/01867/F	Land Adjacent To Stave Farm 3 Chapel Road Pott Row King's Lynn 1No proposed dwelling	Grimston
24.03.2022	28.07.2022 Application Refused	22/00493/OM	Land Between 200 Vong Lane And 84 To 94 Church Close Vong Lane Pott Row Norfolk OUTLINE APPLICATION SOME MATTERS RESERVED: 19 dwellings, including 5 affordable dwellings and 6 self-build dwellings	Grimston
13.04.2022	26.07.2022 Application Permitted	22/00774/F	Kingsmead 79 Leziate Drove Pott Row King's Lynn Two storey extension and alterations to dwelling.	Grimston
26.04.2022	12.08.2022 Application Permitted	22/00833/LB	Church Hill Cottages 62 Gayton Road Grimston King's Lynn LISTED BUILDING APPLICATION: Change rear entrance door to a part glazed hardwood stable door.	Grimston

03.03.2022	19.07.2022 Application Withdrawn	22/00365/F	Land West of Peddars Lodge Peddars Way Hillington Norfolk Proposed New Caravan Site for Holiday Accommodation	Harpley
15.02.2022	29.07.2022 Application Permitted	22/00358/F	48 North Beach Heacham King's Lynn Norfolk Proposed replacement dwelling, incorporating retention and alteration of existing substructure	Heacham
01.04.2022	13.07.2022 Application Permitted	22/00727/F	76 Lodge Road Heacham King's Lynn Norfolk Conservatory and new access door	Heacham
12.04.2022	12.07.2022 Application Permitted	22/00761/F	6 West Staithe Barns South Beach Road Heacham King's Lynn Single storey rear extension and alterations to dwelling and partial garage conversion to summerhouse and raised patio	Heacham
21.04.2022	15.07.2022 Application Permitted	22/00816/F	64 The Broadway Heacham King's Lynn Norfolk Proposed two storey side extension, alterations to dwelling and a new garage	Heacham
22.04.2022	14.07.2022 Application Permitted	22/00710/F	3 Spruce Close Heacham King's Lynn Norfolk Single storey rear extension.	Heacham
17.05.2022	10.08.2022 Application Permitted	22/00868/F	8 Rolfe Crescent Heacham King's Lynn Norfolk Single storey rear extension and garage conversion	Heacham

18.05.2022	03.08.2022 Prior Approval - Refused	22/00986/PAGAA	Seagulls 15 South Beach Heacham Norfolk Enlargement of dwelling house by construction of an additional storey creating an additional height of 2.75m	Heacham
30.05.2022	12.08.2022 Application Permitted	22/00960/F	29 College Drive Heacham King's Lynn Norfolk Single storey home office extension including downstairs ablutions attached to side of house	Heacham
24.06.2022	21.07.2022 GPD HH extn - Not Required	22/01106/PAGPD	51 Marram Way Heacham King's Lynn Norfolk Single Storey rear extension which extends beyond the rear wall by 7m with a maximum height of 2.8m and a height of 2.8m to the eaves.	Heacham
04.07.2022	02.08.2022 AG Prior Notification - NOT REQD	22/01169/AG	Church Farmhouse 19 Church Farm Road Heacham King's Lynn Agricultural Prior Notification: Part of farm track to be repositioned for safer access to the Church Farm yard	Heacham
04.07.2022	02.08.2022 AG Prior Notification - NOT REQD	22/01173/AG	Land Opposite Catlane Wood Sedgeford Road Ringstead Norfolk Agricultural Prior Notification: Steel framed building consisting of plastic coated steel side sheeting with fibre cement roof sheets	Heacham

04.07.2022	02.08.2022 AG Prior Notification NOT REQD	22/01174/AG	Land NE of 47 Hunstanton Road Off Ringstead Road Heacham Norfolk Agricultural Prior Notification: Steel-framed building consisting of plastic coated steel sheets and fibre cement roof sheets	Heacham
04.07.2022	11.08.2022 Prior Approval - Refused	22/01178/PAGAA	Brincliffe 37 South Beach Heacham Norfolk Enlargement of dwelling house by construction of an additional storey creating an additional height of 2.2m.	Heacham
27.07.2022	12.08.2022 Application Permitted	22/00727/NMA_1	76 Lodge Road Heacham King's Lynn Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00727/F: Conservatory and new access door	Heacham
23.04.2021	17.08.2022 Application Refused	21/00977/F	Barn Conversion At Rivendale Venney Farm Hundred Foot Bank Welney Replacement barn following collapse of unstable walls during work to convert to a dwelling (retrospective)	Hilgay
01.04.2022	13.07.2022 Application Permitted	22/00562/F	Land E of Swans View Station Road Ten Mile Bank DOWNHAM MARKET Construction of one dwelling & garage	Hilgay

30.05.2022	16.08.2022 Not Lawful	22/01088/LDE	Venney Farm Hundred Foot Bank Welney Norfolk Lawful Development Certificate for foul drainage works/installation of biodigester associated with planning permission 04/01830/F	Hilgay
24.05.2022	27.07.2022 Application Permitted	22/00912/F	Denmar Fakenham Road Hillington King's Lynn Widening of existing front extension, construction of new pitched roof rear extension, replacement of flat roof areas with pitched roof. Rendering over all existing brickwork and fixing timber or timber style cladding to gables.	Hillington
19.04.2022	14.07.2022 Application Permitted	22/00675/F	Valartra 2A Boundary Road Hockwold cum Wilton THETFORD Retrospective application for a boundary fence	Hockwold cum Wilton
19.04.2022	22.07.2022 Application Permitted	22/00677/F	117 Main Street Hockwold cum Wilton Norfolk IP26 4LW Side and rear extension single storey extension	Hockwold cum Wilton
28.04.2022	25.07.2022 Application Permitted	22/00757/F	101 Main Street Hockwold cum Wilton Norfolk IP26 4LW Two storey rear extension to house	Hockwold cum Wilton
18.01.2022	03.08.2022 Application Permitted	22/00114/F	Flaxley House Broadwater Road Holme next The Sea Norfolk Extensions and alterations to dwelling	Holme next the Sea

31.03.2022	03.08.2022 Application Permitted	22/00546/F	58 Victoria Avenue Hunstanton Norfolk PE36 6BX Remove old UPVC conservatory, build a small side extension within original footprint. Build adjoining wall in clamp brick.	Hunstanton
11.04.2022	05.08.2022 Application Permitted	22/00753/F	The Homestead 29 Sandringham Road Hunstanton Norfolk Extension and conversion of outbuilding.	Hunstanton
19.04.2022	10.08.2022 Application Permitted	22/00682/F	5 Cromer Road Hunstanton Norfolk PE36 6AT Alterations to pergola, 3m fence to South boundary, 2m brick and carrstone wall to East boundary	Hunstanton
08.06.2022	02.08.2022 Application Permitted	22/00997/F	4 Old Town Way Hunstanton Norfolk PE36 6HE Demolition of existing garage and conservatory, erection of new garage, domestic extension and carport.	Hunstanton
13.06.2022	03.08.2022 Prior Approval - Refused	22/01043/PACU6	8 Le Strange Terrace Hunstanton Norfolk PE36 5AJ Notification for Prior Approval for change of use of vacant fish and chip shop with associated storage and business owners accommodation set over 4 storeys to five 1 bedroom self-contained residential units and no commercial space (Schedule 2, Part 3, Class MA)	Hunstanton

16.06.2022	10.08.2022 Application Permitted	22/01045/A	Tesco Southend Road Hunstanton Norfolk Advertisement Consent: Retrospective application to install 1x 42" LCD media screen size-860(W)x2160(H)mm Screen size-530(W)x930(H) mm 3no x 1250mm x 700mm flag pole signs, overall 2450mm in height.	Hunstanton
27.01.2022	21.07.2022 Application Permitted	22/00150/F	32 - 34 Old Sunway King's Lynn Norfolk PE30 1DN Conversion and extension of existing structure to create 3 x 1 bedroom apartments	King's Lynn
10.03.2022	15.07.2022 Application Permitted	22/00418/F	Land Rear of 33 Low Road South Wootton Norfolk Variation of Condition 2 of Planning Permission 20/00173/RM: Reserved Matters: Plots 2, 3 and 4 - Construction of three dwellings	King's Lynn
05.04.2022	22.07.2022 Application Permitted	22/00735/F	Vacant 25 Tower Place King's Lynn Norfolk Conversion of ground floor to form 4 retail units within Class E. External alterations to form new shopfronts and other openings and construction of new second floor to form 8 dwellings. (partial alternative scheme to granted prior approval)	King's Lynn
14.04.2022	07.07.2022 Application Permitted	22/00664/F	112 Saddlebow Road King's Lynn Norfolk PE30 5BW New dropped kerb	King's Lynn

14.04.2022	25.07.2022 Application Permitted	22/00790/CU	2 Centre Point King's Lynn Norfolk PE30 4SR Conversion of vacant shop/office unit to hairdressing/beauty therapy studio	King's Lynn
25.04.2022	25.07.2022 Application Permitted	22/00718/LB	15 Old School Court King Street King's Lynn Norfolk Listed Building Application: Install a Woodburning Stove.	King's Lynn
25.04.2022	13.07.2022 Application Permitted	22/00724/LB	Woodhouse 17 King Street King's Lynn Norfolk Listed Building Application: Remove stud walls within the property The walls to be removed are one in the hallway and one on the landing. This would reinstate the original floor plan and use of the property as one dwelling.	King's Lynn
03.05.2022	01.08.2022 Application Permitted	22/00876/F	17 Hulton Road Gaywood King's Lynn Norfolk Front porch and single storey rear extension.	King's Lynn
06.05.2022	17.08.2022 Application Permitted	22/00798/F	Land N of 1 Horsleys Fields King's Lynn Norfolk Erection and siting of fibre exchange telecommunications infrastructure to provide a full fibre (gigabit) to the premises service	King's Lynn

10.05.2022	12.08.2022 Application Permitted	22/00821/LB	9 Old School Court King Street King's Lynn Norfolk Application for listed building consent to replace the ground floor 3 windows	King's Lynn
10.05.2022	05.08.2022 Application Permitted	22/00823/F	42 St Peters Road West Lynn King's Lynn Norfolk Single storey rear extension, front porch covering, garage replacement and new car port	King's Lynn
13.05.2022	04.08.2022 Application Permitted	22/00847/F	6 Fredricks Court King's Lynn Norfolk PE30 1AW Variation of Condition 2 of Planning Permission 20/00062/F: Demolition of existing store / workshop / office building and construction of 2 dwellings	King's Lynn
13.05.2022	08.07.2022 Application Permitted	22/00938/F	48 Rainsthorpe South Wootton King's Lynn Norfolk Proposed single storey rear extension and front porch	King's Lynn
19.05.2022	12.07.2022 Application Permitted	22/01020/A	Pets At Home 8 Campbells Meadow King's Lynn Norfolk Advertisement application for 1 x internally illuminated flexface fascia sign, 1 x non illuminated hinged/lockable poster case, 1 x folded aluminium sign, 1 x internally illuminated rear replacement flexface skin and 1 x non illuminated rear foamex panel with graphics	King's Lynn

20.05.2022	08.07.2022 Prior Approval - Not Required	22/00901/T3	Side of Road Bergen Way North Lynn Industrial Estate King's Lynn APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED: 24/7 telecommunications cell site	King's Lynn
23.05.2022	08.08.2022 Application Permitted	22/00909/LB	76 London Road King's Lynn Norfolk PE30 5EU Listed Building Application: Retrospective works to form a habitable single house.	King's Lynn
24.05.2022	14.07.2022 Application Permitted	22/00913/F	Pierpoint House 28 Horsleys Fields King's Lynn Norfolk Proposed PV Panels	King's Lynn
25.05.2022	12.08.2022 Application Permitted	22/00923/CU	19 Horsleys Fields King's Lynn Norfolk Change of use from retail to light industrial.	King's Lynn
25.05.2022	15.08.2022 Application Permitted	22/01072/F	One Mile 67 Gayton Road Gaywood King's Lynn First floor infill extension	King's Lynn
27.05.2022	26.07.2022 Application Refused	22/00944/F	36 Chapel Street King's Lynn Norfolk PE30 1EF Replacement windows to the front of the property Changing material type from timber to PVC the new windows will be the same design and colour	King's Lynn
30.05.2022	21.07.2022 Application Permitted	22/00953/F	17 Grafton Road King's Lynn Norfolk PE30 3HA Extension to dwelling	King's Lynn

10.06.2022	05.08.2022 Application Permitted	22/01006/F	11 Bevis Way King's Lynn Norfolk PE30 3AG Proposed addition of first floor extension to side of semi-detached dwelling	King's Lynn
10.06.2022	05.08.2022 Application Permitted	22/01184/F	35 King George V Avenue King's Lynn Norfolk PE30 2QE Proposed loft conversion and associated alterations	King's Lynn
14.06.2022	05.08.2022 Application Permitted	22/01023/F	46 Higham Green King's Lynn Norfolk PE30 4RY Modification to facade of front and rear of the property including fenestration alterations	King's Lynn
15.06.2022	10.08.2022 Application Permitted	22/01033/A	Kudos 22 Norfolk Street King's Lynn Norfolk Retrospective advertisement application for 1 x non-illuminated sign	King's Lynn
22.06.2022	07.07.2022 Tree Application - No objection	22/00118/TREECA	29 King Street King's Lynn Norfolk Felling of the dead tree	King's Lynn
30.06.2022	16.08.2022 Prior Approval - Refused	22/01176/T3	St Nicholas Close North Street King's Lynn Norfolk APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED: Proposed 5G telecoms installation - H3G street pole and additional equipment cabinets	King's Lynn

08.08.2022	18.08.2022 NO OBJECTION TO NCC APP	22/01434/CM	Saddlebow Caravan Park Saddlebow Road King's Lynn Norfolk County Matters Application: Proposed extension to existing office building to add a toilet	King's Lynn
03.06.2021	14.07.2022 Application Permitted	21/01221/RM	Leziate Park Country Club Brow of The Hill Leziate King's Lynn Reserved Matters Application: development of 7 dwellings and garages and provision of replacement clubhouse, following demolition of existing structures	Leziate
11.03.2022	01.08.2022 Application Permitted	22/00517/F	Wicken Oake Farm 62 Church Lane Ashwicken King's Lynn Proposed extensions and alterations	Leziate
21.07.2022	12.08.2022 Application Permitted	21/02375/NMA_1	Foxburrow 73 East Winch Road Ashwicken King's Lynn NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/02375/F: Alterations and Extensions and Construction of Oubuildings	Leziate
15.02.2022	02.08.2022 Application Permitted	22/00245/F	Longacre Farm School Road Marshland St James Norfolk The proposed works incorporate a steel framed horse walker for personal use	Marshland St James
22.04.2022	09.08.2022 Application Permitted	22/00707/F	Westfields School Road Marshland St James Norfolk Proposed Extensions and Alterations	Marshland St James

12.05.2022	13.07.2022 Application Permitted	22/00839/F	Joystan 186 Smeeth Road Marshland St James Wisbech Proposed hardwood framed porch, side and rear extension to dwelling	Marshland St James
20.04.2022	28.07.2022 Application Permitted	22/00689/F	Laurel Farm 36A Globe Street Methwold Thetford VARIATION OF CONDITION 2 of Planning Permission 20/01063/F: Conversion of existing barn into two residential dwellings	Methwold
10.06.2022	25.07.2022 Application Withdrawn	22/01009/F	1 Old Feltwell Road Methwold Thetford Norfolk Lime plastering of front of the house, replacement of gates to swan neck gates	Methwold
28.06.2022	12.08.2022 Application Withdrawn	22/01124/F	Gary Boyce Butchers 25A High Street Methwold Thetford Change of use of a vacant (former) Butchers shop (E) to one bed dwelling (C3)	Methwold
03.05.2022	21.07.2022 Application Permitted	22/00771/F	Bridge Cottages Downham Road Nordelph Norfolk Proposed garage and associated parking	Nordelph
12.05.2022	21.07.2022 Application Permitted	22/00939/F	Threeways Downham Road Nordelph Downham Market Extension and Alterations	Nordelph

30.05.2022	25.07.2022 Application Permitted	22/00952/F	Uplands 80 West Street North Creake Fakenham VARIATION OF CONDITION 2 OF PLANNING PERMISSION 22/00227/F: Removal of existing conservatory. Construction of single storey rear extension and two storey side extension	North Creake
19.05.2022	19.07.2022 Application Permitted	22/00895/F	4 Hayfields Road North Wootton King's Lynn Norfolk Single storey rear extension, front porch extension and associated works.	North Wootton
01.03.2022	26.07.2022 Application Permitted	22/00445/F	23 Golf Course Road Old Hunstanton HUNSTANTON Norfolk Proposed Extension and Alterations to Existing Dwelling	Old Hunstanton
24.07.2022	16.08.2022 Tree Application - No objection	22/00145/TREECA	66 Church Road Old Hunstanton Hunstanton Norfolk H1- Conifer hedge. Remove	Old Hunstanton
14.05.2019	10.08.2022 Application Permitted	19/00858/RMM	Land East of 36 Wisbech Road Outwell Wisbech RESERVED MATTERS: Proposed residential development for 40 dwellings	Outwell
10.03.2022	01.08.2022 Application Permitted	22/00415/F	Land NW of Scotsfield House Hall Road Outwell Norfolk Proposed new build barn style single storey dwelling and car port including demolition of existing barn	Outwell

18.03.2022	12.08.2022 Application Permitted	22/00587/F	Sandringham Visitor Centre Scotch Belt Sandringham Norfolk Erection of new timber framed stores building including the removal of 4 No trees.	Sandringham
22.09.2021	13.07.2022 Application Permitted	21/01856/O	Mathews Coaches 50 Westgate Street Shouldham King's Lynn Outline Application: Demolition of existing disused bus depot and construction of five new dwellings.	Shouldham
16.05.2022	09.08.2022 Application Permitted	22/00864/F	Storom Cottage 9 The Green Shouldham Norfolk Remove existing plastic conservatory, to be replaced with insulated garden room	Shouldham
16.05.2022	11.08.2022 Application Permitted	22/00865/LB	Storom Cottage 9 The Green Shouldham Norfolk Listed building application to remove existing plastic conservatory, to be replaced with insulated garden room	Shouldham
16.09.2021	29.07.2022 Application Permitted	21/01832/F	Garages Rear of Fish & Chip Shop Alma Road Snettisham Norfolk Demolition of the existing commercial unit and triple garage and erection of two semi-detached dwellings, provision of car parking and associated hard and soft landscaping.	Snettisham

17.12.2021	12.07.2022 Application Permitted	21/02479/F	Plot 1 Norton Hill Snettisham Norfolk Full Planning Permission for the Construction of a single bespoke dwelling and associated works (amended design)	Snettisham
02.03.2022	22.07.2022 Application Permitted	22/00351/F	Snettisham County Primary School School Road Snettisham KINGS LYNN Extension to Main School block to provide secure entrance area and associated enabling works.	Snettisham
29.03.2022	20.07.2022 Application Permitted	22/00516/LB	Snettisham County Primary School School Road Snettisham KINGS LYNN Listed Building Application: Extension to Main School to provide a secure entrance area and associated enabling works.	Snettisham
14.04.2022	25.07.2022 Application Permitted	22/00669/LB	The Hollies 12 Lynn Road Snettisham King's Lynn Listed Building: Change of use to annex with minor internal alterations	Snettisham
14.04.2022	28.07.2022 Application Permitted	22/00670/F	Carrington House 12 Lynn Road Snettisham King's Lynn To convert the coach house into an annex to the main house	Snettisham
19.04.2022	29.07.2022 Would be Lawful	22/00683/LDP	50 The Beach Shepherds Port Snettisham Norfolk Replacement static caravan/holiday lodge sited under approval (06/00533/F) and 1968 Caravan Act.	Snettisham

16.06.2022	08.07.2022 Tree Application - No objection	22/00111/TREECA	<p>Flint House 16 - 18 Back Street South Creake Norfolk</p> <p>T1 Cherry Tree - Fell/ Remove tree located near / next to main buildings south east structural wall & rear door. T2 Norway Spruce - Fell / Remove tree located rear garden south west boundary under utility lines. T3 Small Pine - Fell / Remove. T4 Small Apple Tree - Retain. T5 Crab Apple Tree - Fell / Remove tree located centre rear garden. T6 Fir (Conifer) Tree - Fell / Remove tree located centre rear garden.</p> <p>T7 Small weeping ornamental broadleaf Tree - Retain. T8 Crab Apple Tree - Fell / Remove tree located centre rear garden. T9 Small Apple Tree - Fell / Remove. T10 and T11 - Fruit Trees - Retain and sever ivy at base of trees located along North East Boundary Fence Line within a conservation area</p>	South Creake
03.02.2022	14.07.2022 Application Permitted	22/00171/O	<p>Trefusis 10 Sandy Lane South Wootton King's Lynn</p> <p>OUTLINE APPLICATION WITH ALL MATTERS RESERVED: Demolition Existing Building and Construction of 2 No New Dwellings.</p>	South Wootton

14.04.2022	15.07.2022 Application Permitted	22/00666/F	9 Blickling Close South Wootton King's Lynn Norfolk Side Extension.	South Wootton
11.05.2022	19.07.2022 Application Permitted	22/00928/F	Shepherds Hey 57 Nursery Lane South Wootton King's Lynn Proposed Extension and Alterations	South Wootton
27.06.2022	12.08.2022 Application Permitted	20/00630/NMA_1	St Augustines House 50 - 52 St Augustines Way South Wootton King's Lynn NON MATERIAL AMMENDMENT TO PLANNING PERMISSION 20/00630/F: Extension to dwelling	South Wootton

29.06.2022	16.08.2022 TPO Approved Work	22/00055/TPO	12 Pretoria Grove South Wootton King's Lynn Norfolk 2/TPO/00428: T1 Beech - Reduce crown sympathetically to give at least 2m clearance to chimney pot/gable end of house and balance crown. T2 Norway Maple - Reduce and reshape to remove major dead wood and shape remaining branch growth, to retain tree as a wildlife habitat. G2 Oak - Remove from dominant group of Holly, as the Oak is adversely impacting on the cohesive nature of the group of Holly, adjacent to and overhanging Priory Lane, replant with suitable fastigate, ornamental specimen tree, further south along boundary. G2 Holly - Raise crowns over both footpath 2.5m and highway 5.2m, where necessary, to give clearance. G2 Silver Birch - Remove, as in decline, no replacement recommended due to presence of adjacent Holly to be retained. G2 Oak - Remove dead wood from throughout crown for health & safety reasons, over turning head/parking area and monitor	South Wootton
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07.07.2022	02.08.2022 Application Permitted	20/02111/NMA_1	1 Rushmead Close South Wootton King's Lynn Norfolk NON-MATERIAL AMENDMENT to Planning Permisison 20/02111/F: Construction of a single dwelling	South Wootton
17.12.2021	25.07.2022 Application Permitted	21/02430/F	Southery Primary School 7 Westgate Street Southery Norfolk Replacement and additional perimeter fencing and gates and replacement of timber windows with white UPVc windows.	Southery
03.09.2021	08.07.2022 Application Refused	21/01753/F	12 Oxborough Road Stoke Ferry King's Lynn Norfolk Removal of existing single storey lean-to, with construction of new two storey extension, and internal alterations to existing ground floor layout at rear of property.	Stoke Ferry
16.03.2022	10.08.2022 Application Permitted	22/00441/F	Holly Cottage Oxborough Road Stoke Ferry Norfolk Variation of Conditions 2 and 4 attached to Planning Consent 20/01218/F to amend design in accordance with Building Regulations	Stoke Ferry
28.06.2022	05.08.2022 Tree Application - No objection	22/00120/TREECA	All Saints Lodge High Street Stoke Ferry King's Lynn T1 - Yew Tree. Proposed works: 60% reduction to reduce over-hanging branches over boundary and re-form balanced shape of the tree.	Stoke Ferry

02.03.2022	09.08.2022 Application Permitted	22/00468/F	McLatchie Farm 195 The Drove Barroway Drove Norfolk Replacement Dwelling	Stow Bardolph
05.04.2022	04.08.2022 Application Permitted	22/00576/F	Prestbury House Cuckoo Road Stow Bridge KINGS LYNN Extension to side and rear first floor, internal alterations and construction of garage	Stow Bardolph
19.04.2022	14.07.2022 Application Permitted	22/00686/F	Woodhaven Rudham Road Syderstone KINGS LYNN Single storey rear garden and bedroom extension to dwelling	Syderstone
09.05.2022	03.08.2022 Application Permitted	22/00809/F	Commercial Buildings W of 48 50 Tuxhill Road Terrington St Clement Norfolk Conversion of the existing barn, which currently has Class Q approval, on site to a residential dwelling.	Terrington St Clement
10.05.2022	03.08.2022 Application Permitted	22/00827/F	Coastguard Cottages 6 - 7 Ongar Hill Terrington St Clement KINGS LYNN Construction of steel framed storage building	Terrington St Clement
17.05.2022	04.08.2022 Application Permitted	22/00870/F	51 Alma Avenue Terrington St Clement King's Lynn Norfolk REMOVAL OF CONDITION FIVE OF PLANNING PERMISSION 21/00999/F: Proposed residential development of 5 dwellings including demolition of bungalow and garage	Terrington St Clement

17.05.2022	12.07.2022 Application Permitted	22/00872/F	114A Northgate Way Terrington St Clement King's Lynn Norfolk Proposed rear extension	Terrington St Clement
06.06.2022	01.08.2022 Was Lawful	22/01041/LDE	Land W of 1 And 1A Eastgate Lane Terrington St Clement KINGS LYNN Norfolk Lawful Development Certificate: Placement of static caravan for occupation during building works on site	Terrington St Clement
06.06.2022	10.08.2022 Application Permitted	22/01128/F	3 Benns Lane Terrington St Clement King's Lynn Norfolk Single storey rear extension	Terrington St Clement
13.06.2022	09.08.2022 Application Permitted	22/01010/F	Woodside 63 Station Road Terrington St Clement King's Lynn Extension and Alterations to dwelling	Terrington St Clement
27.06.2022	28.07.2022 AG Notification NOT REQD Prior -	22/01118/AG	Bentinck Farm Rhoon Road Terrington St Clement King's Lynn General-purpose agricultural storage building	Terrington St Clement
19.10.2020	21.07.2022 Application Permitted	20/01676/F	Popjack 20 Old Church Road Terrington St John WISBECH Proposed new front boundary wall and access gates	Terrington St John
02.02.2022	15.07.2022 Application Permitted	22/00153/F	Land South of School Road Terrington St John Norfolk Construction of 2 number self build dwellings	Terrington St John
11.04.2022	25.07.2022 Application Permitted	22/00620/F	26 Orchard Way Terrington St John Wisbech Norfolk Proposed single storey rear and side extension with alterations	Terrington St John

01.12.2021	08.07.2022 Application Permitted	21/02304/F	The Pastures 6 Choseley Road Thornham Norfolk Retention of Temporary Access for the Construction of Plots 8 and 9	Thornham
10.01.2022	08.07.2022 Application Permitted	22/00071/F	The Pastures 6 Choseley Road Thornham KINGS LYNN REMOVAL OR VARIATION OF CONDITIONS 1, 2, 4, 7, 8, 9, 11, 12, 13, 14, 15, 17 AND 19 OF PLANNING PERMISSION 21/00321/F	Thornham
28.02.2022	03.08.2022 Application Permitted	22/00334/F	Land North of Coach House High Street Thornham Norfolk Retrospective Retention of shed for agricultural use	Thornham
14.03.2022	03.08.2022 Application Permitted	22/00431/F	The Orange Tree High Street Thornham Norfolk Erection of 2No. 4.5m x 7.5m (when open) albatross, rectangular parasols with a central mast in the front beer garden. For further information please see Supporting Letter.	Thornham
13.04.2022	01.08.2022 Application Permitted	22/00649/F	4 Green Lane Thornham Norfolk PE36 6NQ Front and rear single storey extensions and alterations to dwelling	Thornham
13.04.2022	12.08.2022 Application Permitted	22/00656/F	Lingwood High Street Thornham Hunstanton Variation of Condition 2: 21/00159/F, Construction of new dwelling.	Thornham

13.04.2022	01.08.2022 Application Permitted	22/00778/F	3 Green Lane Thornham Norfolk PE36 6NQ Extensions and alterations to dwelling	Thornham
13.05.2022	05.08.2022 Application Refused	22/00857/F	Dundrum Cottage High Street Thornham HUNSTANTON Proposed First Floor side extension	Thornham
08.06.2022	26.07.2022 Tree Application - No objection	22/00105/TREECA	Marshgate House Staithe Lane Thornham Hunstanton The garden has become very overgrown with mature shrubs and small trees. We would like to remove some of the shrubs, Due to diameter stem size being close we are seeking permission. Some shrubs to be cut back and lightly pruned by lifting crowns.	Thornham
12.07.2022	21.07.2022 Application Permitted	22/00071/NMA_1	6 Pastures Court Thornham KINGS LYNN Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00071/F: (REMOVAL OR VARIATION OF CONDITIONS 1, 2, 4, 7, 8, 9, 11, 12, 13, 14, 15, 17 AND 19 OF PLANNING PERMISSION 21/00321/F)	Thornham

16.06.2022	13.07.2022 Consent Required	is	22/01048/AG	Land NW of Tilney Services Station Pullover Road Tilney All Saints Norfolk Agricultural Prior Notification: The proposed building will store crops produced on the holding and secure storage for machinery	Tilney All Saints
28.03.2022	03.08.2022 Application Permitted		22/00646/F	Highfields Lynn Road Tilney All Saints King's Lynn Widen dropped curb to 7 m from 5.3 m	Tilney St Lawrence
27.06.2022	01.08.2022 AG Notification NOT REQD	Prior -	22/01110/AG	Land South of 106 Magdalen Road Tilney St Lawrence King's Lynn Norfolk Agricultural Prior Notification: Agricultural shed (storage) building.	Tilney St Lawrence
27.04.2022	05.08.2022 Application Permitted		22/00749/F	In Focus May Cottage Main Road Titchwell Extension to residential use including retention of retail space at ground floor only	Titchwell
29.04.2022	17.08.2022 Application Permitted		22/00867/F	Orchard Cottage Main Road Titchwell King's Lynn Extension and refurbishment of existing dwelling house	Titchwell
12.01.2022	14.07.2022 Application Permitted		22/00059/F	Marmay 81 School Road Upwell Wisbech Construction of an annexe	Upwell
17.01.2022	13.07.2022 Application Permitted		22/00072/F	82 Town Street Upwell Norfolk PE14 9DF RETROSPECTIVE Application for Erection of Pigeon Loft	Upwell

08.04.2022	07.07.2022 Application Permitted	22/00614/F	Newbridge House 15 School Road Upwell Wisbech 9 m long landing stage on Welle Creek outside of front of house	Upwell
10.05.2022	21.07.2022 Application Permitted	22/00824/F	3 Dovecote Road Upwell Wisbech Norfolk The proposed alterations to create Master Bedroom within existing loft space, change of facade materials and windows and renovations to the existing conservatory (including change of roof)	Upwell
10.05.2022	18.07.2022 Prior Approval - Approved	22/00920/PACU3	Barn Adjacent 100 Church Drove Outwell Wisbech Notification for Prior Approval for change of use of agricultural barn to dwelling (Schedule 2, Part 3, Class Q)	Upwell
12.01.2022	10.08.2022 Application Permitted	22/00091/FM	Land Southeast of Walpole Sub Station Walpole Bank Walpole St Andrew Norfolk Installation of underground cabling and associated electrical infrastructure to connect connected solar development (ref H18-1126_20) to the Walpole National Grid Substation	Walpole

07.03.2022	26.07.2022 Application Withdrawn	22/00385/F	Highfields Market Lane Walpole St Andrew Wisbech 1. Proposed barn for storage (personal). To store farm equipment, hay, Hayledge and straw. 2. Change of use of land for the keeping of horses for personal use (3acres) 3. Change of use of land for the keeping of horses for personal use (2.75 acres)	Walpole Cross Keys
07.04.2022	19.07.2022 Application Permitted	22/00743/F	34 Station Road Walpole Cross Keys KINGS LYNN Norfolk Proposed single storey rear extension and detached garden room	Walpole Cross Keys
11.05.2022	08.08.2022 Application Refused	19/00750/NMA_1	Crown Cottage 116 Sutton Road Walpole Cross Keys KINGS LYNN NON MATERIAL AMENDMENT: Demolition and reconstruction of end of terrace domestic dwelling following severe fire damage	Walpole Cross Keys
12.05.2022	27.07.2022 Application Permitted	22/00837/F	Walnut Lodge 18 Hall Road Walpole Highway WISBECH Timber shed attached to existing garage (retrospective)	Walpole Highway
06.06.2022	09.08.2022 Application Permitted	22/00980/F	Ivy House West Drove South Walpole Highway Wisbech Proposed single storey extension	Walpole Highway
15.02.2022	03.08.2022 Application Permitted	22/00250/F	Land East of Tarrazona 16 S-Bend Lynn Road Walsoken Erection of dwelling with attached double garage on building plot with extant planning permission	Walsoken

25.02.2022	04.08.2022 Application Refused	22/00320/O	Land North of Topeka Walton Road Walsoken Norfolk OUTLINE ALL MATTERS RESERVED: 1No residential unit	Walsoken
07.03.2022	09.08.2022 Application Permitted	22/00382/F	Homelea Biggs Road Walsoken WISBECH Construction of detached covered swimming pool	Walsoken
11.04.2022	22.07.2022 Application Permitted	22/00623/F	Honeysuckle Cottage Wheatley Bank Walsoken Norfolk Proposed change of use of holiday let to annexe with Extenson	Walsoken
29.04.2022	28.07.2022 Application Permitted	22/00763/F	Recreation Ground Church Road Watlington Norfolk Construction of Sports Pavillion	Watlington
24.05.2022	05.08.2022 Application Permitted	22/01073/F	61 Mill Road Watlington King's Lynn Norfolk Single storey extension and alterations	Watlington
13.06.2022	10.08.2022 Application Permitted	22/01193/F	Fenland New Road Welney Wisbech Single storey garage	Welney
02.09.2021	22.07.2022 Application Permitted	21/01739/F	Abbey Farm (7 - Bar Barn) River Road West Acre Norfolk Variation of Condition 4 attached to Planning Permission 21/01197/F: to allow its use on any Sunday between 8.30am - 8pm	West Acre

13.07.2022	09.08.2022 Application Permitted	22/00557/NMA_1	White House Farm Barn Church Road West Dereham King's Lynn NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00557/F: Proposed single storey extensions and detached carport/hay store	West Dereham
17.02.2022	28.07.2022 Application Permitted	22/00260/F	Eastwood Lodge Lynn Road Walton Highway Norfolk Proposed garage	West Walton
12.05.2022	16.08.2022 Application Permitted	22/00932/F	41 River Road West Walton Wisbech Norfolk Single storey rear extension, first floor side extension, porch, brick wall and gate to front boundary, cladding / render to donor dwelling.	West Walton
01.04.2022	11.07.2022 Application Refused	22/00553/F	Land Between 48 And 49 Coronation Avenue West Winch Norfolk 2nos. semi-detached dwelling houses	West Winch
20.05.2022	15.07.2022 Application Permitted	22/00902/F	Land E of 1 Lemuel Burt Way West Winch Norfolk Retention of Existing Fence	West Winch
08.11.2021	12.08.2022 Application Permitted	21/02170/F	Jemarlee Stow Road Wiggshall St Mary Magdalen KINGS LYNN Retention of a fence	Wiggshall St Mary Magdalen

29.06.2022	12.08.2022 Application Permitted	21/02022/NMA_1	West View 37 Stow Road Wiggenhall St Mary Magdalen King's Lynn NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/02022/F: Variation of condition 2 of planning permission 19/01179/F to replace drawings	Wiggenhall St Mary Magdalen
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