

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



# **Planning Committee**

## **Agenda**

**Monday, 9th January, 2023**  
at 9.30 am

in the

**Assembly Room  
Town Hall  
King's Lynn**

Also available to view at:

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





King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX  
Telephone: 01553 616200  
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**PLANNING COMMITTEE AGENDA**

Please note that due to the number of applications to be considered it is proposed that the Committee will adjourn for lunch at approximately 12.30 pm and reconvene at 1.10 pm.

Please ensure that all mobile phones are switched to silent

**DATE:** Monday, 9th January, 2023

**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 5 December 2022 (to be circulated).

**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 (Pages 6 - 7)**

The Committee is asked to note the Index of Applications.

**a) Decisions on Applications (Pages 8 - 123)**

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

**9. DELEGATED DECISIONS (Pages 124 - 140)**

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, M Howland, C Hudson, B Lawton, C Manning, E Nockolds, T Parish, S Patel, J Rust, Mrs V Spikings (Chair), 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 12 January 2023** (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 6 January 2023**. Please contact [borough.planning@west-norfolk.gov.uk](mailto: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](mailto:kathy.wagg@west-norfolk.gov.uk)

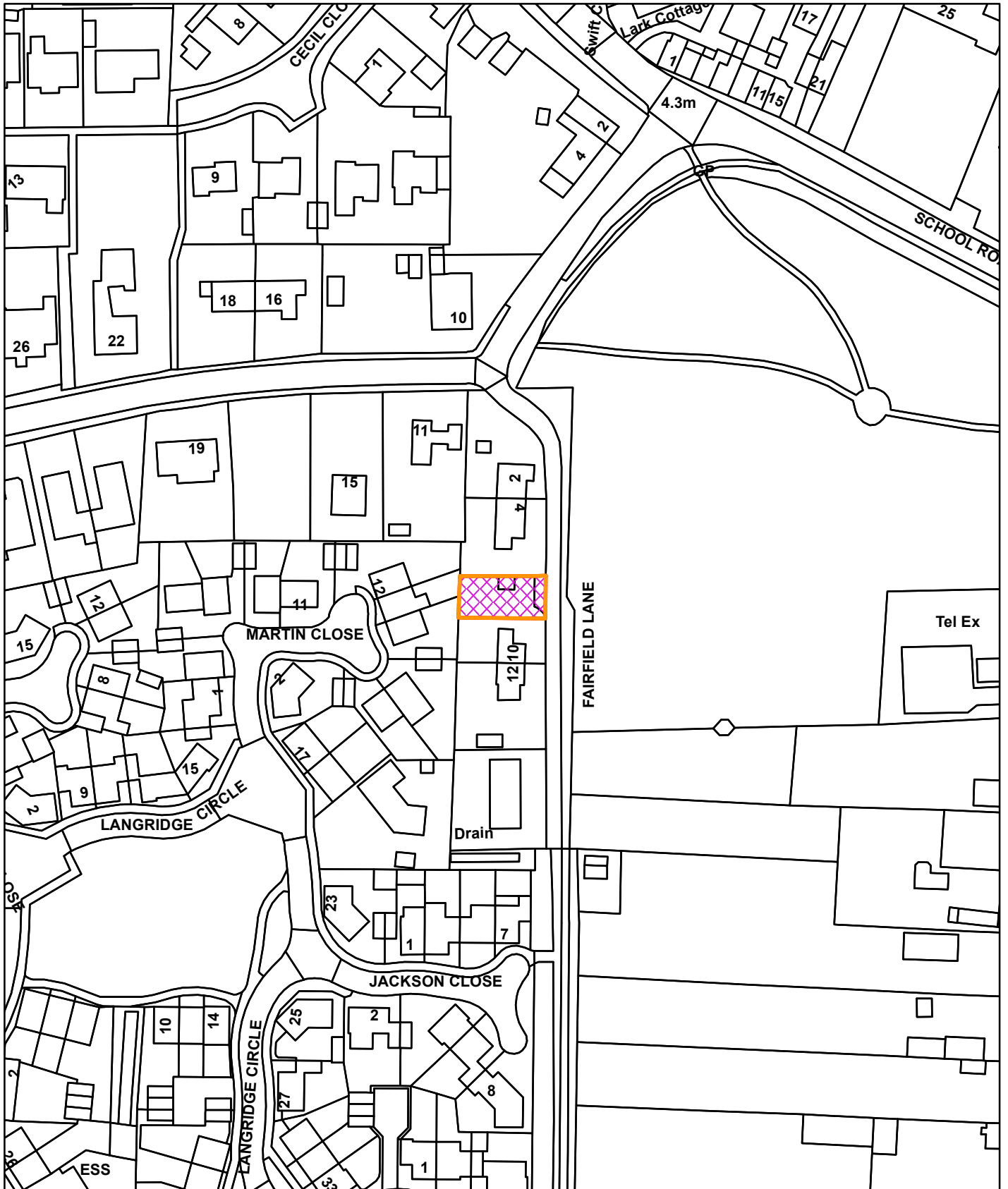
**INDEX OF APPLICATIONS TO BE DETERMINED BY THE  
PLANNING COMMITTEE AT THE MEETING  
TO BE HELD ON MONDAY 09 JANUARY 2023**

<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/1</b>	<b>DEFERRED ITEMS</b>			
<b>8/1(a)</b>	<b>20/01893/FM</b> Land E of 160 And W of Roundabout Bexwell Road Downham Market PE38 9LJ Erection of a new Lidl food store (Use Class E) with associated car parking and landscaping	<b>DOWNHAM MARKET</b>	<b>SEE SEPARATE REPORT</b>	
<b>8/1(b)</b>	<b>22/01577/RM</b> 10 Fairfield Lane, Watlington PE33 0JE RESERVED MATTERS : Approval for all reserved matters, construction of new dwelling	<b>WATLINGTON</b>	<b>APPROVE</b>	<b>8</b>
<b>8/2</b>	<b>OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE</b>			
<b>8/2(a)</b>	<b>22/01777/F</b> Heritage View Castle Square Bailey Street Castle Acre PE32 2AJ Single storey extension to create garden room	<b>CASTLE ACRE</b>	<b>APPROVE</b>	<b>17</b>
<b>8/2(b)</b>	<b>22/00875/CU</b> 85 Elm High Road, Emneth, PE14 0DH Retrospective application, conversion of guesthouse to H.M.O.	<b>EMNETH</b>	<b>APPROVE</b>	<b>24</b>
<b>8/2(c)</b>	<b>22/01798/F</b> 24 Long Lane Feltwell Thetford Norfolk IP26 4BJ VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/00601/F: Construction of one dwelling	<b>FELTWELL</b>	<b>APPROVE</b>	<b>35</b>
<b>8/2(d)</b>	<b>22/00065/F</b> Westfield, 27 Peddars Way, Holme-Next-The-Sea, PE36 6LE Demolition of existing bungalow and construction of detached two-storey dwelling	<b>HOLME</b>	<b>APPROVE</b>	<b>46</b>

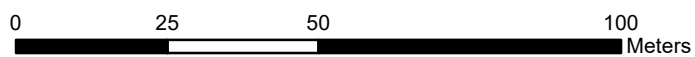
<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
<b>8/2(e)</b>	<b>22/01813/F</b> Morzine Ingoldsby Avenue Ingoldisthorpe PE31 6NH The subdivision of a bungalow into two dwellings by utilising an existing annexe extension as a separate dwelling house	<b>INGOLDISTHORPE</b>	<b>REFUSE</b>	<b>65</b>
<b>8/2(f)</b>	<b>21/01787/F</b> Land NE of Lion Farm House The Street Marham Norfolk PE33 9JN Development of six, two-storey detached dwellings with associated private accesses and parking on existing vacant land	<b>MARHAM</b>	<b>APPROVE</b>	<b>73</b>
<b>8/2(g)</b>	<b>22/01089/F</b> Land NW of South Wootton School Off Edward Benefer Way PE30 3SL VARIATION OF CONDITION 13 OF PERMISSION 17/01151/OM: (Outline Major Application) Sustainable mixed-use urban extension comprising: upto 450 dwellings, a mixed use local centre comprising Class A uses (including retail facilities and public house) and Class D1 (such as creche/day centre/community centre) and B1 uses (such as offices), open space and landscaping, wildlife area, childrens play areas, sustainable urban drainage infrastructure, access and link road and associated infrastructure	<b>SOUTH WOOTTON</b>	<b>APPROVE</b>	<b>92</b>
<b>8/2(h)</b>	<b>22/01829/F</b> Land N of County Cottage, Mill Rd, West Walton PE14 7EU 2 No. Proposed new dwellings and associated works	<b>WEST WALTON</b>	<b>REFUSE</b>	<b>112</b>

# 22/01577/RM

10 Fairfield Lane Watlington PE33 0JE



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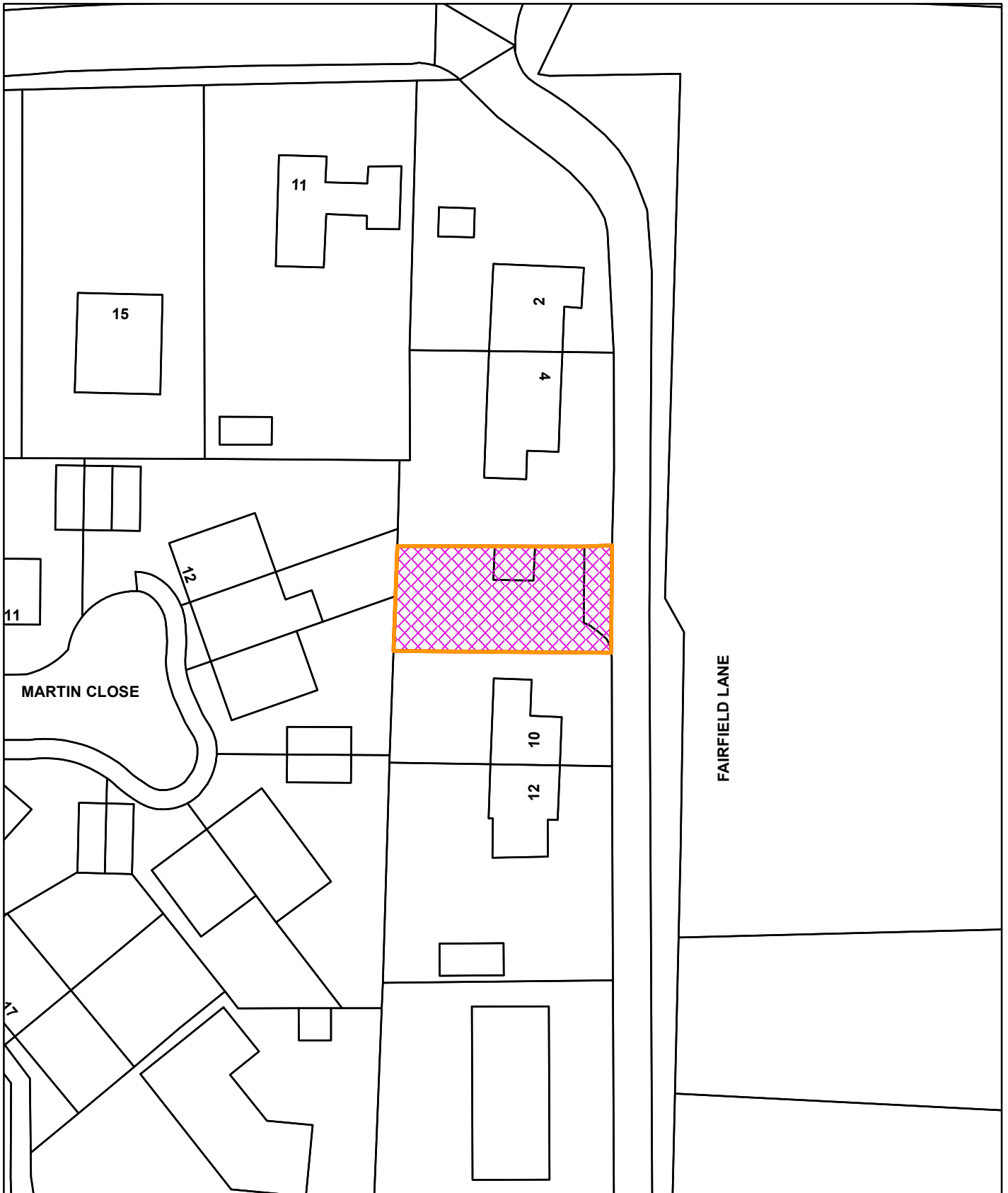
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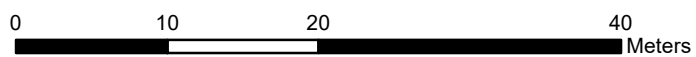


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15/12/2022

9



<b>Parish:</b>	<b>Watlington</b>	
<b>Proposal:</b>	<b>RESERVED MATTERS: Approval for all reserved matters, construction of new dwelling</b>	
<b>Location:</b>	<b>10 Fairfield Lane Watlington King's Lynn Norfolk PE33 0JE</b>	
<b>Applicant:</b>	<b>Client of Holt Architectural Ltd . .</b>	
<b>Case No:</b>	<b>22/01577/RM (Reserved Matters Application)</b>	
<b>Case Officer:</b>	<b>Helena Su</b>	<b>Date for Determination: 1 December 2022 Extension of Time Expiry Date: 13 January 2023</b>

**Reason for Referral to Planning Committee** – Officer recommendation contrary to Parish Council response and Sifting Panel referred the application to Planning Committee.

**Neighbourhood Plan:** No

**Members update**

The application was deferred from the previous meeting on 05 December 2022 to consult CSNN on conditions for a construction management plan.

The report has been amended to reflect this change and the relevant paragraphs are highlighted in bold.

**Case Summary**

The application is for reserved matters for a two-storey dwelling following the grant of outline permission 22/00442/O.

The application site is located to the north of No 10, along the west side of Fairfield Lane, Watlington, which is a Public Footpath.

**Key Issues**

- Principle of Development
- Design
- Impact on Neighbours
- Highway and Public Rights of Way
- Other Material Considerations

**Recommendation:**

**APPROVAL**

## THE APPLICATION

Outline planning permission was granted in May 2022 for the construction of one dwellinghouse. This application seeks approval of the reserved matters.

The site served as residential garden to No 10 (to the south) but has been divided by an approx. 1.4m closed boarded fence along the south boundary. The north and east boundary is defined by an approx. 1.8m closed boarded fence.

The proposed dwelling is a two-storey dwelling with a projecting gable in the centre of the front elevation and overhanging first-floor and covered carport to the south of the dwelling. The dwelling would be finished in a mix of render, brick and vertical cedar cladding, which is consistent with materials along Fairfield Lane.

At the time of the site visit, planting on the site had been mostly cleared. The application site is located along the west side of Fairfield Lane, which is a Public Footpath and not maintained by Norfolk County Council.

## SUPPORTING CASE

None received to date.

## PLANNING HISTORY

22/00442/O: Application Permitted: 26/05/22 - OUTLINE APPLICATION WITH ALL MATTER RESERVED: New dwelling between 4 & 10 Fairfield Lane (Delegated)

21/01741/RM: Application Withdrawn: 11/03/22 - RESERVED MATTERS APPLICATION: Construction of dwelling

18/01922/O: Application Permitted: 20/12/18 - Outline Application: New dwelling (Delegated)

## RESPONSE TO CONSULTATION

### Parish Council: OBJECTS

Access to the site will be via the Public Right of Way, Watlington Footpath 3, which has no public vehicular access and is not to a vehicular standard. The potholes in Fairfield Lane have only recently been filled and heavy machinery will cause the surface to churn up or sink.

Works vehicles and delivery vehicles would block the access road entirely during construction and building works. Larger vehicles for brick deliveries and roof trusses will not only struggle to manoeuvre and turn in Fairfield Lane, but will create problems and a danger to road users on such a tight corner on Station Road.

In regards to design, the roof should be hipped, as this reduces the mass appearance of the building.

**Local Highways Authority: NO OBJECTION** subject to condition regarding the proposed access, parking and passing area being constructed in accordance with the approved plan.

Planning Committee  
9 January 2023

**Public Rights of Way: NO OBJECTION on the following grounds:**

We would highlight that access to the site will be via the Public Right of Way known as Watlington footpath 3 which does not offer any means of public vehicular access and it is not maintainable at the public expense to a vehicular standard. The applicant will need to ensure that they have an established private right of access to the land suitable for residential purposes. It would be expected that any damage caused to the footpath by the exercise of the private rights remains with the rights holders to repair.

The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.

**Internal Drainage Board: NO OBJECTION** subject to compliance with the Board's Byelaws.

**Environmental Quality: NO OBJECTION** regarding contaminated land

**Natural England: NO COMMENT** refers LPA to Standing Advice.

**CSNN: Recommending conditions for site hours and protection scheme for construction.**

**REPRESENTATIONS THREE** comments of **OBJECTION** regarding the following:

- Concerns with condition of Fairfield Lane, which will be worsened by the use of the track to complete the development.
- Blocking of public footpath.
- Outlook - never had a property to look at.
- Shadowing - lose a large amount of light to neighbouring gardens.
- Loss of privacy and overlooking.
- Access from Fairfield Lane to Station Road.
- Concern that widening the access will impede existing parking by other occupants along Fairfield Lane.

**LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

The key issues are:

Principle of Development  
Design  
Impact on Neighbours  
Highway and Public Rights of Way  
Other Material Considerations

### **Principle of Development**

The site is located in Watlington, a Key Rural Service Centre under the settlement hierarchy of Policy CS02 of the Core Strategy. The site is located within the development boundary and the principle of the development has been established under the Outline permission (22/00442/O).

### **Design**

Fairfield Lane comprises linear residential development along the west and planting to the east. The Lane contains a mix of semi-detached and detached dwellings within comfortable plots, finished in a mix of red facing brick and render, bound by a strict building line. The dwellings are somewhat modern and have been extended to the side by single storey and two-storey extensions.

The proposed dwelling is a two-storey dwelling with a projecting gable in the centre of the front elevation and overhanging first-floor and covered carport to the south of the dwelling. The dwelling would be 8.6m wide, 5.8m deep, with a 0.6m front projecting gable, and 7.1m tall, sited within the established building line along Fairfield Lane, enabling sufficient rear and front garden. The proposed dwelling is of modern appearance, being finished in red facing brick (plinth and pillar), render, and vertical cedar cladding, which is consistent with the mix of materials along Fairfield Lane. Furthermore, consideration has been given to window positions to the dwelling, which are predominantly focussed to the front elevation, and gable roof design, which is consistent with the surrounding dwellings.

The Parish Council commented that the roof should be hipped to reduce the mass appearance of the dwelling. However, considering the characteristics of the surrounding dwellings, a hipped roof would appear out of character. A gable roof would be more appropriate in this setting. Additionally, considering the space between the neighbouring dwellings, the scale and mass of the proposed dwelling is not considered to be at odds with the locality.

Regarding design, appearance, and impact on visual amenity the proposed dwelling complies with policy CS08 of the Core Strategy and policy DM15 of the SADMPP.

### **Impact on Neighbours**

The site is adjoined by neighbours to the north, south, and west. The proposed dwelling would be sited approx. 11m south of No 4 (at its closest point), 2.2m to the north of No 10 (at its closest point), and between 15m - 20.7m east of No. 8, 10 and 12 Martin Close (at its closet point). Considering the distances, orientation, and siting of the proposed dwelling, the

shadowing impact will be limited on the neighbours' gardens throughout the day and would ultimately not impact on neighbour amenity.

There are third party comments regarding outlook and impact on views. No 4 (to the north) has a ground-floor sunroom on the south elevation and no first-floor windows. No 8, 10, and 12 Martin Close (to the west) have ground-floor dining and kitchen windows and first-floor bedroom windows on their rear elevation. Additionally, No. 10 Martin Close (to the west) has a rear conservatory. Lastly, No 10 (to the south) has a ground-floor north side conservatory/porch and first-floor hallway window on their north elevation. The proposed dwelling will be built directly adjacent to No 10 (to the south) and 4 (to the north) Fairfield Lane. Again, considering the distance and as neighbouring windows serving habitable rooms are sufficiently distanced, the proposed dwelling would not be overbearing and harm outlook. Impact on views is not a material planning consideration.

The application site would be defined by a 1.8m closed boarded fence along the north, west, and south boundary. Therefore, views from the ground floor windows would be well-screened. Furthermore, there are two first floor windows on the rear elevation serving the bathroom and hallway. The bathroom window would be obscure glazed and the hallway window would be high level, so would not result in an overlooking impact to surrounding neighbours. Lastly, the first-floor windows on the front elevation face Fairfield Lane and the public domain and would not therefore impact on neighbour amenity.

Overall, the dwelling would have limited impact on the neighbour amenity and therefore the proposed dwelling would comply with policy CS08 of the Core Strategy and policy DM15 of the SADMPP.

### **Highway and Public Rights of Way**

The Parish Council and third-party comments raised concerns regarding the access, traffic during the construction period, and Watlington Footpath 3, the public right of way (PROW) on Fairfield Lane.

The access of Fairfield Lane from Station Road has been considered and dealt with at Outline stage, with a condition related to the access included on decision notice. Moreover, the applicant has made an application to Norfolk County Highway Authority to widen the access as per the Highway Authority's recommendation. Therefore, it is considered concerns with the access of Fairfield Lane from Station Road is addressed. Furthermore, the Local Highway Authority raised no objections to the access onto Fairfield Lane and recommended a condition relating to the access and driveway on the application site.

The Parish Council expressed concerns that the private access be impeded by construction traffic. Fairfield Lane is a private track. Any construction vehicles which may impede the track would be a civil matter, it would not raise any significant highway safety concerns. In addition, as the proposal is for one dwelling, it is considered that the construction period would not be long enough to result in such a disturbance to warrant a construction management plan. **Nevertheless, following comments raised by Members at Planning Committee on 5th December 2022, CSNN has recommended conditions related to the construction management of the development and site hours (Conditions 6 and 7.**

Lastly, although Fairfield Lane is a Public Footpath, PROW did not raise any objections to the scheme on Watlington Footpath 3 subject to their comment which will be attached as an informative on the decision notice.

## Other Material Considerations

A comment made by a third party raised concerns regarding existing parking arrangements following the widening of the access onto Fairfield Lane from Station Road. This matter is a civil matter which is outside the remit of Planning and not material to this planning application.

No Objections were raised by the Internal Drainage Board, Environmental Quality, and Natural England.

## CONCLUSION

The principle of development for one new dwelling on this site has already been established by an Outline application, approved earlier this year.

The proposed two-storey dwelling is consistent with the existing form and character of dwellings along Fairfield Lane and within the wider setting. Although the Parish Council recommended that the roof should be hipped to reduce the mass of built form on the site, a hipped roof would be contrary to the prevailing character of the area. Furthermore, the proposed dwelling would result in limited impact on the surrounding neighbours.

On the basis of the above, the proposed dwelling is considered acceptable accords with the provisions of the NPPF, and the adopted Local Plan policies CS01, CS02, CS08 of the Core Strategy (2011) and DM2 and DM15 of the SADMPP (2016).

## 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 plan:  
  
\*dwg no. HAL22-RC-100 Rev A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / passing area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 4 Condition Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no new windows/dormer windows (other than

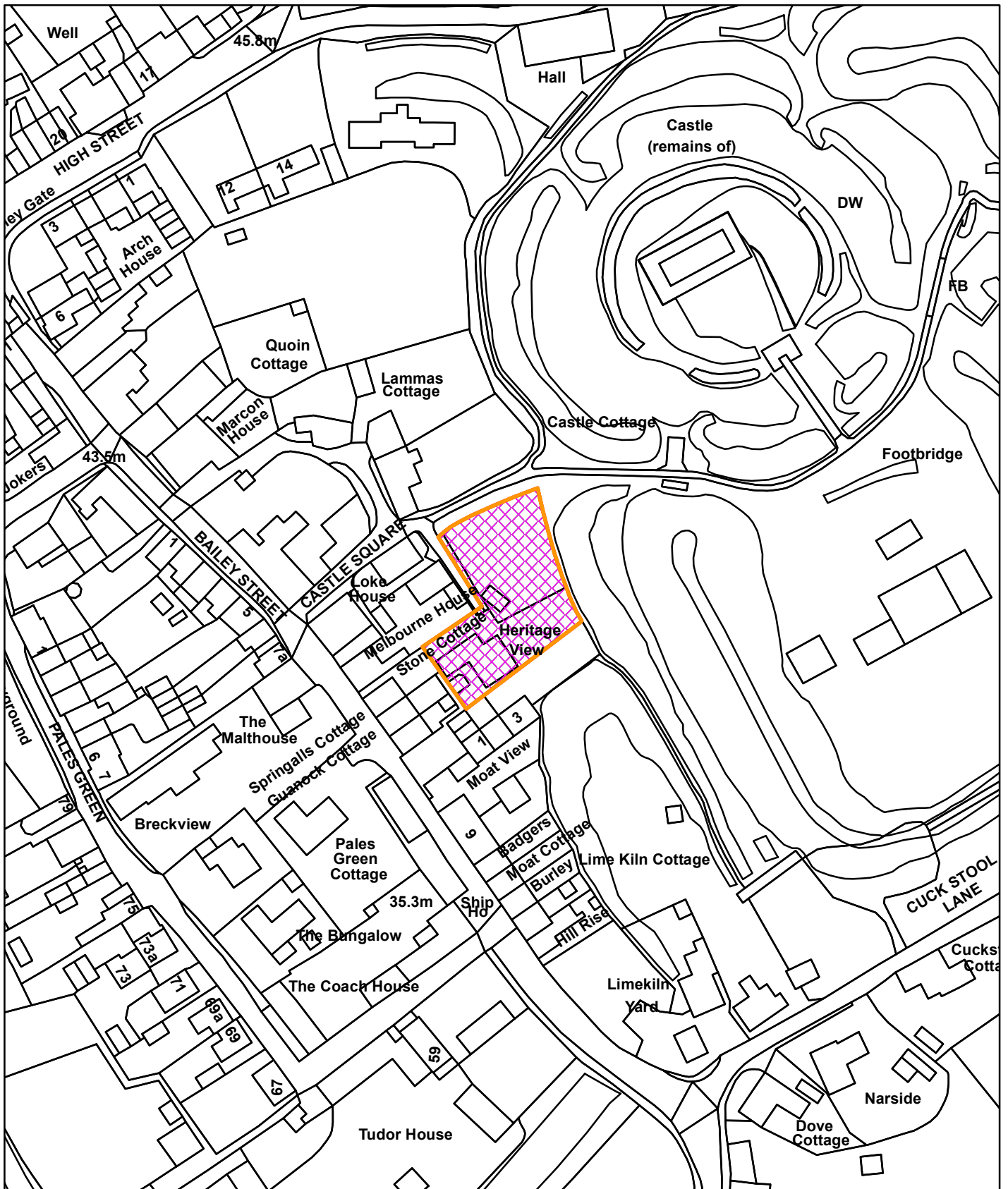
those expressly authorised by this permission) on the rear (west) elevation, shall be allowed without the granting of specific planning permission.

- 4 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 5 Condition Before the first occupation of the building hereby permitted the first floor bathroom windows on the west elevation 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 window shall be permanently retained in that condition thereafter.
- 5 Reason: To protect the residential amenities of the occupiers of nearby property.
- 6 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.
- 6 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 7 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 also 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. If piling is required, full assessment of noise and vibration impacts should be included. The scheme shall be implemented as approved.
- 7 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.

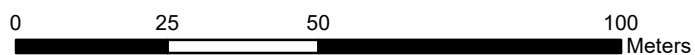


22/01777/F

Heritage View Castle Square Bailey Street Castle Acre PE32 2AJ



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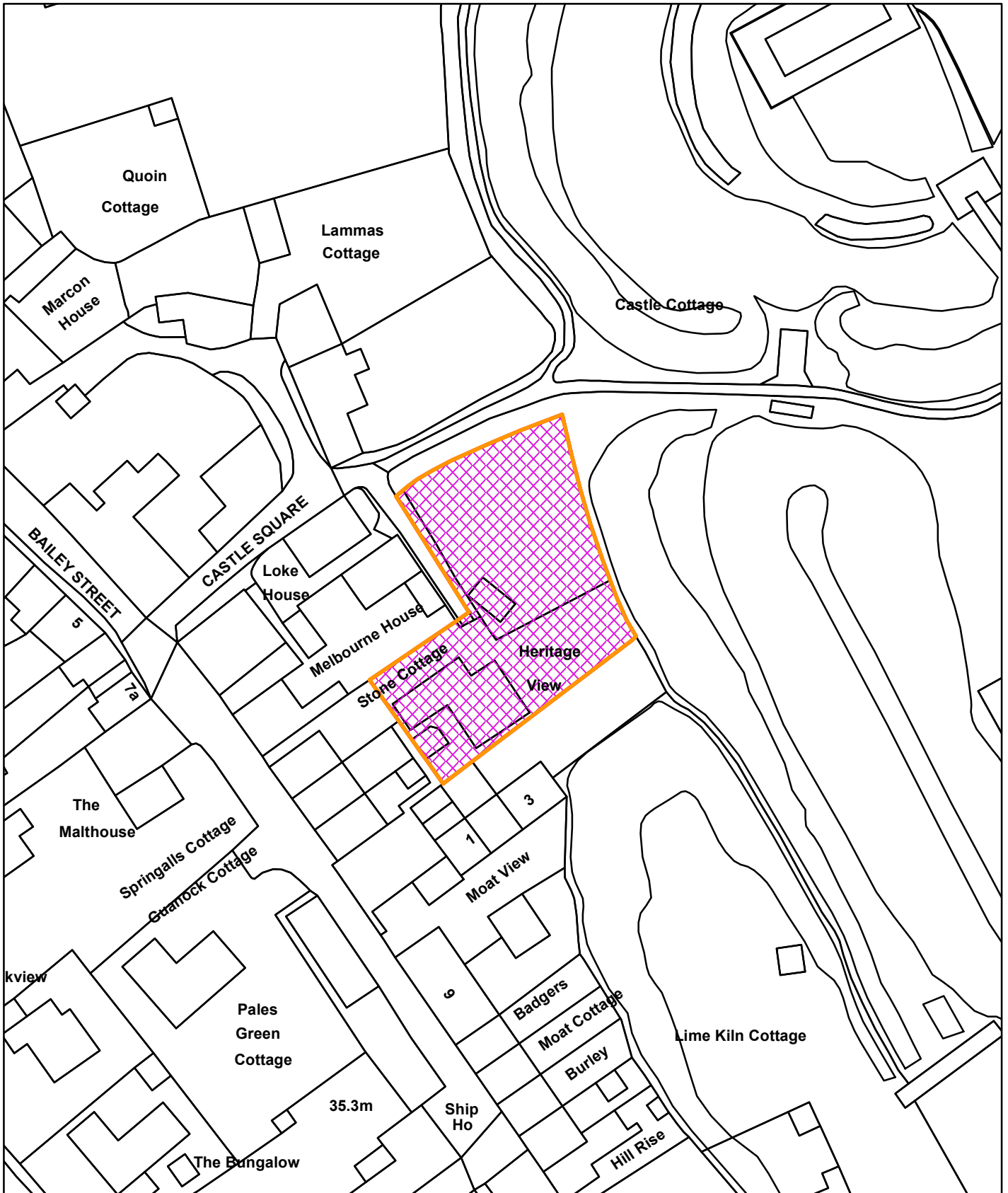


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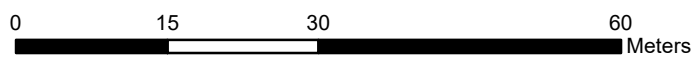


22/01777/F

Heritage View Castle Square Bailey Street Castle Acre PE32 2AJ



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20/12/2022

18



<b>Parish:</b>	<b>Castle Acre</b>	
<b>Proposal:</b>	<b>Single storey extension to create garden room</b>	
<b>Location:</b>	<b>Heritage View Castle Square Bailey Street Castle Acre PE32 2AJ</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs J &amp; E Moriarty</b>	
<b>Case No:</b>	<b>22/01777/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Rebecca Bush</b>	<b>Date for Determination: 1 December 2022 Extension of Time Expiry Date: 13 January 2023</b>

**Reason for Referral to Planning Committee** – Applicant is a Borough Councillor

**Neighbourhood Plan:** No

### **Case Summary**

This is a single storey extension to create a garden room to the north of the application site.

This application site is located off Castle Square in Castle Acre. The site lies within the Castle Acre Conservation Area and is located to the south west of Castle Acre Castle (a schedule ancient monument).

### **Key Issues**

Principle of Development  
Design and Impact on Heritage Assets  
Impact on Neighbour Amenity  
Any other material considerations

### **Recommendation**

**APPROVE**

### **THE APPLICATION**

This is a two-storey dwelling situated within the conservation area in Castle Acre. The application is for a garden room to the north elevation of the dwelling.

**SUPPORTING CASE**

As per the email from the planning agent, a supporting case will not be provided as there have been no adverse comments from either consultees or neighbours, it is a minor extension with no controversial aspects.

**PLANNING HISTORY**

- 08/02690/NMA\_2: Application Permitted: 14/07/14 - NON MATERIAL AMENDMENT TO PLANNING CONSENT 08/02690/F: construction of one and a half storey dwelling - Moat Barn
- 16/00831/F: Application Permitted: 05/07/16 - Single storey extension to create dining area, dormers to replace roof lights, free-standing pre-manufactured garden room - Heritage View
- 14/00618/F: Application Refused: 03/07/14 - Erection of a small wooden building with no permanent foundations for personal use - Heritage View
- 08/02690/NMA\_1: Application Permitted: 23/02/10 - NON MATERIAL AMENDMENT TO PLANNING CONSENT 08/02690/F: construction of one and a half storey dwelling - Land South Of Castle House
- 06/00790/F: Application Refused: 26/05/06 - Construction of a dwelling - Land Off
- 08/02690/F: Application Permitted: 14/05/09 - Construction of one and a half storey dwelling - Land South Of Castle House
- 07/00096/F: Application Permitted: 13/03/07 - Construction of two storey extension to rear of cottages - 1 & 2 Moat View
- 08/00338/F: Application Refused: 23/04/08 - Construction of single and part 1 1/2 storey dwelling - Land South Of Castle House
- 06/02424/F: Application Refused: 15/01/07 - Construction of a dwelling - Land East Of Castle House

**RESPONSE TO CONSULTATION**

**Parish Council:**

**NO OBJECTION:**

The Parish Council support the planning application. This is based on the application adhering to NPPF12/127. Planning policies and decisions should ensure that development will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and sympathetic to local character and history, establish a strong sense of place.

**Conservation Officer: NO OBJECTION:**

No objection to the proposed extension as this area is already very built up and therefore it will not cause any further harm to the setting of the designated heritage assets.

Planning Committee  
9 January 2023

**Historic England: NO OBJECTION:**

Historic England provides advice when our engagement can add most value. In this case Historic England are not offering advice. This is a sensitive location and therefore would recommend Historic England Service for a view on the need for an archaeological condition on the Planning Application. Seek the views of your special conservation and archaeological advisers.

**Historic Environment Officer: NO OBJECTION:**

There are no known archaeological implications.

**REPRESENTATIONS**

**ONE** letter of **SUPPORT** regarding the following:

The proposal is a nice addition to the existing dwelling. The material used will not have a detrimental impact. Due to the proposal location, it will not harm the surrounding privacy and daylight to its neighbours.

**LDF CORE STRATEGY POLICIES**

**CS08** - Sustainable Development

**CS12** - Environmental Assets

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**NEIGHBOURHOOD PLAN POLICIES**

**Policy HE.1** Protecting Historic Assets (Designated and Non-Designated)

**Policy HE.2** Conservation Area

**Policy HE.3** Castle Acre's Local Character and Vernacular Architecture

**Policy NE.4** Dark Skies

**Policy HD.3** Design

**NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The main considerations are:

- Principle of Development
- Design and Impact on Heritage Assets
- Impact on Neighbour Amenity
- Any other material considerations

### **Principle of Development**

This application is for a proposed single storey extension to create a garden room, to the north of the property, 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.

### **Design and Impact on Heritage Assets**

The extension would be constructed using red brick to match the existing with clay pantiles and timber windows to match the existing. The extension would measure 3.2 metres by 3.6 metres and 4.3 metres in height to the ridge.

The proposed extension would be symmetrical to the existing north east elevation with timber posts and timber windows. The proposal appears to be well designed with sufficient private amenity space.

The extension does not protrude beyond the north west elevation or the north east elevation and is subservient in height matching the other extension.

As the extension is single storey, is 56 metres away from the scheduled ancient monument and is screened by large mature trees, the proposal would have limited impact on the castle. The proposed extension cannot be seen at a distance from within the grounds of the castle so would not cause any harm to the significance of the designated heritage asset.

It would be sympathetic to the special qualities and character of the Conservation Area and protects the setting of the Conservation Area as it does not adversely affect views into and out of the area.

Lastly, Historic England, Historic Environment and the Conservation Officer have no objections to the proposal and do not request that any conditions be imposed.

The proposal therefore complies with Policy HD.3, Policy HE.1, Policy HE.2 and Policy HE.3 of the Neighbourhood Plan, Policies CS08 of the Core Strategy and DM15 of the SADMPP.

### **Impact upon neighbour amenities**

The proposed extension will be the same height as the previous extension to the south east and is lower than the original dwelling. The garden room would have glazing to the front and the side but would only be single storey and at a lower level than the property to the north west. The properties to the south are screened by the existing living and an approximately 1.8 metres fence. The neighbours would, therefore, not be detrimentally affected by the proposal and therefore the proposal complies with Policy DM15 of the SADMPP

**CONCLUSION**

The proposed garden room, by virtue of its balanced appearance, appropriate choice of materials and subservient nature would present an in keeping and in scale addition, acceptable to the dwelling. There would be no harm to the significance of the Conservation Area or the scheduled ancient monument and does not give rise to any unacceptable neighbour amenity issues.

The proposal therefore complies with the NPPF, Policies CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

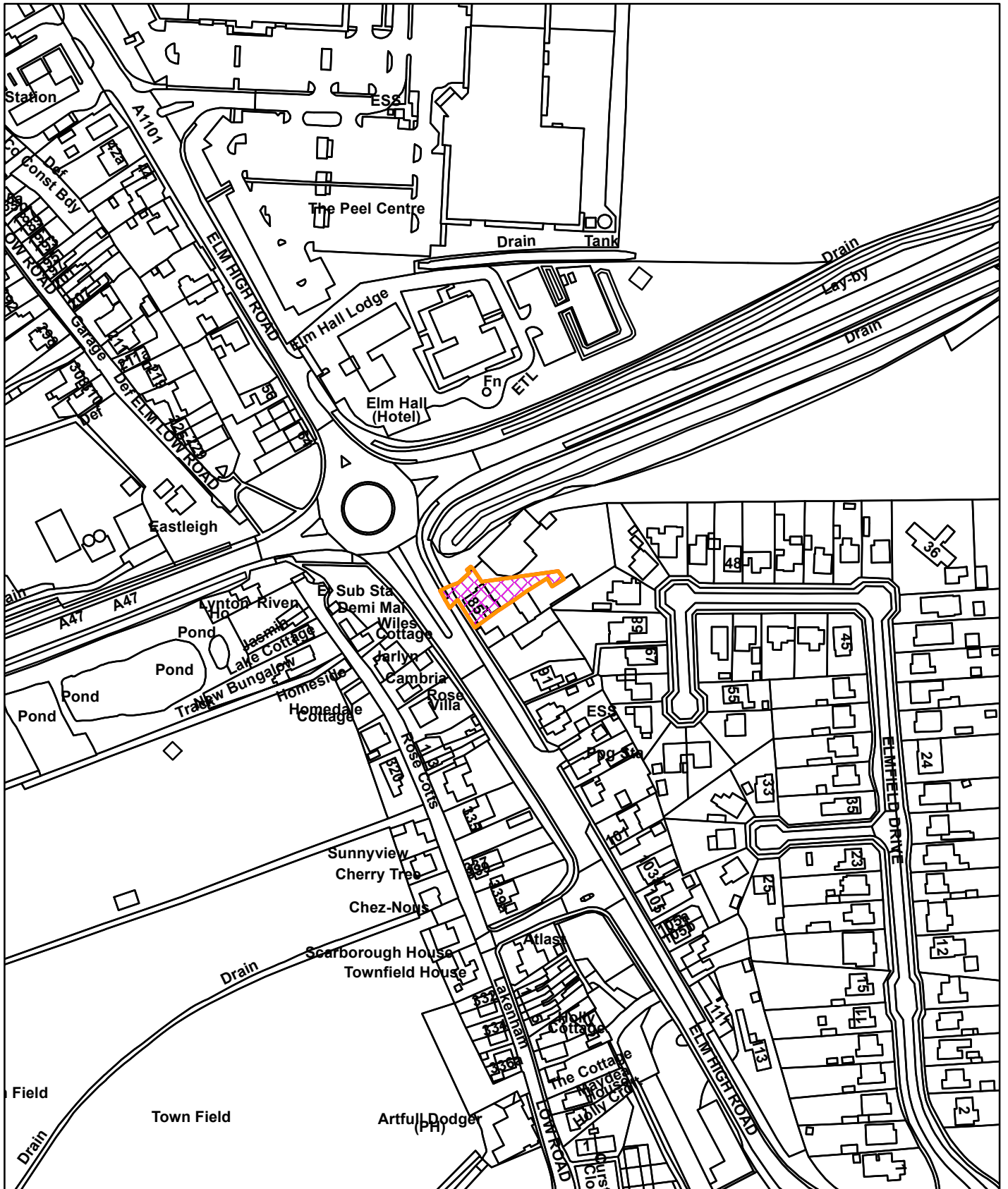
**RECOMMENDATION:**

**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 - P/397/22-1 Received 25.10.22.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match, as closely as possible, the type, colour and texture those used for the construction of the existing building.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

# 22/00875/CU

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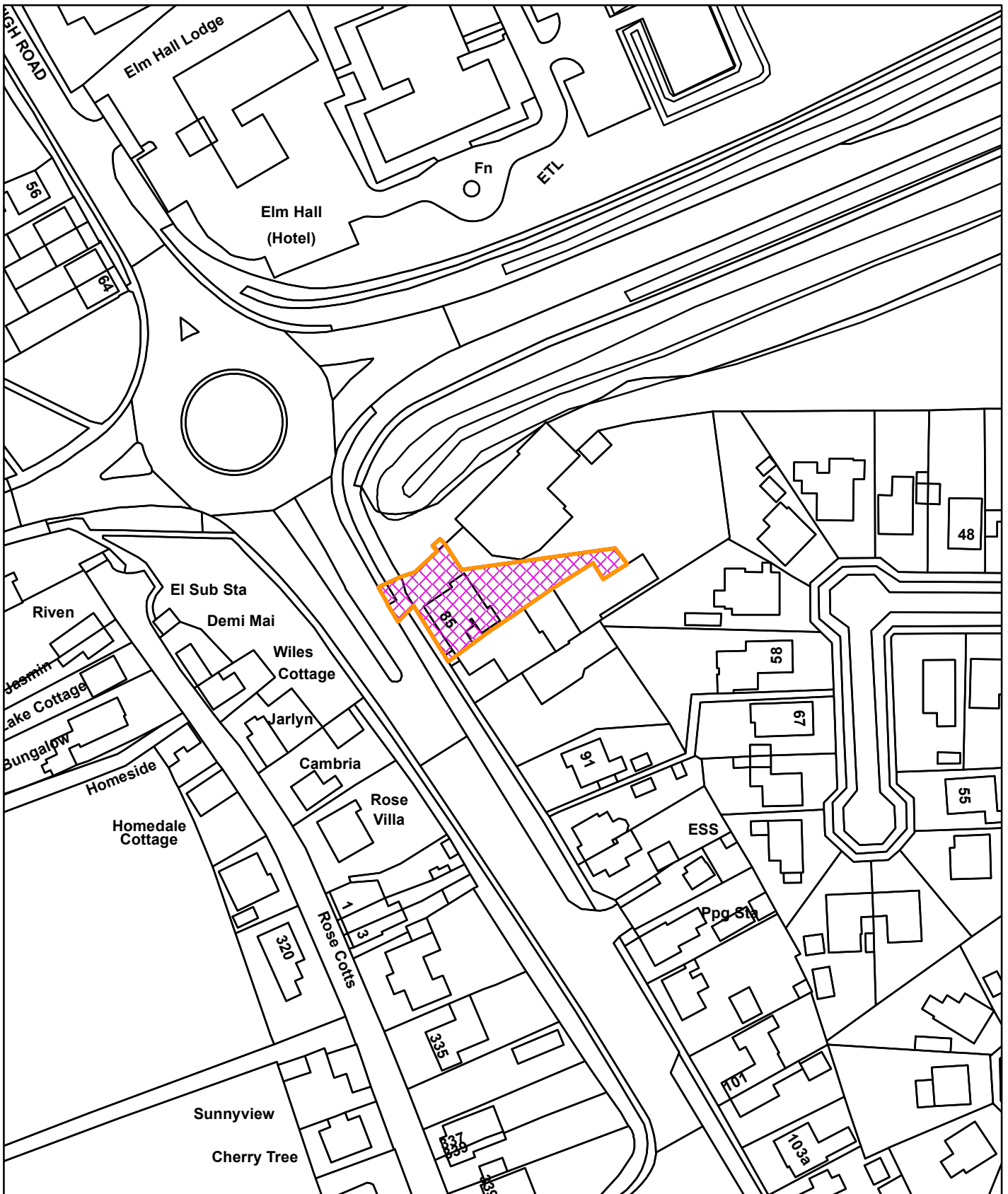
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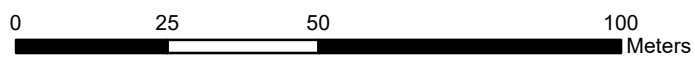


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20/12/2022

25



<b>Parish:</b>	<b>Emneth</b>	
<b>Proposal:</b>	<b>Retrospective application, conversion of guesthouse to H.M.O.</b>	
<b>Location:</b>	<b>85 Elm High Road Emneth Wisbech Norfolk PE14 0DH</b>	
<b>Applicant:</b>	<b>Mr Chris Dawson</b>	
<b>Case No:</b>	<b>22/00875/CU (Change of Use Application)</b>	
<b>Case Officer:</b>	<b>Mr K Wilkinson</b>	<b>Date for Determination: 5 August 2022 Extension of Time Expiry Date: 13 January 2023</b>

**Reason for Referral to Planning Committee** – The views of the Parish Council are contrary to the officer recommendation and at the instruction of the Planning Committee Sifting Panel on 03 August 2022.

**Neighbourhood Plan:** No

**Case Summary**

The application seeks retrospective planning consent for the change of use of the former Westfields Guesthouse now operating as Tudor House, from a guesthouse to a House in Multiple Occupation (HMO) consisting of 9 bedrooms (with 6 no. en-suite and 3 smaller bedrooms sharing a bathroom) with communal kitchen and dining room.

The application site is approximately 0.06ha and is part of a larger site (approximately 0.27ha in total), the remainder of which contains a redundant restaurant and storage buildings. This building/No.85 will remain physically unaltered by this proposal.

The application site is located on the south-eastern quadrant of the A47/Elm High Road roundabout junction, with access via the existing entrance off Elm High Road. The site is approx. 2km to Wisbech town centre and close to the built extent of the town. However, it is located within the parish of Emneth and the site is within the development boundary for the village of Emneth as detailed on Inset Map G34 of the Site Allocations and Development Management Policies Plan (SADMPP) (2016).

The site plan shows 9 no. parking spaces plus a space for a cycle store and bin storage.

**Key Issues**

- Principle of Development
- Impact on Tourism
- Highways / Access
- Form and Character
- Neighbour Amenity
- Residential Amenity and Site Management
- Loss of Employment Use

Other Material Considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application seeks retrospective planning consent for the change of use of the former Westfields Guesthouse now operating as Tudor House, from a guesthouse to a House in Multiple Occupation (HMO) consisting of 9 bedrooms (with 6 no. en-suite and 3 smaller bedrooms sharing a bathroom) with communal kitchen and dining room.

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The site plan shows 9 no. parking spaces plus a space for a cycle store and bin storage.

**SUPPORTING CASE**

The agent has submitted the following statement in support of this application:

“The property, previously hotel/guesthouse, has been operating in the region of 18 months. The change of use came about, in part due to irregular occupancy and the demand for long-stay accommodation – naturally it was necessary to take a business view on this. Covid exacerbated the situation, and served to identify that H.M.O. accommodation was both desperately needed, and would ensure the survival of the business.

In seeking to licence the operation, the owner discovered that this would not be possible without having first received planning permission, hence this application comes forwards.

During the period of operation there have been no complaints, in respect of noise or otherwise. Concerns raised by CSNN have been addressed, and attention is brought to the Consultee Response of Fenland District Council, which includes ‘In principle it is not considered that the change of use from a guest house to a HMO at 85 Elm High Road, Emneth, Wisbech would result in any significant additional impacts over and above the use of the premises as a guesthouse.... Fenland District Council would not seek to raise an objection to the scheme.

With regards to the aspects raised by the Parish Council, the matter of loss of tourism has been examined and addressed very recently, as part of the approval of 22/01014/F Elme Hall Hotel, proposed change of use from hotel (C1) to large HMO (Sui Generis).

In broader terms of operational use, Norfolk County Council Highways Consultee Response confirmed the view of F.D.C, in that future use of the site would concur with historic, under this application.

Where this application significantly differs from Elme Hall however, is that it has a proven track record of secure, problem-free operation, and in that it is currently home to a number of persons; failure to secure permission would result in an inability to licence, and doubtless subsequent closure, with residents thus rendered homeless.”

## **PLANNING HISTORY**

2/99/0886/CU: Application Refused: 07/09/99 - Continued use of guest house and restaurant (Committee decision)

2/99/1388/CU: Application Permitted: 23/03/00 - Continued use as guest house and restaurant (Delegated decision)

2/01/1764/CU: Application Permitted: 22/07/03 - Retention of bar area managers detached accommodation and residential mobile home (revised proposal) (Committee decision)

05/02317/F: Application Refused: 22/12/05 - Retention of extension to club room and repositioning of 10 car parking spaces (Delegated decision)

06/00758/F: Application Permitted: 17/05/06 - Retention of extension to club room, repositioning of 10 car parking spaces and extension to traffic island on A1101 (Delegated decision)

08/02508/F: Application Withdrawn: 27/11/08 - Construction of building to provide function room and ancillary buildings (Delegated decision)

09/00674/F: Application Permitted: 29/06/09 - Retrospective application - Retention of shed (Delegated decision)

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECTION**

**Emneth Parish Council OBJECTS** to this application based on loss of tourism to the area i.e. a loss of Bed & Breakfast trade.

**Highways Authority: NO OBJECTION** - Such a use applied for is likely to result in a similar traffic generation the existing class use titled and as a result I would not seek to restrict the grant of permission.

**Environmental Health & Housing – CSNN: NO OBJECTION** – Subject to conditions relating to sound insulation and noise attenuation plus an informative note relating to the Environmental Protection Act 1990.

### **Fenland District Council: NO OBJECTION**

**Housing Standards: NO OBJECTION** comments regarding room sizes and internal layout issues with regards to licensing requirements.

22/00875/CU

Planning Committee  
9 January 2023

## **REPRESENTATIONS**

None received.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM4** - Houses in Multiple Occupation

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

The issues for consideration of this application include-

Principle of Development

Impact on Tourism

Highways / Access

Form and Character

Neighbour Amenity

Residential Amenity and Site Management

Loss of Employment Use

Other Material Considerations

### **Principle of Development**

The application site is within the development boundary for Emneth as detailed on Inset Map G34 of the SADMPP. While the village of Emneth is designated a Key Rural Service Centre,

22/00875/CU

Planning Committee  
9 January 2023

the site itself lies close to the built extent of the town of Wisbech. The application seeks to regularise a change of use of a guesthouse to a House in Multiple Occupation (HMO) and therefore, the physical building and parking area are existing. Policy DM2 states that development will be permitted within the development boundaries providing this is in accordance with the other policies of the Local Plan. Broadly speaking the principle of development is acceptable.

The change of use of the site does mean the loss of 9 guesthouse rooms, which is classed as an employment use, to a residential use. Therefore, consideration should also be given to Policy CS10 of the Core Strategy which seeks to:

- ‘...retain land or premises currently or last used for employment purposes unless it can be demonstrated that:
- continued use of the site for employment purposes is no longer viable, taking into account the site’s characteristics, quality of buildings, and existing or potential market demand; or.....
- an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council’s regeneration agenda.’

It is indicated that this HMO will require the employment of staff for the cleaning, caretaking and management of the building (i.e. 2 part-time posts). This is the same level of employment which applied to the guesthouse, so there is no net loss in employment and no impact upon Policy CS10.

This application has come about by virtue of the applicant seeking a licence from the Council to operate as an HMO.

It has evidently been used for this purpose for some 18 months but without the benefit of planning permission.

The agent informs that The Stables restaurant closed during the pandemic and has not re-opened.

The impact created by the pandemic upon the tourism sector has been demonstrated in association with a most recent application at the Elme Hall Hotel site on the northern quadrant of the roundabout (application ref: 22/01014/F). That application related to accommodation allied to the main hotel and was granted permission by the Planning Committee on 18 November 2022 for a 26 bedroomed (large) HMO. This current application is on a much-reduced scale in comparison to the Elme Hall Hotel proposal.

Policy DM4 of the SADMPP (2016) states that the conversion of existing dwellings/new development for HMOs may be permitted where:

- there is no adverse impact on the amenity of existing and new residents and the historic and natural environment; and
- the development and associated facilities can be provided without significant detriment to the occupiers of adjoining or neighbouring properties; and
- the site is within reasonable distances to facilities, public open space, supporting services and local employment.

Neighbour and residential amenity is discussed below, as is the impact of the development on the form and character of the locality. The agent has shown on the submitted plans that the development and associated facilities can be sufficiently provided for within the site

22/00875/CU

Planning Committee  
9 January 2023

boundaries. The site is adjacent to Wisbech with a range of facilities, services and employment provision.

Based on the information submitted, the application does meet the policy requirements for HMOs. It is considered that the scheme is in accordance with Policy CS10 of the CS (2011) and is fully in accordance with Policy DM4 of the SADMPP (2016).

### **Impact on Tourism**

The application is silent on the impact upon tourism but the agent states:

“With regards to the aspects raised by the Parish Council, the matter of loss of tourism has been examined and addressed very recently, as part of the approval of 22/01014/F Elme Hall Hotel, proposed change of use from hotel (C1) to large HMO (Sui Generis).”

Based on recent information provided by the applicant for the Elme Hall Hotel proposal, it was accepted that tourism in West Norfolk is declining, and within Wisbech even further. Comparing 2021 visitor figures with pre-pandemic levels there was a 25% reduction in overnight trips and a 29% reduction in overnight trip value. These figures are lower than those anticipated in CS10 of the CS.

Internet searches show that there is still a good supply of alternative accommodation within the locality. Holiday accommodation has however diversified with alternative forms of accommodation such as glamping, house rentals etc.

Whilst certain similarities can be drawn, each application is however considered on its own merits. This proposal is obviously on a much-reduced scale compared to the Elme Hall Hotel scheme and it can be concluded that the loss of effectively 9 no. bedrooms would create minimal impact on tourism. The proposal to create a different form of accommodation would comply with the NPPF and not conflict with Policy CS10 of the Local Plan.

Indeed the premises has operated as such for some 18 months without any obvious impact.

### **Highways/Access**

The existing access off Elme High Road is proposed to be used to serve the HMO. The site plan shows 9 no. parking spaces (1 space per bedroom) plus space for a cycle store dedicated to serving the accommodation. There is surplus parking on the remainder of the site which served the former restaurant (now closed and is under different ownership).

The Local Highway Authority has no objection to the proposal as the current and former uses were similar in terms of traffic movements and parking requirements. The proposed development is in accordance with the NPPF, Policy CS11 of the CS (2011) and Policy DM15 of the SADMPP (2016).

### **Form and Character**

There will be minimal physical changes to the application site as a result of the development/change of use proposed. The physical appearance of the building will remain unchanged, as will the parking area (save for the addition of a cycle store). There is a seating area to the west of the access point and space within the remainder of the overall site if required to serve the needs of residents/guests.

The applicant who runs these premises lives in the adjoining dwelling (No.87 Elm High Road/Westfield Cottage) and the website indicates that guests are allowed to use a swimming pool and bar in the rear of that property.

The proposal is in accordance with Policy CS08 of the CS (2011) and DM15 of the SADMPP (2016).

### **Neighbour Amenity**

The development is side on to the A47 with frontage onto Elm High Road/A1101, and is neighboured by No.87/Westfield Cottage to the SE with further residences beyond. The rear of the application site adjoins the former restaurant and storage buildings with dwellings on Elmfield Drive beyond some 50m+ away to the east.

Whilst the site did historically have issues regarding nuisance and disturbance, the Council is not aware of any formal complaints since it has been operated in this current use. Had there been problems over the last 18 months this would have come to the attention of our CSNN team. It will be noted that this has not been raised by our colleagues in consultation response. There have also been no items of correspondence from neighbours in response to consultation.

The applicant effectively resides on site and is directly involved in monitoring and controlling the premises.

It is not therefore considered that the change of use would have a significant detrimental impact on the neighbour amenity of adjoining residents, and accords with Policies DM4 & DM15 of the SADMPP.

### **Residential Amenity and Site Management**

CSNN in response to consultation have raised generic comments regarding behavioural issues and recommends that the applicant has robust tenancy agreements drawn up, clearly outlining how tenants, their families and their visitors should behave to reduce the likelihood of such occurrences.

A sound insulation condition for internal measures (to prevent doors slamming/banging etc.) is recommended and a scheme to protect occupiers from road traffic noise. However this would fail the tests applied to use of conditions as being unreasonable, unenforceable going forward and covered by different legislation (Environmental Protection Act 1990) plus licencing.

Concerns are raised by Emneth Parish Council on the basis that the scheme would be an unacceptable use.

The building was previously used for holiday accommodation, and it is not considered that the change of use to an HMO is incompatible with the application site itself or in the wider context of the locality.

In terms of the management of the site, the applicant/owner of the site will be required to secure an HMO licence from the Borough Council. As part of the licence application the Council considers whether the owner/manager is fit and proper to manage the accommodation and requires management details, waste management, safety certificates (which are monitored) etc. The licence is then granted for a fixed period of time, and then the accommodation is monitored, likely on an annual basis. The Council has powers to take



enforcement action if the accommodation is not maintained/managed to an appropriate standard. Housing Standards have commented on room sizes (measured and comply with minimum standards) and layout which may require some internal alterations not needing planning consent. Licensing will also define the number of residents that the premises can accommodate.

In terms of the amenity of the proposed residents, a Morrisons store is located in the Peel Centre to the north-west of the application site approx. 350m away, a restaurant/takeaway (China Rose) is located some 330m to the SE on Elm High Road plus The Elm Tree Inn (PH) on Low Road, some 300m away. Wisbech town centre is approx. 2km away and Emneth village approx. 2.6km away. Elm High Road is an arterial route into Wisbech and there is a regular bus service into town. It is therefore considered to be a sustainable location with ample services and facilities to meet the needs of prospective residents.

The development is considered acceptable in terms of residential amenity in line with policies CS08 of the CS (2011) and DM15 of the SADMPP (2016).

### **Other Material Considerations**

No objections have been received from technical consultees.

### **CONCLUSION**

The application seeks retrospective consent for the change of use of a former guesthouse to a small HMO, which meets the policy requirements of Policy DM4 of the SADMPP.

Concerns have been raised by the Parish Council regarding the loss of B&B/tourism accommodation. However, given the effective small-scale loss of tourism accommodation proposed (9no. bedrooms) and the existing level of accommodation in and around Wisbech, it is considered that it would have a minimal impact.

Wisbech Town Council and Fenland District Council do not object to the proposal.

There will be minimal changes to the physical appearance of the site from public vantage points. Operationally the facility would be controlled via licensing through Environmental Health legislation.

In summary the development is in accordance with the NPPF, Policies CS08, CS10 and CS11 (of the CS 2011), and Policies DM4, DM15 and DM17 (of the SADMPP 2016) and as such the officer recommendation is that of approval.

### **RECOMMENDATION:**

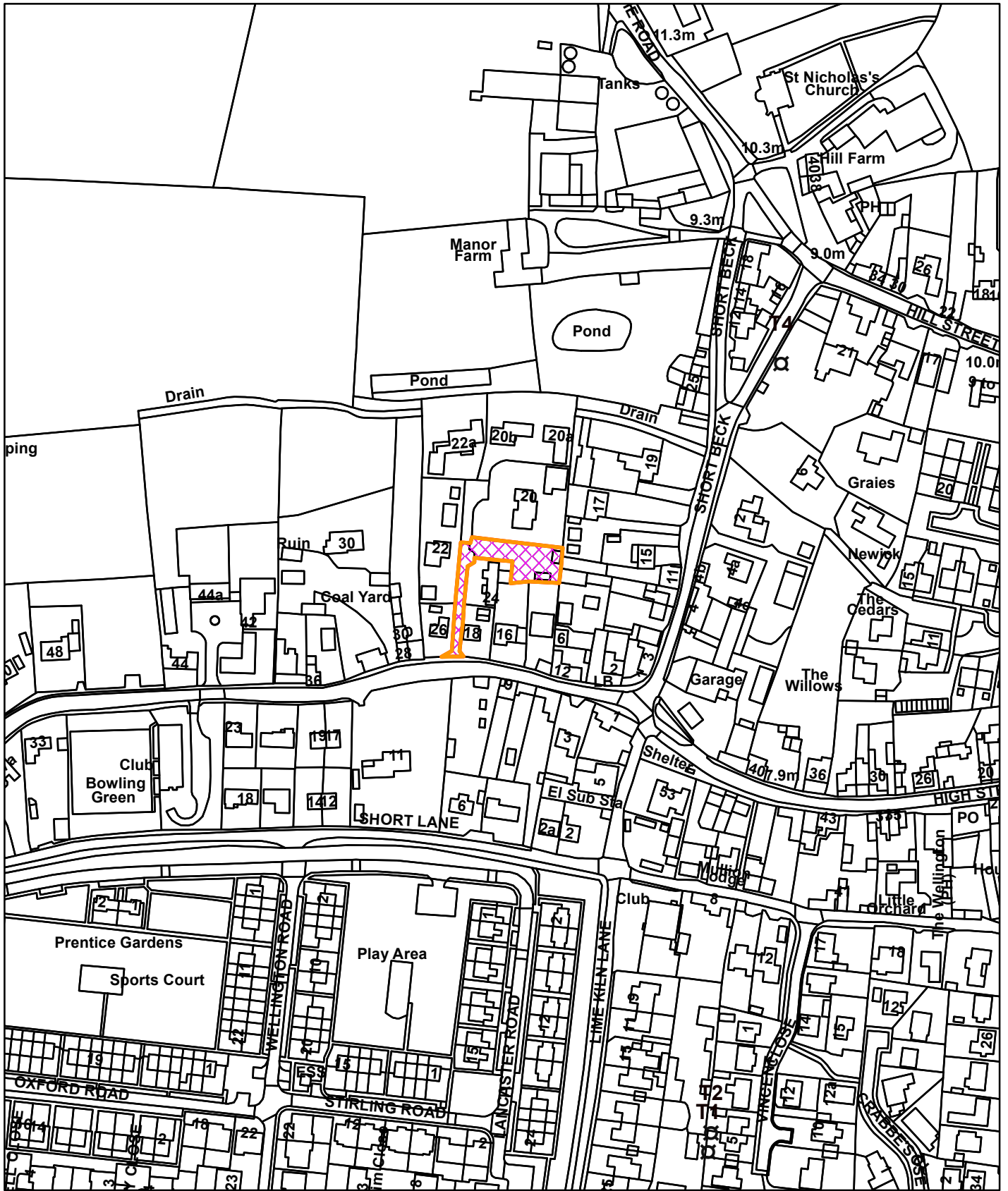
**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: 254-01 B & 254-02 C.
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Condition: The parking spaces indicated on the approved plans (Dwg no. 254-02 C) shall be made available for the use of the residents of this House in Multiple Occupancy hereby approved only and shall remain available solely for that use hereafter.
- 2 Reason: To ensure that adequate parking is provided to serve the intended residents and to accord with Policies DM15 and DM17 of the SADMPP (2016).
3. Condition: Notwithstanding the submitted plans, within 3 months of the date of this permission, a cycle store (the details of which shall have been submitted to, and agreed in writing by, the Local Planning Authority) shall be erected on site and thereafter retained and maintained.
- 3 Reason: In order to secure appropriate cycle storage facilities to serve the intended residents and to accord with Policies DM15 & DM17 of the SADMPP (2016).

22/01798/F

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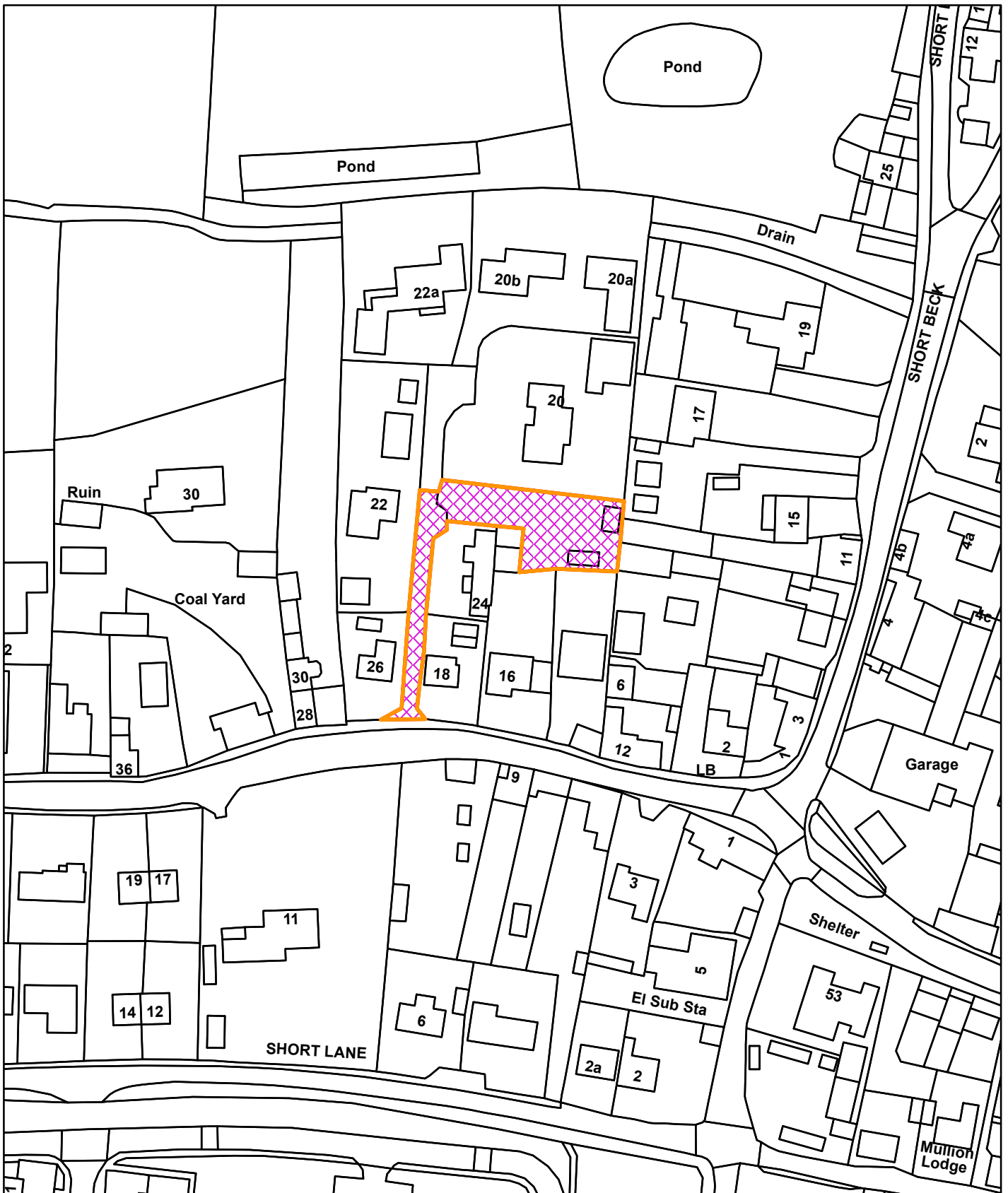
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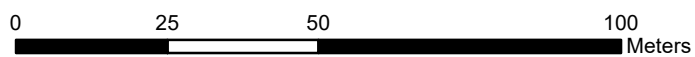


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19/12/2022

36



<b>Parish:</b>	<b>Feltwell</b>	
<b>Proposal:</b>	<b>VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/00601/F: Construction of one dwelling</b>	
<b>Location:</b>	<b>24 Long Lane Feltwell Thetford Norfolk IP26 4BJ</b>	
<b>Applicant:</b>	<b>S&amp;V Geddes-Green</b>	
<b>Case No:</b>	<b>22/01798/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Bradley Downes</b>	<b>Date for Determination: 5 December 2022</b>

**Reason for Referral to Planning Committee** – Parish Council response contrary to officer recommendation and Sifting Panel referred to planning committee

**Neighbourhood Plan:** No

**Case Summary**

The application is for the variation of condition 2 to make alterations to the approved plans to increase the height of the dwelling and add second storey accommodation with dormer windows. Proposed eaves of the dwelling will be approximately 0.2m higher than approved, and the proposed ridge height of the dwelling will be approximately 0.8m higher than approved. These changes will be set out in more detail below. The application site lies north of Long Lane and down a private track that currently serves 8 dwellings (or 6 not counting those which front Long Lane).

**Key Issues**

- Principle of development
- Form and character
- Impact on neighbour amenity
- Other material considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application is for the variation of condition 2 to make alterations to the approved plans to increase the height of the dwelling and add second storey accommodation with dormer windows. Proposed eaves of the dwelling will be approximately 0.2m higher than approved, and the proposed ridge height of the dwelling will be approximately 0.8m higher than

Planning Committee  
9 January 2023

approved. These changes will be set out in more detail below. The application site lies north of Long Lane and down a private track that currently serves 8 dwellings (or 6 not counting those which front Long Lane).

The site lies in the development boundary for Feltwell. Permission under 20/00601/F was originally refused by delegated decision, however the scheme was ultimately allowed under appeal. Permission was also refused for a dwelling under 04/01502/O, and a subsequent appeal was dismissed. The development has commenced, and this variation of condition application is only concerned with the alterations proposed.

## **PLANNING HISTORY**

20/00601/F: Application Refused: 17/09/20 - Construction of one dwelling - 24 Long Lane, Feltwell - Appeal Allowed 01/02/21;

2/03/0975/F: Application Permitted: 22/09/03 - Two storey and first floor extensions to dwelling - 24 Long Lane, Feltwell

04/01502/O: Application Refused: 23/11/04 - Outline Application: Construction of dwelling - Adjacent 24 Long Lane, Feltwell - Subsequent appeal dismissed.

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECTION** on the following grounds

It will be out of character with the street scene and the height of the now three-storey house will be an intrusion on the surrounding properties.

**NCC Highways: NO OBJECTION**

**Natural England: NO COMMENTS**

## **REPRESENTATIONS**

**ONE** letter was received which raised concerns with the application as follows:

Position of the new build at an increased height and roof pitch is out of character and would impose on the neighbouring properties greatly.

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM2** – Development Boundaries

Planning Committee  
9 January 2023

22/01798/F

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

### **Principle of Development**

The site has existing permission for the construction of a dwelling under 20/00601/F which has been commenced. The development was allowed at appeal, the decision of which is attached for information. This application seeks permission for changes to the design of the dwelling. The consideration of this application therefore is limited to the merits of the proposed amendments, as the principle of making amendments to the design of an approved residential dwelling is considered acceptable.

### **Form and Character**

The application involves alterations to the approved scheme as follows. Raising the eaves of the dwelling from approximately 5m to 5.2m, raising the ridge height of the dwelling from approximately 8m to 8.8m, introducing second floor accommodation in the roof and adding dormer windows in the front roof slope. It is worth noting that the neighbouring property to the north is also approximately 8.8m tall to the ridge and also has second floor accommodation. Where the approved dwelling had 3 bedrooms at first floor level, the proposed dwelling has 2 bedrooms at first floor level and 2 bedrooms at second floor level.

The Parish Council and a third party both raised concern with the height of the proposed dwelling. However, it is considered a raise in height of approximately 0.8m which would bring it up to the same height as the neighbouring dwelling to the north would not have any significant adverse impact on the character and appearance of the area.

While there are no examples of dormer windows elsewhere in the private drive, there is a mix of dwelling scale and styles and due to the discrete site location, it is considered the proposed dormer windows would not have any significant adverse impact on the character and appearance of the area. Overall, it is considered the development would maintain the character of the area.

The development is therefore considered to comply with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).

### **Impact on residential amenity**

The neighbouring dwelling to the north lies approximately 8m away from the north elevation of the proposed dwelling and No. 24 to the west lies approximately 10m away. It is considered the increase in height of the eaves by approximately 0.2m and the increase in height of the ridge by approximately 0.8m would not have any significant overbearing or overshadowing impact on surrounding neighbours. The proposed dormer windows on the

Planning Committee  
9 January 2023

front elevation would not have any significant overlooking impact as they would face towards the private track and the blank rear elevation of No. 24.

## CONCLUSION

The proposed alterations to the design of the dwelling, which involve raising the ridge height and introducing dormer windows, when assessed on their merits, are not considered to have any adverse impacts on the character and appearance of the area, and would not have any additional impact on residential amenity over and above that already approved.

As such, it is considered the proposed dwelling is in accordance with Policy DM15 of the SADMPP 2016, Policies CS06 and CS08 of the Core Strategy 2011, and in accordance with the NPPF. It is recommended that the Planning Committee approve this application.

## RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos. 13662 (Location Plan and Site Plan), 13663 (Floor Plans and Typical Cross Section) and 13664 (Elevations).
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to first occupation of the dwelling hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council residential access construction specification TRAD 1 for the first 5 metres as measured back from the near channel edge of the adjacent public highway.
- 2 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 3 Condition: The development hereby permitted shall be carried out in accordance with the recommendations of the submitted Flood Risk Assessment ref: ECL0234 dated April 2020 by Ellingham Consulting Ltd. In particular:
  - The finished floor level of the dwelling shall be set to 6.3m AOD (or 0.3m above ground level).
  - Flood resilient construction shall be used for the first 0.3m above finished floor level.
  - Surface water run off shall be discharged to soakaways to BRE365 requirements.
- 3 Reason: To ensure the development is safe from the risks of flooding for its lifetime.
- 4 Condition: The development hereby permitted shall be constructed of the materials shown on Drawing no. 13664 (Vandersanden Old Farmhouse facing bricks and Marley Lincoln clay pantiles in rustic red) unless otherwise agreed in writing by the local planning authority.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

Planning Committee  
9 January 2023





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## Appeal Decision

Site visit made on 18 January 2021

by **David Reed BSc DipTP DMS MRTPI**

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 01<sup>st</sup> February 2021

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**Appeal Ref: APP/V2635/W/20/3260033**

**24 Long Lane, Feltwell, Thetford, Norfolk IP26 4BJ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by J A Small & M Lee-Small against the decision of King's Lynn and West Norfolk Borough Council.
  - The application Ref 20/00601/F, dated 21 April 2020, was refused by notice dated 17 September 2020.
  - The development proposed is the construction of one dwelling.
- 

### Decision

1. The appeal is allowed and permission is granted for the construction of one dwelling at 24 Long Lane, Feltwell, Thetford, Norfolk IP26 4BJ, in accordance with the terms of the application, Ref 20/00601/F, dated 21 April 2020, subject to the attached schedule of conditions.

### Main Issues

2. The main issues are:
  - the effect of the proposal on the character and appearance of the area; and
  - the effect of the proposal on the living conditions of the occupiers of No 24 Long Lane in relation to privacy.

### Reasons

#### *Character and appearance*

3. The proposal is for a two-storey detached dwelling in the yard behind No 24, an unusual single aspect flint/brick and tile property fronting onto a private drive to the north of Long Lane. The dwelling would be set back behind the rear elevation of No 24, but to one side, with access alongside that property leading to a parking and turning area in front of the house. The existing access would also be adjusted to accommodate parking and turning for No 24.
4. Whilst a slightly unconventional plot, and smaller than No 22 opposite, No 20 adjacent and three others at the end of the private drive, all occupied by large detached houses, the site also relates to the wider variety of plot sizes on the Long Lane frontage and those in the area to the east as far as Short Beck. Nos 16 and 14 are quite large, but Nos 26 and 18 are about the same as the proposal, and further east along Long Lane and around the corner into Short Beck are several smaller frontage houses, many in cramped plots. Notably,

one is in a backland position, in a small plot adjacent to No 14, and planning permission has recently been granted for another in a rear yard location immediately to the south east of the appeal site<sup>1</sup>. Whilst the larger detached properties are modern, the smaller ones in the Long Lane/Short Beck area and No 24 are of an older, more vernacular appearance with brick and flint walling and often pantiled roofs. The new dwelling would relate more to these.

5. The proposal in a slightly smaller plot than some would not therefore seem out of place in its wider context, particularly the area to the east. The double fronted, red brick and pantile design would reflect some of the more traditional characteristics of the area. The new dwelling itself would also be modest in size, commensurate with its smaller plot, and being set back behind No 24 would not unduly affect the spacious character of the private drive.
6. For these reasons the proposal would not harm the character and appearance of the area and would comply with Policies CS06 and CS08 of the Kings Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016 (the SADMPP). These policies seek to maintain local character and a high quality environment, ensure development responds to the context and character of places and that the scale, materials and layout are sympathetic to the local setting.

#### *Living conditions*

7. The three first floor windows on the front elevation of the new property would face towards the rear elevation of No 24 at an angle. However, there are no windows in the rear elevation<sup>2</sup> of No 24 and the small yard area retained behind the property would probably have an ancillary function rather than being private garden used for leisure purposes. The appellant also states this area could be dedicated to the new house. Unusually, the private garden of No 24 lies to the front of the property towards the private drive. The proposal would therefore comply with SADMPP Policy DM15 which seeks to ensure neighbouring occupants are protected from overlooking.

#### *Other matters*

8. The outlook from the front windows of the new property would be somewhat restricted by the close proximity of No 24 but its position to one side would be sufficient to make the relationship satisfactory.
9. Near neighbours have raised a series of other concerns. With no first floor windows on the side elevations of the new dwelling facing north or south, there would be no direct overlooking of adjacent properties, and any views from rear facing windows would be very oblique. The building would only restrict sunlight in a small part of the large garden to the north for a short period each day and would only slightly affect its outlook. Sufficient parking would be provided for the new property and No 24 so any existing problems in the area should not be exacerbated by the proposal.
10. The Council have suggested four conditions should the appeal be allowed which have been assessed against the relevant tests, making minor amendments as necessary. In addition to the standard implementation time limit, conditions are necessary to define the plans that have been approved in the interests of

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<sup>1</sup> Ref 18/01706/O

<sup>2</sup> and it is unlikely any would be inserted in future

certainty, to upgrade the site access in the interests of highway safety/traffic movement and to define the finished floor level and flood resilient construction of the building to reduce the risk of flooding during its lifetime. In addition, soakaways should be provided to BRE standard as recommended by Ellingham Consulting to reduce flood risk to nearby properties. A further condition is necessary to control the materials to be used to ensure the satisfactory appearance of the dwelling in its context.

### **Conclusion**

11. The proposal would provide an additional dwelling which would make a useful contribution towards local housing needs in a sustainable location and offer social and economic benefits for the village. In addition, the proposal would not significantly harm the character or appearance of the area or the living conditions of nearby occupiers and would comply with the development plan.
12. Having regard to the above the appeal should be allowed.

*David Reed*

INSPECTOR

### **Schedule of Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos. 13662 (Location Plan and Site Plan), 13663 (Floor Plans and Typical Cross Section) and 13664 (Elevations).
3. Prior to first occupation of the dwelling hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council residential access construction specification TRAD 1 for the first 5 metres as measured back from the near channel edge of the adjacent public highway.
4. The development hereby permitted shall be carried out in accordance with the recommendations of the submitted Flood Risk Assessment ref: ECL0234 dated April 2020 by Ellingham Consulting Ltd. In particular:
  - The finished floor level of the dwelling shall be set to 6.3m AOD (or 0.3m above ground level).
  - Flood resilient construction shall be used for the first 0.3m above finished floor level.
  - Surface water run off shall be discharged to soakaways to BRE365 requirements.
5. The development hereby permitted shall be constructed of the materials shown on Drawing no. 13664 (Vandersanden Old Farmhouse facing bricks and Marley Lincoln clay pantiles in rustic red) unless otherwise agreed in writing by the local planning authority.



# The Planning Inspectorate

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Ruth Redding  
King's Lynn and West Norfolk Borough  
Council  
Kings Court  
Chapel Street  
King's Lynn  
Norfolk  
PE30 1EX

Your Ref: 20/00601/F  
Our Ref: APP/V2635/W/20/3260033

01 February 2021

Dear Ruth Redding,

Town and Country Planning Act 1990  
Appeal by Mr & Mrs J A & M Lee-Small  
Site Address: 24 Long Lane, Feltwell, THETFORD, IP26 4BJ

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

[https://www.surveymonkey.co.uk/r/Planning\\_inspectorate\\_customer\\_survey](https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey)

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

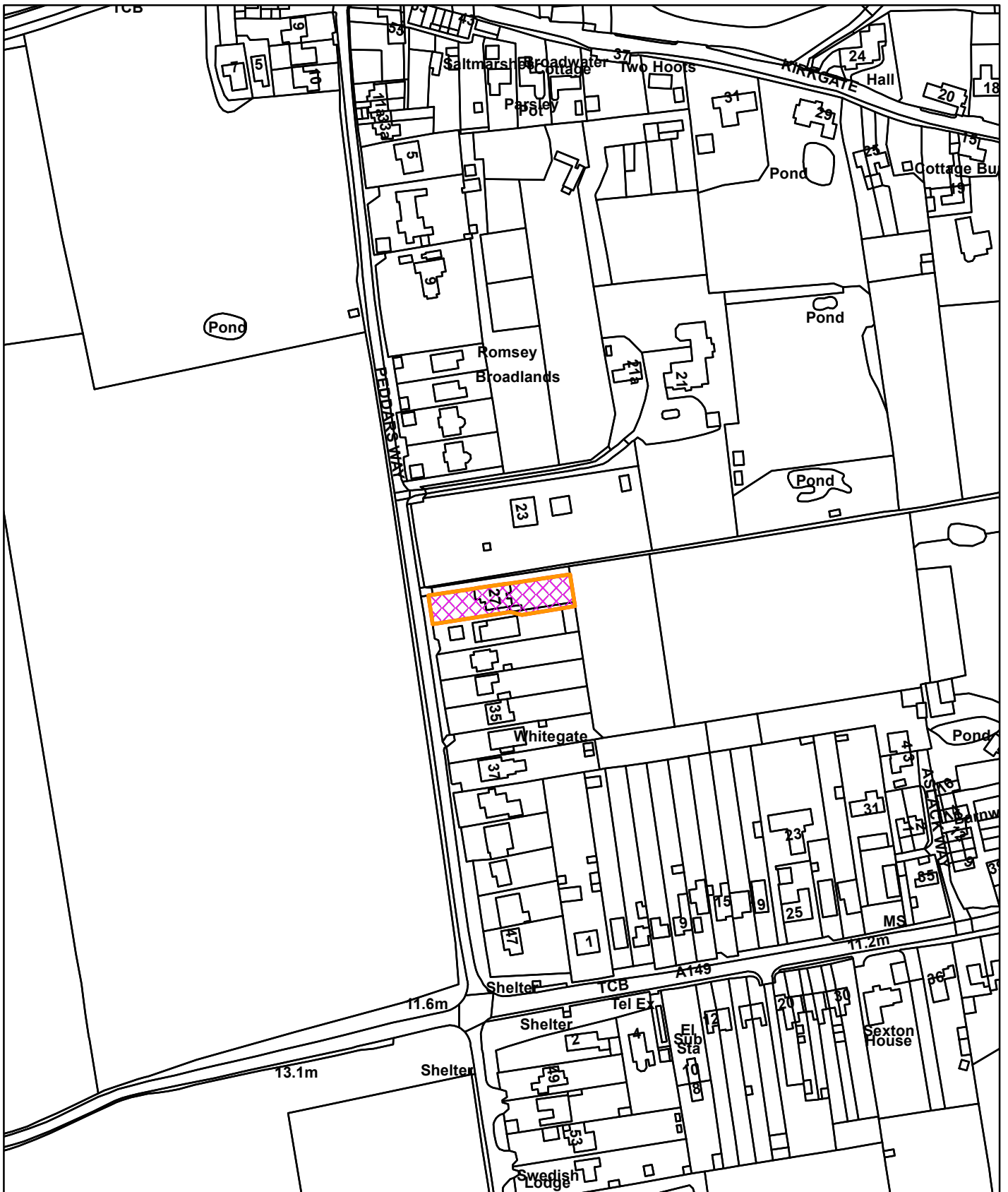
***Ian Aston***

Ian Aston

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>*

22/00065/F

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46

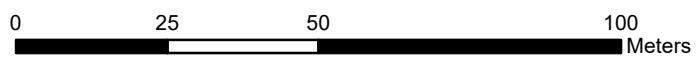


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16/12/2022

47



<b>Parish:</b>	<b>Holme next the Sea</b>	
<b>Proposal:</b>	<b>Demolition of existing bungalow and construction of detached two-storey dwelling</b>	
<b>Location:</b>	<b>Westfield 27 Peddars Way Holme next The Sea Norfolk PE36 6LE</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs Thorogood</b>	
<b>Case No:</b>	<b>22/00065/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Jade Calton</b>	<b>Date for Determination: 30 March 2022 Extension of Time Expiry Date: 16 January 2023</b>

**Reason for Referral to Planning Committee** – Called-in by Cllr Lawton

**Neighbourhood Plan:** Yes

**Case Summary**

The site comprises a single storey detached property and associated garden land. The property is one of a row of residential properties along Peddars Way, Holme next the Sea.

In planning policy terms the village of Holme next the Sea is identified as a Smaller Village and Hamlet in the Core Strategy and SADMP and therefore does not have a settlement boundary.

In this respect the site is within the countryside.

Holme next the Sea now has an adopted Neighbourhood Plan and in this regard the majority of the site is within the NP settlement boundary, whilst the rear part of the site is outside.

The whole village is within the AONB.

Full planning permission is sought for the demolition of the existing bungalow and construction of a detached two-storey dwelling.

This application is a resubmission of a previous scheme which was refused at Planning Committee in December 2021 (Ref: 21/00457/F) in order to address the reason for refusal.

**Key Issues**

Principle of development;  
Site History;  
Form and character;  
Impact upon the AONB;



Neighbour Amenity;  
Highway Safety; and  
Other material considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application site comprises a single storey detached property and associated garden land. The property is one of a row of residential properties along the eastern side of Peddars Way (north), Holme next the Sea.

Full planning permission is sought for the construction of a detached two-storey dwelling following demolition of the existing bungalow.

The existing bungalow is a modest, hipped roof dwelling constructed of buff/brown brick and concrete roof tiles.

The proposed replacement dwelling has two storeys and is of a traditional design with contemporary elements. It is proposed to be constructed of local vernacular materials including flint, brick, timber and glass with some grass/sedum roofs.

**SUPPORTING CASE**

A Planning Statement accompanies the application and offers the following case: -

Background:

Following the refusal of the first application by the Planning Committee in September 2021, the Applicant actively sought direct dialogue with the Parish Council (PC) in January this year to ensure the concerns raised by the PC were properly understood. With regard to the first application the planning officer supported the proposals following a number of design changes that principally concerned overlooking. The reasons for refusal by the Planning Committee were limited to 'excessive size', and the 'design and appearance', that they assessed 'would be at odds with the prevailing traditional design characteristics of the locality'.

Committee members likened the first application design to the neighbouring flat roof property (No. 29) and determined that they did not want to see another such house in the street. This was the overriding objection. One committee member judged the proposals to be a high-quality design but the style was unsuitable in the street.

Soon after the refusal, the Applicant submitted an appeal to the Secretary of State because the reasons for refusal were at odds with the recommendation for approval by the planning officer. The assessment that the proposal is of excessive size contradicts the fact that the proposal conforms with the 40% increase policy, and the comments on design by the committee were quite subjective and misleading because of the comparison of the proposals

Planning Committee  
9 January 2023

with the neighbouring modern property. It was felt that the proposals were not given a fair hearing.

The appeal process is significantly delayed. A decision is not expected until the end of the year.

#### Revised Proposals - Traditional Design:

The lengthy appeal process has encouraged the applicant to explore a traditional design approach, and they are prepared to compromise, as well as share ideas with the PC to try and find common ground. However the first redesign that incorporated significant design changes and the addition of a pitched roof was not well received. The PC reiterated all previous concerns.

Discussions with the Planning Officer following this consultation with the PC evolved the design further to achieve a traditional design in form, and materials. The revised design incorporates the following changes:

- The flat roof architectural style has been replaced with a traditional roof form of gables that are quite typical in the street. Pantiles are specified for the roof covering matching every other house on Peddars Way.
- A far more compact, squarer floor plan for the main accommodation, means the removal of the long flanking walls to limit the building's footprint.
- The total area of the plot is 892 sqm. The footprint of the new house is 121 sqm. The footprint of the new garage is 39.3 sqm, and garden room is 50.6 sqm. The ratio of total footprint to plot area is 24%. This is well within the requirements of the Neighbourhood Plan policy.
- Traditional brick and flint materials are specified for the walling to match the historic houses in Holme and will also match the few houses that use these traditional material along Peddars Way.
- Glazing has been reduced to more traditional scale openings. The glazed gable to the east elevation is shrouded using timber louvres to limit light spill. As per the previous designs, rooflights have not been incorporated. The application is for a replacement dwelling and artificial light is already a factor on this site. The existing bungalow has large windows and a conservatory. The increase in lighting levels is minimal.
- Window openings to the north and south are of traditional proportions and the glazing is obscured to prevent overlooking. Raised terraces to the east elevation have fins to side walls to obscure views to neighbours.

#### Scale of Proposals:

The size of the replacement dwelling is unchanged at 40% of the original bungalow's GIA of 143 sqm.

#### Summary:

In summary, the proposed development has been very carefully considered, and is entirely appropriate to the developed character of this part of Holme. The site itself sits among a long row of established dwellings consisting of regular suburban like plots, domestic front gardens, parking, etc. Most of the existing houses are of mid to late C20 modern construction and materials. Many built in this century as part of a process of renewal of outdated housing. The trend for replacing the poorer quality houses with sustainable modern homes using locally sourced materials will ultimately improve the appearance of the village.

## PLANNING HISTORY

21/00457/F: Application Refused: 10/12/21 (COMMITTEE DECISION) - Demolition of existing bungalow, construction of detached two-storey dwelling with garage and garden room. – Westfield, 27 Peddars Way, Holme next The Sea  
- APPEAL PENDING

20/01622/F: Application Withdrawn: 22/01/21 - Demolition of existing bungalow, construction of detached two-storey dwelling with garage and garden room – Westfield, 27 Peddars Way, Holme next The Sea

## RESPONSE TO CONSULTATION

### Parish Council: INFORMAL COMMENTS RECEIVED IN RELATION TO THE AMENDED PLANS: -

- Amended proposal is moving in the right direction.
- Open-sided balconies must be included within GIA calculations.
- Without including balconies (which is incorrect) the proposed dwelling is within the 40% increase allowance under the NP policy.
- Including the balconies the proposal is over 50% increase in GIA of the original dwelling.
- Particular impact on neighbour to north.
- Green roofs could be included if accessible.
- Potential overlooking from balconies, roof terraces and windows.

Previous PC comments: **OBJECT** – It is acknowledged that the palette of materials has now been improved to better match the local, vernacular style and there are some improvements to the design. However, the evidence indicates that the basic issues leading to PC's previous consultation responses and near unanimous refusal of the earlier application (Ref 21/00457/F) by the Planning Committee in December 2021 have still not been addressed.

The PC's main outstanding concerns are:

- Size and loss of small dwellings relevant to first time buyers, retirees & downsizers
- Impact on the street scene
- Neighbouring amenity
- Overlooking
- Light pollution and its impact on the special qualities of the AONB landscape
- Breach of the Village Development Boundary
- Overall Sustainability concerns

There are no material considerations in this case indicating that the relevant national, local and neighbourhood policies should be ignored.

The GIFA of the existing dwelling (minus the later addition of a conservatory) is 143 sq m including the garage (confirmed by the BC). The GIFA of the current proposals is 279 sq m which exceeds the 40% limit on expansion by ~39%. Even if the garden building were excluded the GIFA of the proposed house and garage/utility room is 236 sq m – ie 18% larger than indicated by NDP policy.

Planning Committee  
9 January 2023

**Highways Authority: NO OBJECTION** subject to conditions relating to obstructions within 5m of the access from the highway; and the laying out of the proposed access and on-site parking and turning area.

**Norfolk Coast Partnership: OBJECT –**

The development falls in the Drained Coastal Marshes area identified in the AONB Integrated Landscape Character Assessment. This area has a strong sense of remoteness, panoramic views and an isolated rural character.

- Characterised by fairly modest 1 to 2 storey bungalows/chalet bungalows.
- The current design is slightly more 'traditional' in terms of its layout.
- However, excessive glazing on the west elevation.
- This will create visual disturbance.
- Impact our dark skies, a special feature of the AONB
- The recessed glazing will help mitigate some light spill but not all.
- Large area of reflective material in the landscape.
- Replacement of small-scale development may impact upon the characteristic sense of remoteness, openness and exposure.
- Extension of 'urban fringe' character
- The special qualities of the AONB will be cumulatively eroded.
- Fails to conserve and enhance the street scene and the AONB in general.
- The mix of materials cladding, brickwork and cobbles can look confused and certainly cladding is not vernacular.
- 

**Arboricultural Officer :** **NO OBJECTION** subject to a full tree survey, to BS 5837:2012, prior to any works on site – condition.

I agree with the Parish Council's comments regarding the views into the site during the winter months; could you condition a landscaping scheme please, this way we should be able to control suitable species for re-planting.

**Natural England: NO OBJECTION**

## REPRESENTATIONS

**ONE** representation received from a local resident in respect of the amended plans, **OBJECTING** to the proposed replacement dwelling on the following grounds: -

- Neighbouring property 'slipped the net' does not justify this proposal;
- At odds with its surroundings;
- Unattractive;
- Not suitable in an AONB Heritage Coast;
- Traditional English Norfolk Village.

**ONE** representation received from a third party prior to the submission of amended plans **OBJECTING** on the following grounds: -

- Excessive size;

Planning Committee  
9 January 2023

- Core objective of the NP is to prevent reduction in small houses;
- More than double the GIA of the existing;
- Not appropriate for this small plot;
- Light pollution;
- Overbearing;
- Loss of winter sun;
- Overlooking

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS11** - Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM5** – Enlargement or Replacement of Dwellings in the Countryside

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NEIGHBOURHOOD PLAN POLICIES**

**HNTS 1:** Principle of Sustainable Development

**Policy HNTS2:** Holme Village Zone

**Policy HNTS10:** Overall Form and Pattern of Settlement

**Policy HNTS11:** Street Scene, Character and Residential Environment

**Policy HNTS16:** Replacement Dwellings

**Policy HNTS18:** Principal Residences

**Policy HNTS20:** AONB Landscape Quality

**Policy HNTS22:** Biodiversity

**Policy HNTS23:** Pollution

**Policy HNTS25:** Traffic and Car Parking

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The main considerations in the determination of this application are as follows: -

- Principle of development;
- Site History;
- Form and character;
- Impact upon the AONB;
- Neighbour Amenity;
- Highway Safety; and
- Other material considerations

### **Principle of Development:**

In planning policy terms the village of Holme next the Sea is identified as a Smaller Village and Hamlet in the Core Strategy and SADMP and it does not have a settlement boundary.

The areas outside development boundaries are treated as countryside where new development will be more restricted to limited infill development and replacement dwellings.

However, Holme Next The Sea's adopted Neighbourhood Plan contains a village settlement boundary. This shows that most of the site (western end) is within the NP settlement boundary, whilst part of the rear garden is outside.

As such the principle of the proposed replacement dwelling is considered acceptable in principle in accordance with the Development Plan.

### **Site History:**

Members may recall that a previous application on this site for a replacement dwelling was referred to Planning Committee in December 2021, ref: 21/00457/F. The application was refused by members for the following reason: -

*'The proposed dwelling, by reason of its excessive size, as well as its design and appearance, would be at odds with the prevailing traditional design characteristics of the locality and would fail to conserve and enhance the street scene, and the AONB in general. The proposed development would therefore be contrary to the NPPF, Policies CS08 and CS12 of the Core Strategy 2011, Policy DM15 of the SADMPP 2016 and Policies HNTS11 and HNTS16 of the Holme-next-the Sea Neighbourhood Plan'.*

The current application has been submitted in order to address the reason for refusal by amending the mass, design and appearance of the proposed dwelling.

Planning Committee  
9 January 2023

The previously refused scheme comprised a 'box like' structure, very contemporary in design and appearance, and as such it was considered by members of the committee that it would dominate the street scene and would not conserve nor enhance the AONB, thus would not be appropriate for this rural village, contrary to the Neighbourhood Plan.

The previous design concept was taken from the neighbouring property to the south, which is the same 'box like' contemporary design. Whilst there is the consideration of precedent, the neighbouring dwelling was approved (ref:15/01174/F) and constructed long before the adoption of the Neighbourhood Plan, which clearly steers development in the village to protect and enhance the street scene, character, residential environment, the Conservation Area and AONB landscape quality through its detailed policies.

Members therefore considered that the cumulative impact of two incongruous dwellings on the street scene would cause significant harm to the character and appearance of the area, where more traditional development is prevalent.

Following extensive discussions and negotiations with the applicant's agent, the proposed design is now more traditional in form and appearance, having replaced the flat roof with a pitched roof, including small gable projections to reflect other dwellings in the street scene. Traditional vernacular materials are proposed to match those in the vicinity, such as brick plinth, brick detail in Flemish bond, cobble work and Norfolk pantiles.

The footprint of the proposed dwelling is now more compact and more akin to a traditional floor plan, as opposed to the elongated layout previously proposed. This has resulted in the removal of the long flanking walls.

The glazing has been reduced in terms of the amount and the scale of the openings, with the exception of the glazed gable to the east elevation. However, timber louvres are proposed to limit light spill from this element. Rooflights have not been incorporated into the design. Window openings to the north and south elevations are of traditional proportions and the glazing will be obscured to prevent overlooking. Raised terraces to the east (rear) elevation have fins to side walls to obscure views to neighbours.

Overall, it is clear that the design concept has changed considerably, better reflecting the character and context of the area, and therefore goes a long way to overcoming the previous reason for refusal.

### **Form and Character:**

The bungalow which presently occupies the application site is of little historical or architectural merit and the loss of this building is not contested.

The main part of Holme-next-the-Sea village, much of which is designated a Conservation Area, is characterised by traditional cottage style properties constructed of local material (chalk/flint infill with pantile roof and white painted timber windows) where replacement/new dwellings in keeping with the locality would be encouraged.

However, the site lies outside the Conservation Area where form and character of existing development is slightly more varied. This part of Peddars Way is characterised by detached dwellings, which are a mixture of design styles of varied heights; single, one and a half storey and two storey properties. Whilst the design of each property is different, and the character of the street scene is therefore mixed, the common design element is that they are detached and generally sited in a row, set back in their plots along Peddars Way, and more traditional in appearance than that previously refused.

The Parish Council raise concerns that the remaining front garden is disproportionately small for a building of the proposed size, and the apparent relationship between building size and plot size is not typical of nearby properties. They consider the proposal to present a cramped appearance with very little scope for garden space after a drive/parking area is installed. Since these comments were submitted, the applicant has removed the proposed garage to the site's frontage and the detached garden room to the rear of the site.

The Parish continue to state that the north south ridge of the building and the west facing gable are almost twice as high as the apex on the roof of the modest bungalow it replaces. Coupled with the small front garden and the garage (now omitted from the scheme), they believe that this will make the new structure look very dominant in the street scene on this narrow rural lane.

The PC also considers that the design still includes considerable areas of flat roof which are not sympathetic to the setting.

In response, the proposed building to plot ratio has been reduced from the previously refused scheme and is now well within the 40% plot coverage stated within the neighbourhood plan. Likewise, the calculated Gross Internal Floor Area (GIA) is also well within the 40% increase limits of the neighbourhood plan, as explained later in the report.

As such, the proposed layout and footprint retains the spacing between dwellings and the rhythm of the detached nature of the properties along Peddars Way. The proposed dwelling itself sits within the uniform building line of the neighbouring dwelling directly to the south and those properties beyond. The neighbouring dwelling to the north is set much further back in the street scene and is therefore not visible within the same context. On this basis it cannot be said that the proposal is at odds with the form of the street scene.

The proposed dwelling is set 21m back from the front boundary which adjoins the grass verge along the highway. As stated above, this is in line with the layout and pattern of the development within the immediate vicinity and is more than sufficient separation distance from the public domain so as to conserve the established sense of space and not to appear prominent nor overdeveloped.

Furthermore, there is adequate space for the provision of on-site parking and turning, together with the retention of, new, and appropriate replacement landscaping.

As such, it is not considered that the proposal would result in a cramped form of development.

The established vegetation to the west (front) and south of the sites frontage compliments the site as existing and will enhance the proposed scheme. Any trees which are shown to be removed are proposed to be replaced, along with the additional planting and landscaping. That said, it is considered that the proposed dwelling will be in keeping with the character of the area, but the planting and landscaping means that it will not be overly dominant within the street scene.

The applicant has come a long way since the previously refused scheme and overall, it is considered that the amended proposal relates well to the character and context of the immediate locality, in terms of its scale, mass, design, proportions and use of materials.

The revised scheme (omission of garage and garden room) removes the majority of the flat roof elements which the Parish Council were concerned with. Other flat roofed elements are



either located to the sides or rear of the proposed dwelling and will therefore not be overly visible from the public domain, if at all.

Whilst the scheme replaces an existing bungalow with a two-storey dwelling, thus increasing the scale of development on the site, the submitted street elevation plan clearly demonstrates that the new dwelling will be in keeping with the established street scene.

In summary, whilst the comments of the Parish Council and North Coast Partnership are noted, the applicant has come a long way to responding to the adopted Neighbourhood Plan Policies. It is considered that the replacement dwelling sensitively responds to its location and local context and, through the incorporation of traditional design elements and materials, reinforces local distinctiveness in accordance with NP Policy HNTS11. The proposed development also therefore accords with the provisions of the NPPF and Development Plan Policies CS08, DM5 and DM15.

#### **AONB:**

AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site already accommodates a dwelling with associated garden land. The existing site is surrounded by other development to the north and south.

The dwelling will be visible within the streetscene amongst neighbouring properties, and seen from certain vantage points to the east and west across more open views.

The applicant has provided a plan showing how the scale and mass of the proposed replacement dwelling would fit amongst the other existing properties in a street view. This shows that the proposed dwelling is of comparable height to the properties to the north and south and slightly lower than some sites along Peddars Way.

The Parish Council is concerned that the considerable areas of flat roof and high-level decking will not enhance the street scene within the AONB. In response, as explained above in the report, there is far less flat roof than that previously refused and as such this element does not dominate the overall design of the dwelling, thus causing no harm to the street scene or wider AONB.

The proposed high-level decking at first floor would be located to the rear of the new dwelling, and as such will not be visible from the public domain or wider AONB due to screening from neighbouring dwellings and established mature landscaping.

There are also concerns with regard to light pollution emitting from the fully glazed eastern elevation and its impact on the inherent dark skies within the AONB.

It should be noted that this application is for a replacement dwelling and there is already a degree of artificial light emanating from the site. The existing bungalow has large windows and a conservatory from which light spillage already occurs.

The Parish Council's concerns over the extent of glazing to the rear (east) is noted, as well as that to the front (west). That said, the applicant has taken steps to significantly reduced the amount and scale of glazing within the revised scheme, and in turn reduce the amount of internal light spillage from the fenestration which may occur over and above that emanating from the existing bungalow (which includes a conservatory). The applicant has also agreed to incorporate 'smart glass' technology within the development. An appropriate condition can be imposed to control this.

Additionally, the larger expanse of glass to the rear (east) elevation is partly shielded by timber louvres within the apex, which will help towards mitigating light pollution. The terraces at first floor level will also be screened to the sides with timber louvres.

The established vegetation to the front of the site, some of which will be replaced with new trees, will compliment and enhance the appearance of the two storey dwelling within the street scene and help to integrate it into the AONB landscape.

Taking the above into account, it is considered that the proposed dwelling, as amended, is appropriate for this site, in terms of being good quality design that respects the character and context of area and is in keeping with the street scene. By virtue of its scale, reduced massing, more traditional design and appearance, and use of local vernacular materials, the proposed dwelling would conserve and enhance the landscape character of the AONB.

The proposal would therefore complies with the aims and provisions of the NPPF, in particular paragraph 176, and Development Plan Policies CS12 and DM15.

### **Neighbour Amenity:**

Both the NPPF and Development Plan (including the Neighbourhood Plan) seek to protect the amenity of occupiers of existing dwellings.

The nearest property lies immediately to the south of the application site. This neighbouring property is of a modern, contemporary design and has windows facing towards the application site, although these are high level windows. It is also taller and of a greater scale than the bungalow currently on the application site.

The design of the proposed replacement dwelling has taken into account the position of the existing windows along with the scale of the neighbouring property to the south. Amended plans have moved the position of the outside spaces to improve the relationship with the immediate adjoining neighbour in terms of general noise and activity.

Additionally, the use of privacy screens to the sides of the terraces will further prevent loss of privacy to neighbouring residents. The window arrangement is such that there should be no direct overlooking. Furthermore, it is considered that there is sufficient distance between this and neighbouring properties, which together with the design and form of the proposed dwelling, it would not be unduly overbearing.

The nearest dwelling to the north is some distance away and set back in the site. Given the distances involved there are no neighbour amenity concerns in terms of the proposed replacement dwelling being overbearing, causing overshadowing, loss of light or overlooking.

A third party objection has been received raising concerns with regards to the replacement dwelling being overbearing, reducing their winter sun, light pollution and causing overlooking to their garden and outside living area. The objection states that the proposed dwelling would be 50% taller than the apex of the existing bungalow and will loom over their house.

The proposed dwelling, and rear balcony however, is some 29m away from the front of the neighbouring property to the north. The rear balcony is shielded to the north and south by full height timber privacy screening so that the balcony area is contained within a frame. Views north and south will be restricted by the design of the dwelling.

Any impact to the amenity of the neighbouring residents, including overbearing impact, loss of sunlight and light pollution will be mitigated through the sufficient separation distance between properties (in excess of 29m). The domestic use is replacing an existing domestic use and is considered to be compatible with surrounding uses.

Additionally, the western front boundary of the application site and the northern boundary of the farm access track, which runs between the site and the neighbouring property to the north, benefits from significant established planting, including mature trees, which will provide a level of screening and will further protect residential amenity.

Some of the trees to the site's frontage are proposed to be removed, however they will be replaced with new trees, plus additional planting and landscaping is proposed.

In summary, it is considered that there will be no significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, being overshadowed or the dwelling being over bearing sufficient to warrant the refusal of planning permission, as a result of this proposal. The development raises no conflict with paragraph 130 of the NPPF, Development Plan Policies CS08 and DM15, nor NP Policy HNTS 11.

### **Highway Safety:**

The Local Highway Authority has assessed the application and raises no objection to the proposed replacement dwelling, given that it will not affect the current traffic patterns or the free flow of traffic.

There is sufficient on-site provision for parking and turning in accordance with adopted standards.

The LHA has recommended standard conditions to be imposed relating to the position of any access gates or such like; and the laying out of the proposed parking and turning area.

The proposed development is considered to accord with section 9 of the NPPF; Development Plan Policies CS08, CS11 and DM17; and NP Policy HNTS 25.

### **Other Material Considerations:**

#### **Neighbourhood plan Policy HNTS 16**

Neighbourhood Plan Policy HNTS 16 refers specifically to replacement dwellings. It states that 'Proposals for replacement dwellings will be permitted provided that they conserve and enhance landscape and scenic beauty and are appropriate to their location in the Norfolk Coast AONB and provided that they do not result in a net increase of more than 40% of the Gross Internal Floor Area of the original dwelling excluding any outbuildings.'

The Parish Council objects to the proposed replacement dwelling as laid out above in report, one factor being that they believe the proposal is not compliant with Policy HNTS 16. The PC's comments note that a significant factor leading to imbalance in Holme's housing stock has been replacement of small houses relevant to young families, downsizers or retirees by excessively large houses which are beyond their financial reach or of no relevance to their needs. Holme is traditionally a village where people choose to retire and /or downsize and the reduction in suitable housing is impacting negatively on the vitality of the community. This is the major consideration underpinning NDP Policy HNTS16 (and is consistent with Local Plan Policy CS13) and explains the limit of 40% increase of GIFA on Replacement Dwellings.

The existing bungalow on the site has a floor area of 143 square metres, which excludes the conservatory as this extension was a later addition to the property. Only the original dwelling can be included within calculations.

The applicant has taken great steps to reduce the level of accommodation they require in order to comply with the NP Policy and keep the proposed replacement dwelling within the 40% increase limitations.

The officer has calculated the GIA of the new dwelling and confirms that the proposed 194 sqm of total GIA complies with the policy, offering a 35.6% increase from the existing GIA of the bungalow currently on the site. This calculation excludes the two first floor decked terraces in line with RICS Standards and Guidance – Code of Measuring Practice.

The Parish Council has reassessed the GIA calculations and provided [informal] comments concluding that, whilst the proposal seems to be moving in the right direction, the proposed dwellings GIA is still above the 40% limit when taking into account the balconies (decked terraces). The comments state that the RICS standard requires that both internal and external open-sided balconies must be included in the calculation of GIA. As such their calculations equate to a total GIA of 215 sqm which gives an increase of over 50% of the original GIA.

The LPA has no adopted standards or method for calculating GIA. Neither does the Holme NP itself refer to any specific guidance. In the glossary, however, the NP defines the Gross Internal Floor Area (GIFA) as equating to the total area enclosed by the external walls measured to the internal face of those walls and taking into account every floor in the building. The Parish Council have confirmed that they use the RICS guidance for calculating GIA, which is reflected in the definition within the NP glossary.

The RICS guidance is also used by the LPA to calculate GIA for CIL purposes, as it is for the LA's Housing Standards Team also. As such, it would be consistent to use the same method of calculation within Planning Control.

However, the LPA's interpretation of the RICS guidance differs from the PC in terms of including balcony's / terraces. The RICS standards state that external open-sided balconies, covered ways and fire escapes are not included within the calculations. Neither are canopies.

The two first floor decked terraces, although are not counter levered, have no roof covering and do not benefit from solid side walls. These are therefore not considered to form part of the GIA calculation.

Notwithstanding this, it is the Neighbourhood Plan's definition of GIFA (within the Glossary) which is most relevant in this case. The NP defines GIA as 'areas enclosed by external walls' and as such it is considered that the proposed 'louvres' are not solid walls in the structural sense, they are to provide privacy screening and thus cannot be considered to be an 'external wall'. Therefore, in order to comply with the spirit of the NP policy and for the purposes which it sets out to achieve, the 40% restriction on GIFA increase has not been exceeded and the proposal is considered policy compliant.

However, given the degree of ambiguity as to how the floor area is calculated, the planning balance must be weighed against any numerical floorspace figures that do not necessarily provide a measurement of good design.

In regard to third party objections which raises the fundamental issue that the proposal would result in the replacement of a smaller home with a larger one, contrary to the aims of the NP, are noted. In this case, however, it is considered that the design and layout of the proposed replacement dwelling is to be of high quality and is in keeping with the form and character of the area. This, together with the reasons set out above, it is therefore considered that the new dwelling meets the criteria of Policy HNTS 16 in terms of the incremental size increase.

### **Nature Conservation**

The site lies within 2km of a SSSI. The site is currently in residential use and will not likely have an impact on protected species or habitats.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

### **Landscaping**

The proposed development will result in the loss of six semi-mature shrubs and trees to the site's frontage, including mostly Fir trees and Conifers. However, the proposed plan shows the retention of some trees, plus five new replacement trees to the frontage. Four semi-mature shrubs / garden trees are proposed to be removed from the rear of the site and replaced with fourteen new trees, together with areas of proposed planting and lawns. This will provide an opportunity to improve and enhance the quality of planting on the site. The design also incorporates some areas of sedum/green roofs.

The applicant states that the paddock to the east is used for horse grazing and the large arable field to the west is used for a single crop. Both areas have a low biodiversity and do not provide valuable habitat for sensitive local wildlife.

The site contains typical garden planting. The proposals will not result in long term harm to the biodiversity of the site or surroundings. Further, the new tree planting and areas of green roofs proposed will compensate for any short term loss of biodiversity, in accordance with section 15 of the NPPF1; Core Strategy Policy CS12; and NP Policy HNTS 22.

It is recommended that appropriate conditions are imposed to ensure appropriate landscaping is undertaken and will be further enhanced, helping the proposed built form integrate successfully into the landscape.

The Council's Arboricultural Officer raises no objection to the proposal and the subsequent removal of some trees in order to enable the development, subject to a tree survey prior to commencement of development.

The applicant has agreed to the pre-commencement condition.

### **Crime and Disorder**

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

## CONCLUSION:

Members may recall the previous application on this site which was refused at Planning Committee a year ago for a replacement dwelling of a two storey contemporary 'box like' design.

The applicant has come a long way towards improving the size, design, massing and appearance of the proposed dwelling in order to try and overcome the previous reason for refusal, and ensure that the development is policy compliant with the Neighbourhood Plan.

Both the Parish Council and Coastal Partnership raise concerns about this proposal, as they feel it's scale and design would be harmful to the character of the AONB.

The plans show that any loss of garden planting can be replaced and enhanced and the implementation of this can be controlled by planning condition.

The applicant has demonstrated that the development will not have a significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, overshadowing or the dwelling being overbearing.

The proposal raises no highway safety issues.

The Parish Council's position on the GIA is acknowledged. However, given the ambiguities surrounding this issue, it is the planning balance that must be considered. Notwithstanding the LPA's view that the proposal is not considered to result in a net increase of more than 40% of the GIA of the original dwelling, the overall scheme is a significant improvement from the previous, and is now more in keeping with the locality.

The scale and footprint of the proposal has been significantly reduced, including the removal of the garage and the garden room, which relates much more sympathetically to the established built environment.

On the basis of the above, it is your officer's opinion that, on balance, the proposed replacement dwelling adheres to policy DM 5 of the Development Management Policy as well as the adopted Policy HNTS16, by virtue of its traditional scale and appearance and use of vernacular materials, which reflect the character and context of the area and is in keeping with street scene. In turn it is considered that the proposal will conserve and enhance the landscape and scenic beauty and is appropriate to its location in the Norfolk Coast AONB,

As such it is considered that the proposal complies with the provisions of the NPPF and local and neighbourhood plan policy, in particular Policies CS06, DM5, DM15 and HNTS1, HNTS11, HNTS16, HNTS17 and HNTS18. It is therefore recommended that planning permission be approved subject to conditions.

## RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

Planning Committee  
9 January 2023

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans, as amended:
- 2016-100 Rev. P7 – Proposed Plans
  - 2016-110 Rev. P6 – Proposed Elevations;
  - 2016/112 P5 – Street View
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
- 5 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site car parking/turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 7 Condition: Notwithstanding the details shown on the approved plans, 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

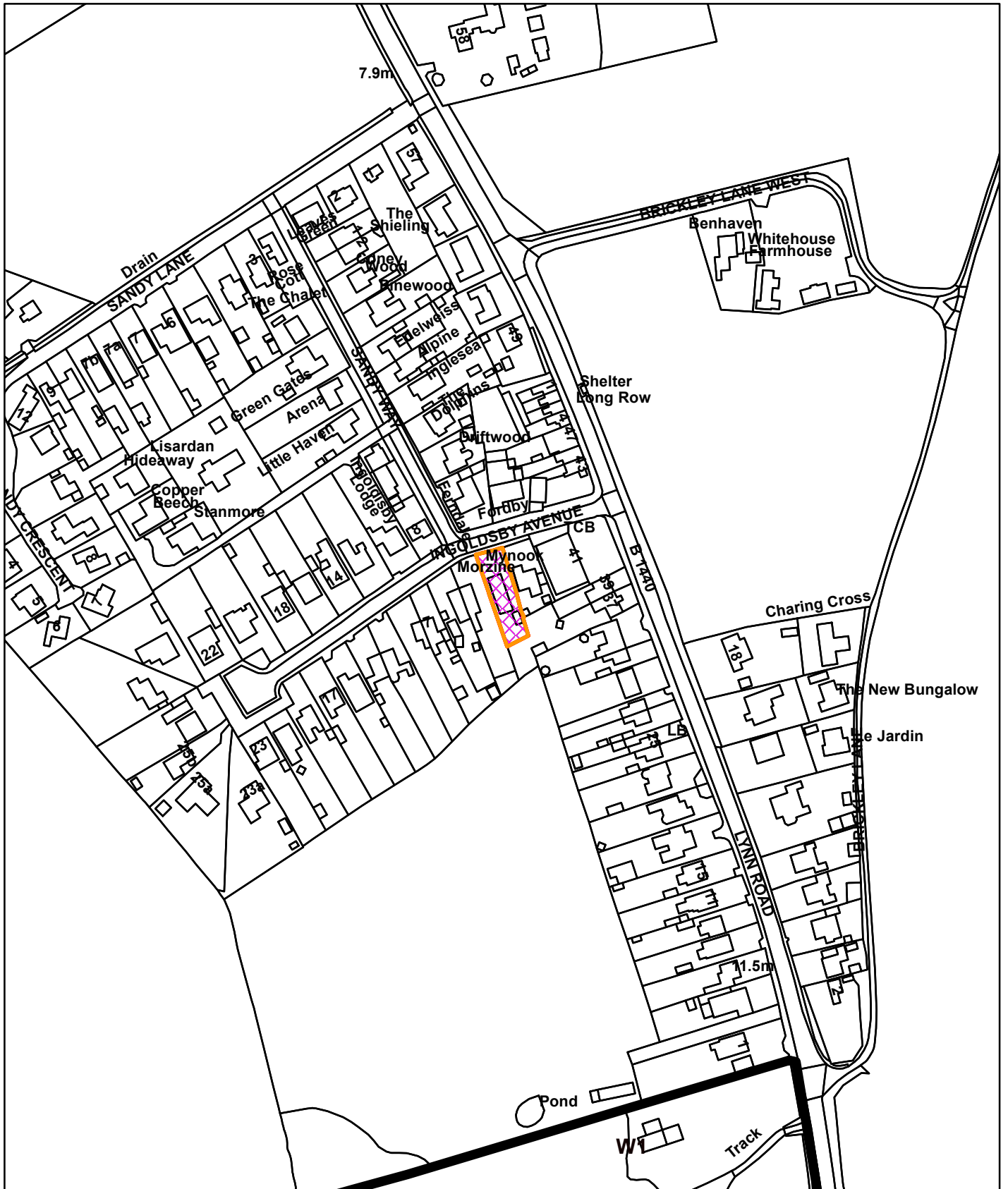
grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

- 7 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 8 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.
- 8 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 9 Condition: Prior to the first occupation of the development hereby approved, details of the method of external lighting and extent of illumination shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the development and thereafter maintained and retained as agreed.
- 9 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 10 Condition: Prior to the commencement of the development hereby approved, a full Tree Survey to BS 5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the agreed details.
- 10 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for trees to be lost during development.
- 11 Condition: All first floor windows within the north and south elevations shall be obscurely glazed and maintained thereafter as such in perpetuity.
- 11 Reason: In the interests of neighbour amenity, in accordance with the provisions of the NPPF.
- 12 Condition: No development shall take place above foundation level until full details and specifications of the 'Smart Glass' to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and retained thereafter as such.
- 12 Reason: In the interests of the intrinsically dark landscape and the AONB, in accordance with the provisions of the NPPF.



22/01813/F

Morzine Ingoldby Avenue Ingoldthorpe PE31 6NH



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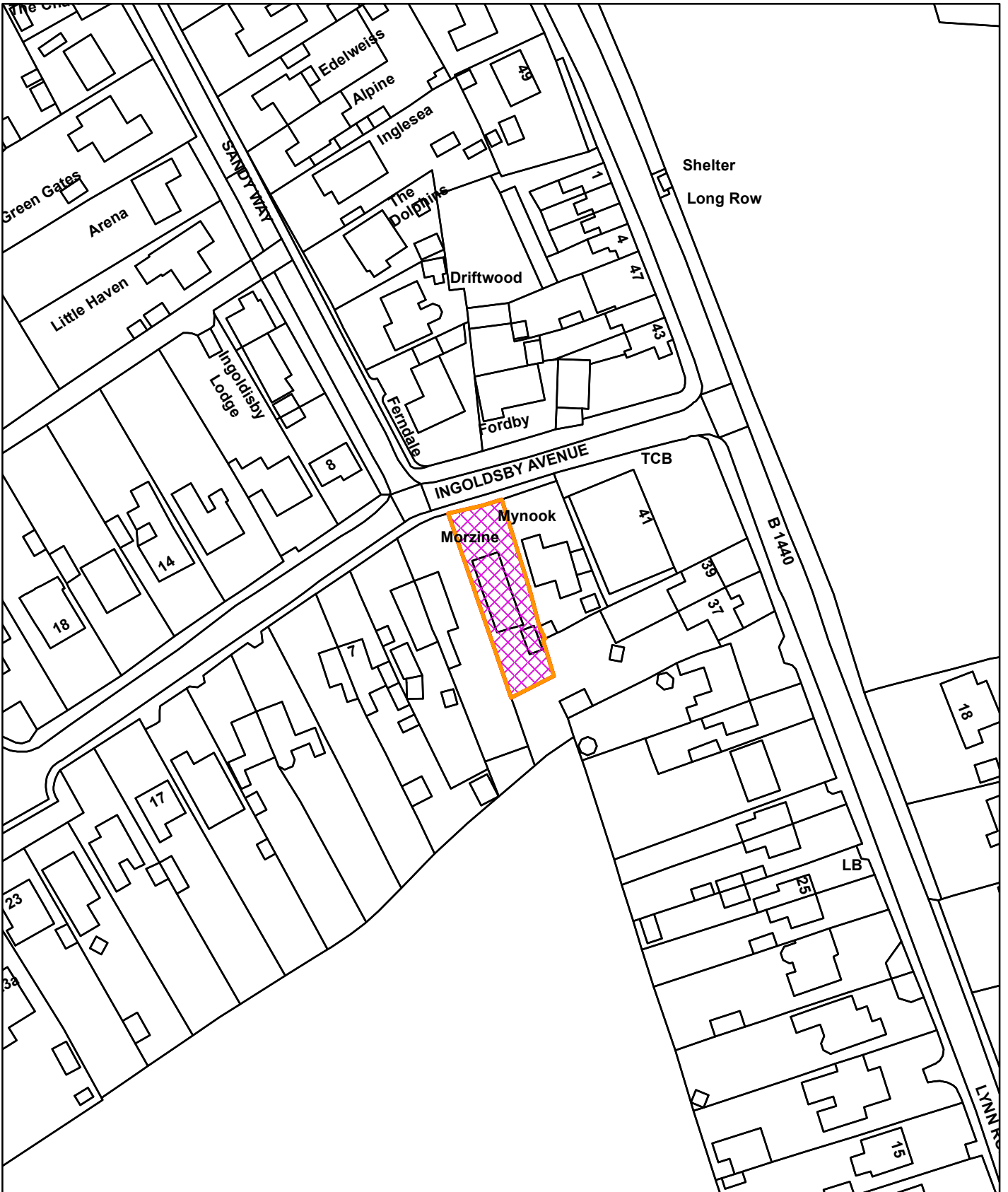
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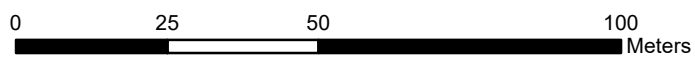


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<b>Parish:</b>	Ingoldisthorpe	
<b>Proposal:</b>	The subdivision of a bungalow into two dwellings by utilising an existing annexe extension as a separate dwelling house .	
<b>Location:</b>	Morzine Ingoldsby Avenue Ingoldisthorpe King's Lynn PE31 6NH	
<b>Applicant:</b>	Mr S Hipkin	
<b>Case No:</b>	22/01813/F (Full Application)	
<b>Case Officer:</b>	Connor Smalls	<b>Date for Determination:</b> 15 December 2022 <b>Extension of Time Expiry Date:</b> 9 January 2023

**Reason for Referral to Planning Committee** – Called in by Councillor Bubb

**Neighbourhood Plan:** No

### Case Summary

The application seeks full planning permission for the subdivision of an existing dwelling and attached annexe into two individual dwellings. The site is located within the Ingoldisthorpe area, outside of the development boundary within an existing residential estate/area.

### Key Issues

Principle of Development  
Form and Character  
Impact on Neighbour Amenity  
Impact on Highways Safety  
Any other material considerations

### Recommendation

**REFUSE**

## THE APPLICATION

The application site is situated on the south side of Ingoldsby Avenue within wider Ingoldisthorpe, and currently consists of a single storey dwelling with an attached annexe. The site is set outside of the development boundary for Ingoldisthorpe within an existing residential area.

The application seeks full planning permission for the subdivision of the existing dwelling and annexe into two individual dwellings and associated works within the site.

**SUPPORTING CASE**

None submitted to date.

**PLANNING HISTORY**

No recent planning history available.

**RESPONSE TO CONSULTATION**

**Parish Council: NO OBJECTION (SUPPORT)**

**Highways Authority:**

Original scheme

An access measuring 4.5m wide was requested, amended plans were requested.

Amended scheme

Thank you for the revised consultation received recently relating to the above development proposal, which detailed a wider access, but indicates that visibility is restricted by a 2.4m high frontage hedge setback less than 2m from the carriageway.

Within the site, parking for Dwelling 1 to the front of the site would preclude turning for Dwelling 2, which does not benefit from any ability to turn within its curtilage, this could be resolved with the addition of turning space alongside the parking spaces removing more of the front garden.

To address the shortfall in emerging visibility would require some works to the frontage hedgerow.

These improvements could be achieved, however, it remains unclear whether the unit is ancillary or whether it is an independent unit already, stated to have paid its own council tax, although our own Mapping layer (AddressBase) does not indicate any separation of the site.

Regardless of the above, I would not be able to justify any objection on highway safety grounds subject to access widening, visibility splays and parking provision which can be conditioned, conditions and an informative are requested to be attached to any consent given.

**Environmental Quality: NO OBJECTION.**

**REPRESENTATIONS: TWO** public **SUPPORT** comments regarding:

- No objections to changes.
- Suitable street scene impact.

**LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

**PLANNING CONSIDERATIONS**

The main considerations are:

Principle of Development

Form and Character

Impact on Neighbour Amenity

Impact on Highway Safety

Any other material considerations

**Principle of Development**

The application site is outside of the Development Boundary for Ingoldisthorpe as defined within the Site Allocations and Development Management Policies Plan 2016. As such the provision of Policy DM2 of the above plan are relevant. DM2 states:

“Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.

The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies of the local plan, including

- farm diversification (under Core Strategy Policy CS06);

- small scale employment (under Core Strategy Policy CS10);
- tourism facilities (under Core Strategy Policy CS10);
- community facilities, development in support (under Core Strategy Policy CS13);
- renewable energy generation (under Policy DM20 of the rural economy or to this Plan);
- rural workers' housing (under Policy DM6 of this Plan); and
- affordable housing (under Core Strategy Policy CS09)."

This application proposes none of the above so the principle of development cannot therefore be supported by this policy.

Paragraph 79 of NPPF does however state that:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

In this instance, despite the location of the application site within an existing built up area, the development is not considered to be sustainable for reasons outlined below.

### **Form and Character**

This application proposes the subdivision of the existing single storey dwelling and attached annexe. There would be limited external changes to the building with only the loss of the conservatory to the southern elevation. The remainder of the works to the building itself are internal, dividing the dwelling from the annexe.

Externally, works proposed to subdivide the site include a new boundary between the proposed dwellings alongside the provision of new parking areas to provide two spaces to both dwellings.

For dwelling 1, all parking and amenity space would be provided to the north of the dwelling in what was previously the front garden space. Whilst providing appropriate parking, this space to the north would be the only amenity space available for future occupiers. This is already limited and by providing parking to the required standards, the amenity space is eroded further. This is not considered high quality or acceptable development.

For dwelling 2, access would be the same as to dwelling 1 and the driveway would run along the front of both dwellings leading to the parking and garage to the south. Dwelling 2 has a greater level of amenity space, disproportionate compared to dwelling 1. The access to Dwelling 2 is considered to be constrained and fosters a poor relationship between the proposed properties by virtue of always having to pass Dwelling 1. If for any reasons the access serving Dwelling 1 was blocked or otherwise constrained, then you would not be able to exit the parking area for Dwelling 2.

Alongside the above, Norfolk CC Highways comments on the amended scheme require the creation of a turning area for Dwelling 2, eroding further amenity space for the future occupiers of Dwelling 1. Works to the front boundary providing visibility splays would also see the front hedge reduced rendering the front amenity space less than private to the detriment of the occupiers of the proposed property.

Whilst the Parish Council's comments are noted, it is considered that the level of amenity space and relationship between the two proposed dwellings would be poor quality and the

development of two separate dwellings on site would be overly cramped and constrained. The subdivision and small dwellings/plots would also be out of character with the established form of the locality and would further present a poor quality of development. The development is therefore considered to be unsustainable and contrary to Policy CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Paragraph 79 and 134 of the NPPF 2021 and the National Design Guide 2021.

**Impact on Neighbour Amenity**

The use of the site as proposed, whilst intensified, would remain residential. There are no physical works to the building other than the removal of the southern conservatory and internal subdivision. The addition of parking areas would have no impact and any boundary treatment could have details conditioned if the proposal were to be approved. As such, it is not considered that there would be any significant or adverse impact on neighbour amenity.

The proposal would therefore comply with Policy CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF in this regard.

**Impact on Highway Safety**

Amended plans have been submitted which demonstrate to the satisfaction of the Highways Officer that there would not be any unacceptable highways impacts. Suggested conditions would be attached to a decision if the proposal were to be approved. As such, there are not considered to be any unacceptable highways impacts and as a result, the proposal complies with CS11 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

**Any other material considerations**

*Parish Council and Third-Party Support Comments*

Reasons for support are addressed and countered in the above report.

**CONCLUSION**

The application site is outside of the development boundary but is within an established residential area and the principle of development could be acceptable. However, the proposal is not considered to be high quality or sustainable. The development would be of a poor quality, representing small dwellings and a cramped layout, at odds with the character of the locality. The relationship between the two dwellings would also be poor and in order to meet highways requirements, the small provision of amenity space for Dwelling 1 would have a distinct lack of privacy. Therefore, the development is considered to be unacceptable and contrary to Policy CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Paragraphs 79, 134 and the wider provisions of the NPPF 2021 and the National Design Guide 2021.

**RECOMMENDATION:**

**REFUSE** for the following reason(s):

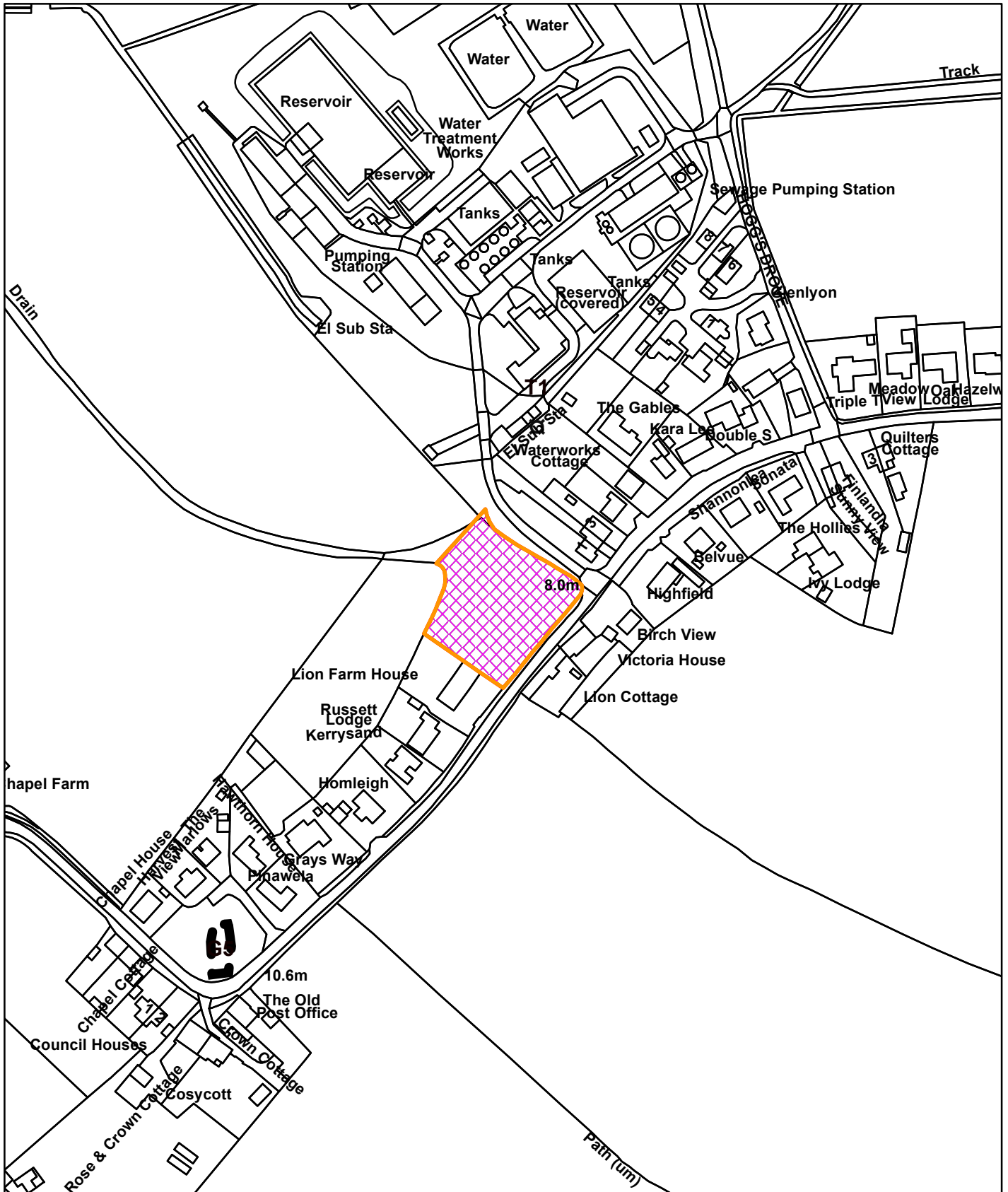
## AGENDA ITEM NO

- 1 The application site is outside of the Development Boundary for Ingoldisthorpe as defined within the Site Allocations and Development Management Policies Plan 2016. The development does not accord with any of the provisions within Policy DM2 of the above plan and it is not considered to represent a sustainable form of development. Therefore, the principle of development is unacceptable contrary to Policy DM2 of Site Allocations and Development Management Policies Plan 2016 as well as Paragraph 79 of the NPPF 2021.
- 2 The proposed development, by reasons of the poor level of amenity space to Dwelling 1, relationship between Dwelling 1 and 2, the subdivision of the plot and the resultant small dwellings and plots, represents a poor quality and cramped form of development at odds with the predominant form and character of the area to the detriment of the amenity of future residents and the locality as a whole. The proposal would therefore be contrary to Paragraph 134 of the NPPF 2021, the National Design Guide 2021 as well as Policy CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016.



21/01787/F

Land NE of Lion Farm House The Street Marham Norfolk PE33 9JN



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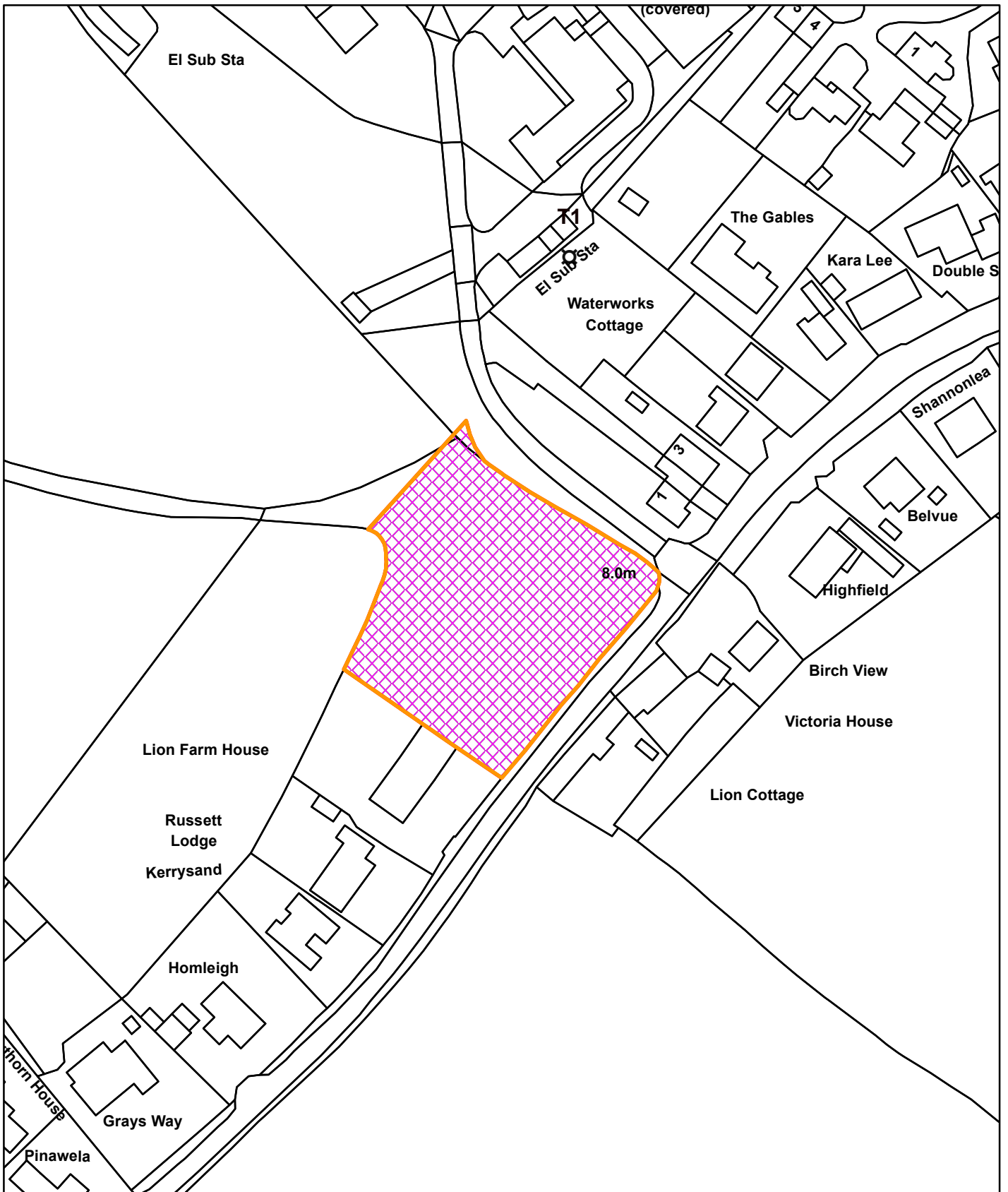
19/12/2022

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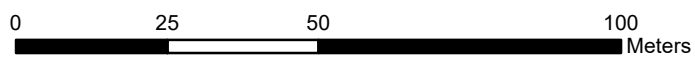


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74



<b>Parish:</b>	<b>Marham</b>	
<b>Proposal:</b>	<b>Development of six, two-storey detached dwellings with associated private accesses and parking on existing vacant land</b>	
<b>Location:</b>	<b>Land NE of Lion Farm House The Street Marham Norfolk PE33 9JN</b>	
<b>Applicant:</b>	<b>H C Moss</b>	
<b>Case No:</b>	<b>21/01787/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr K Wilkinson</b>	<b>Date for Determination: 23 November 2021 Extension of Time Expiry Date: 9 May 2023</b>

**Reason for Referral to Planning Committee** – The views of the Parish Council are contrary to the officer recommendation and referred to Planning Committee for determination by the Sifting Panel on 07 December 2022.

**Neighbourhood Plan:** No

### Case Summary

The application site is located on the north-western side of The Street, to the immediate south of the access road to the Anglian Water pumping station and north-east of Lion Farm House. It comprises an area of 0.35ha of agricultural land which formerly contained a roadside barn. It is surrounded on three sides by mixed housing and agricultural fields to the rear.

Full permission is sought for the construction of 6 dwellings (i.e. two no. 4 bedroomed units and four no. 3 bedroomed units) with five dwellings served via a private driveway and a single house with an individual access off The Street.

The site lies mostly within the defined development area of the village, save for a small parcel to the rear (approx. 190m<sup>2</sup>) which does not contain proposed physical development, but corresponds with earlier permissions.

### Key Issues

Background  
 Principle of development  
 Form and character  
 Design and external appearance  
 Landscaping  
 Access and highway issues  
 Impact upon adjacent properties  
 Affordable housing contribution  
 Other material considerations

## Recommendation

**(A) APPROVE** subject to conditions and the completion of a Section 106 agreement to secure off-site affordable housing contribution within four months of the date of resolution to approve.

**(B) REFUSE** - In the event that the Section 106 agreement to secure affordable housing contribution is not completed within four months of the date of the resolution to approve.

## THE APPLICATION

The application site is located on the north-western side of The Street, to the immediate south of the access road to the Anglian Water pumping station and north-east of Lion Farm House. It comprises an area of 0.35ha of agricultural land which formerly contained a roadside barn. It is surrounded on three sides by mixed housing and agricultural fields to the rear.

Full permission is sought for the construction of 6 dwellings (i.e. two no. 4 bedroomed units and four no. 3 bedroomed units) with five dwellings served via a private driveway and a single house with an individual access off The Street.

The site lies within the defined development area of the village and Flood Zone 1 of the adopted Strategic Flood Risk Assessment.

## SUPPORTING CASE

The agent has submitted the following comments in support of this proposal:

“The concept of thriving rural communities, so relevant to a rural borough such as King’s Lynn and West Norfolk, is of vital importance, and yet many rural communities in England are facing a series of challenges that affect their ability to remain sustainable and inclusive, the most obvious being housing; analysis of Land Registry data by the ONS shows that in 90% of rural Local Authorities the median home price is nearly eight times the median salary (and in the administrative area of the borough the latest figures show the median house price is 8.93 times the median salary). The ongoing provision of new homes, at all points of the market, is therefore essential.

In this context, this proposal seeks to provide six new family homes which have been bespoke-designed to integrate with their surroundings in Marham, and which includes detailed design for associated landscaping, parking and access. The proposal has an approved access off The Street, which ensures direct pedestrian access from the site to the village; 1.8m wide footpaths are provided along the adoptable roads which connect to a new path located directly outside the site. The frontage houses face The Street itself, with the other houses facing a shared surface creating a ‘sense of place’.

The new homes have three separate house types, all family-sized, all with parking to recommended standard.

The NPPF sets out national planning policy; thus:

- Paragraph 11 requires decisions to apply a presumption in favour of sustainable development.

- Paragraph 60 stresses the government’s objective of significantly boosting the supply of homes.
- Paragraph 69 emphasises the important contribution of small and medium sized sites, and (at point c) requires that LPAs should support the development of windfall sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.

Relevant Development Plan policies include:

- Core Strategy Policies CS01 (Spatial Strategy), CS02 (Settlement Hierarchy), CS08 (Sustainable Development), CS09 (Housing Distribution), CS11 (Transport) and CS12 (Environmental Assets); and
- Site Allocations and Development Management Policies DM1 (Presumption in Favour of Sustainable Development), DM2 (Development Boundaries), DM15 (Environment, Design and Amenity), and DM17 (Parking Provision in New Development).

This proposal accords with all relevant policies; in particular:

- The location and amount of development is acceptable by virtue of Core Strategy policies CS02 and CS09;
- The detailed design meets all of the criteria set out in Site Allocations and Development Management Policy DM15; and
- The proposal meets current parking standards, and all other design requirements.

The NPPF requires the supply of homes to be “significantly boosted”; in this case, the proposal is acceptable in principle in the context of both the NPPF and local policy, and the detailed design uses the best quality materials and causes no harm through overlooking, loss of privacy, overshadowing or domineering impact.”

## PLANNING HISTORY

06/00119/O: Application Permitted: 10/03/06 - Outline permission: Site for residential development (Committee decision)

09/00153/RM: Application Permitted: 31/03/09 - Reserved matters application - Construction of 6 No dwellings (Delegated decision)

## RESPONSE TO CONSULTATION

**Parish Council: Original submission: OBJECTION** on the following grounds:

- The proposed development would exit onto The Street, which at that point is quite narrow.
- The proposed development is on a very small plot and comprises six detached houses with garages. The council feels this would represent overdevelopment, out of keeping with the surrounding houses.
- The proximity of the new development to each other and to existing houses, in particular the two facing the Street, would impact severely on the quality of life of all parties. Sight lines between the properties would result in both the new houses and the existing houses being overlooked.
- The level of services in the village is poor. Facilities within RAF Marham are generally not available to residents. There are no shops in the village itself and although there are two local shops close to the base, they are not easily accessible given the distance from the

village itself and the fact that to use them you need to climb a steep hill. The village post office closed some time ago and has been replaced by a mobile post office which operates for 20 minutes two days a week.

- The sale of in excess of 160 houses, forming the old married quarters of RAF Marham is currently underway. Not only will this significantly increase the housing stock within the village it will considerably increase the strain on village services, not least the surgery. While occupied by RAF personnel, the people living in those houses would come under the care of the RAF medical services. Once sold into private ownership, the occupants will need to rely on the general surgery within the village, which is running at capacity and will lose a senior partner to retirement in the very near future.
- Transport provision within the village is very restricted. The only bus runs to King's Lynn with only six journeys per day and none on Sundays or bank holidays. The journey takes around 45 minutes to cover approximately 15 miles. There is no public transport available to our two nearest towns, nor to the catchment secondary school. Essentially, to leave the village it is necessary to use a car. Any further development would therefore be in opposition to the Council's stated policy of: "Minimising and reducing carbon emissions by locating new developments in areas to minimise the need to travel and maximise the ability to make journeys through public transport." "Supporting sustainable transport systems and contribute to more walkable and cyclable localities."
- Given the almost complete lack of employment (other than RAF Marham,) the total lack of recreational facilities available to villagers and the very restricted opportunities to shop for anything but the most basic essentials, the necessity to travel outside the village is unavoidable. The very restricted level of public transport ensures high levels of car use.
- There is one site in the village allocated for development and planning permission was granted some time ago for the first group of seven houses. However, work has not begun. This would indicate poor demand for new homes in a village with such poor services and facilities.
- Local knowledge suggests that service pipes for the existing houses run through the site at a very shallow depth.

**Latest amended scheme: OBJECT** - There are now 2 access points to the development, one to the houses at the rear and one a driveway access, doubling the risk of entering the main road on the bend. Although the layout of all the houses has changed, and the front row of houses have all been moved back making the houses more compressed, the proposed development is on a very small plot and the Parish Council still considers this overdevelopment and out of keeping with the surrounding houses.

**Local Highway Authority: Latest amended scheme: NO OBJECTION** subject to conditions relating to creation of accesses to appropriate standards, no gates or obstructions, visibility splays and parking and turning spaces created prior to occupancy.

**Anglian Water: NO COMMENTS** – advice on responsibility of developer to identify any AW assets and easements in and adjoining the site.

**Historic Environment Service (NCC): NO OBJECTION** - The amendments do not alter our recommendations for archaeological work to be controlled via conditions.

**Natural England: NO OBJECTION** – standing advice applies.

**CSNN: NO COMMENTS** received at the time of writing this report.

**Environmental Quality: NO OBJECTION** - subject to suite of conditions relating to possible contamination on the site from the former roadside barn.

**Environment Agency: NO COMMENTS** – Advice given on contamination and SuDS.

**Arboricultural Officer: NO OBJECTION (verbally)**

**Housing Development Officer: NO OBJECTION** – Confirm that 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 5 or more dwellings and/or 0.165ha in Marham. The affordable housing provision is then further split into 70% of the affordable homes being made available for rent and the other 30% 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.

However, NPPF states that affordable housing should not be sought on developments of fewer than 10 dwellings and/or 0.5ha other than in designated rural areas. On sites of 6-9 dwellings and less than 0.5ha, a financial contribution based on £60,000 per equivalent whole affordable dwelling will be sought.

As this site is proposed for 6no units in a designated rural area and the site area is under 0.5ha, a financial contribution of £72,000 would be required. This is calculated as 6 no. units times 20% affordable housing – 1.2 units, times £60,000 per unit.

However under Policy DM8 of the Council's Site Allocation & Development Management Policies Plan 2016 this site is deemed linked to planning permission 21/01750/F which has consent for 2 units. This proposal is considered an extension to an existing consented development and both sites are under the same ownership. Therefore, based on a site of 8 units, in a designated rural area where the combined site area is under 0.5ha, an affordable housing contribution of £96,000 would be required. This is calculated as 8 no. units times 20% affordable housing – 1.6 units, times £60,000 per unit.

A S.106 Agreement will be required to secure the financial contribution.

## REPRESENTATIONS

**Original/earlier submissions: FIFTEEN** items of correspondence raising **OBJECTION** and are summarised as follows:

- Narrow busy road new accesses cause highway safety concerns
- Narrow and busy footpath.
- Strained existing facilities to serve existing population (doctors, school etc.).
- Development will be intrusive and cause noise, disturbance and disruption.
- Light pollution.
- Site is on a major aquifer and zone 1 ground water protection policy.
- Private water pipes cross this land serving adjoining residential property.
- Insufficient demand for new houses in the village – other permission not implemented and RAF selling off housing.
- Ombudsman case previous planning consent was flawed – not brownfield land.
- Overdevelopment.
- Overlooking.
- Prefer bungalows.
- Question minimum separation distance between properties.
- Foul water disposal.

- Access required to maintain Lion Farm House and septic tank at the rear.
- Access via this site to agricultural land to the rear.
- Potential contamination from storage in previous barn on the site.
- Planning permission lapsed on this site.
- Impact upon ecology.
- Loss of views.

**Latest amended scheme: SIX** items of additional correspondence raising **OBJECTION** on the following additional summarised grounds:

- Is visibility splay serving Plot 1 sufficient given vehicle speeds?
- Garages will be needed in future and require planning permission.
- More vehicles on The Street associated with recent application 21/01750/F rear of Waterworks House.
- Affordable housing contribution required.

## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS01** - Spatial Strategy

**CS11** – Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM8** – Delivering Affordable Housing on Phased Development

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019



## **PLANNING CONSIDERATIONS**

The main issues for consideration are as follows:

- Background
- Principle of development
- Form and character
- Design and external appearance
- Landscaping
- Access and highway issues
- Impact upon adjacent properties
- Affordable housing contribution
- Other material considerations

### **Background**

It will be noted from the History section above that outline planning permission was initially granted in March 2006 (under ref: 06/00119/O) for residential development. At that time there was an issue with the 'interim housing approach', in that sites in villages capable of accommodating more than 5 dwellings should meet a number of criteria – one of which was that the site should be brownfield. Notwithstanding this, the Members felt that the site was within the village envelope and approved the application contrary to officers' advice. An Ombudsman case ensued regarding the interpretation of brownfield land, and costs were awarded to the complainant/neighbour but the permission stood.

Reserved matters were subsequently approved under application ref: 09/00153/RM in March 2009 for the construction of 6 no. dwellings.

The site was then incorporated into the village development area when the Site Allocations & Development Management Policies Plan (SADMPP) was adopted in 2016. The SADMPP and the Core Strategy represent the current development plan for the area.

### **Principle of development**

Marham is designated as a Key Rural Service Centre in Policy CS02 of the Core Strategy (CS) (2011). The site lies mostly within the development boundary for Marham as identified on Inset G56 of the SADMPP (2016), save for a small parcel to the rear (approx. 190m<sup>2</sup>) which does not contain proposed physical development. The site also corresponds with earlier permissions. Policy DM2 of the SADMPP states that development will be permitted within the development boundaries of settlements provided it is in accordance with the other policies in the Local Plan.

As stated above, the history of the site includes previous outline and reserved matters approval for 6 no. dwellings. Whilst the roadside barn has been demolished in the interim, there is no evidence submitted to date that the earlier permissions are extant. This application is therefore to be considered on its own merits.

The principle of residential development on the site is considered to be acceptable and in accordance with the NPPF, Policies CS02 and CS06 of the CS and Policy DM2 of the SADMPP, subject to compliance with other policies in the Local Plan.

## **Form and character**

The existing access point to the field is positioned almost centrally on the frontage. The layout is such that there are three detached houses facing onto The Street, respecting the character of the street scene, with a central courtyard area to the rear, bounded by a further detached dwelling and two L-form units of barn-style proportions/appearance.

Plots 1 & 2 comprise 4 bedroomed houses, Plot 3 is a 3 bedroomed house and the rustic units are all 3 bedroomed.

The density equates to 17 dwellings per hectare which is considered to be acceptable in this rural location. Compared to the earlier reserved matters approval this scheme is less intensive in terms of land-take or building footprints.

There are other examples of development in depth behind frontage properties along The Street (e.g. Hogg's Drove and rear of Waterworks House plus The Gables to the north of the site; also The Hollies and Ivy Lodge to the east) and this format has already been approved historically on this site. So, in terms of the form and character of the area, it is considered that the proposal would respond to the context and building characteristics of the locality and therefore accords with Policies CS06 & CS08 of the CS (2011).

## **Design and external appearance**

The detached houses are modern versions of the traditional dwellings found within the village and use a palette of materials and features that exist in the area (clay pantiles, flint panels, brick plinths, string coursing etc.). Definitive details of facing materials and a sample panel can be secured via condition given current supply issues.

The quasi-barn conversions towards the rear of the site are lower set, given the fall of the land, and are subservient to the frontage houses. Whilst they have two storeys, the first-floor accommodation is contained within the roofspace to effectively present 1½ storey units. Houses with associated rustic outbuildings to the rear is part of the rural character in this village and indeed in many villages throughout the borough. The proposal presents a high-quality form of development that embraces sustainable elements and the principles of the National Design Guide.

This application has been the subject of protracted negotiations and modifications in order to reach a scheme that negates all constraints and issues and is now in a form that officers can support. It is considered to accord with the NPPF, National Design Guide, Policies CS06 & CS08 of the CS and Policy DM15 of the SADMPP.

## **Landscaping**

The majority of the established peripheral hedging and trees are indicated to be retained and the new dwellings are positioned further away than those previously approved on this site. Additional planting to the field to the rear of the site is shown on the concept landscaping scheme to create structured planting and assimilate the development into its rural surroundings. Protection of the trees and hedges to be retained during construction can be secured via condition. These measures are considered to be acceptable to our Arboricultural Officer and additional landscaping would have associated biodiversity benefits.

The frontage of the site is proposed to comprise 600mm high brick walls set back to achieve appropriate visibility splays from the access points. This would be compatible to the

streetscene as residences to the SE have similar boundary treatments alongside the road. Soft landscaping is also indicated between the properties and around parking areas on the frontage to maintain the rural character. Private areas are indicated to be enclosed by boundary treatments. Full details of both hard and soft landscaping are proposed to be defined by condition and implemented accordingly prior to occupation.

### **Access and highway issues**

Access to the site to serve the residential development is, as stated above, utilising the existing field access. A further individual access point is proposed to be created to serve Plot 1, with parking and turning spaces for three vehicles at the front of the dwelling. The main access and internal arrangements off this private drive for parking and turning meet the standards required by the Local Highway Authority.

In order to achieve appropriate visibility splays from the main access point a utility pole will need to be relocated, as required by the LHA, which is agreed by the agent and shown on the latest layout plan.

Local concerns have been expressed regarding vehicle speeds and highway safety. It will be noted from the consultation section above that this is not shared by the LHA. Subject to certain conditions regarding access construction, visibility splays, no gates, plus creation of parking and turning areas, the LHA raises no concerns.

Whilst the comments of neighbours and the Parish Council are noted, there is no objection from the statutory consultee on highway safety grounds. The scheme includes the provision of accesses deemed suitable to serve the dwellings proposed, and as a result the proposed scheme is in accordance with the NPPF, Policy CS11 of the CS (2011) and Policy DM15 of the SADMPP (2016).

### **Impact on adjoining properties**

The new dwellings are sited on the opposite side of the road to Lion Cottage and Victoria House (which lie close to the carriageway). There are now proposed separation distances of 21.2m between the front elevation of Plot 1 and Lion Cottage, 21.54m between Plot 2 and Lion Cottage, plus 22.16m between Plot 3 and Victoria House. This exceeds the minimum separation distance of 21m between facing dwellings indicated by a fairly recent Ombudsman case (Whitley Press site at Hunstanton). The inter-relationship is now much improved from that previously approved at between 10-15m.

Plot 6 contains a barn-like dwelling with no windows at first floor level facing towards Lion Farm House and a garden depth of approx. 9.5m to its side boundary. The side gable of the house on Plot 1 is blank at first floor level, lies 4 metres from the side gable of Lion Farm House and a strip of land is shown in between labelled to be fenced off and kept clear to maintain privacy and allow maintenance to that neighbouring property.

The new dwellings lie to the north and north-east of Lion Farm House and would not therefore create any overshadowing effects.

The inter-relationships and separation distances between both the existing and new buildings are considered to be acceptable and the third party concerns regarding overlooking, loss of light and views are not substantiated to any degree that would warrant refusal.

The proposal accords with Policy CS08 of the CS and Policy DM15 of the SADMPP.

## Affordable housing contribution

It will be noted from the Consultation section above that our Housing Development Officer has indicated that the size of the site and number of dwellings proposed triggers affordable housing contribution in accordance with Policy CS09 of the CS.

The NPPF states that affordable housing should not be sought on developments of fewer than 10 dwellings and/or 0.5ha other than in designated rural areas. On sites of 6-9 dwellings and less than 0.5ha, a financial contribution based on £60,000 per equivalent whole affordable dwelling will be sought.

This particular site is proposed for 6 no. units in a designated rural area and the site area is under 0.5ha, a financial contribution of **£72,000** would be required. This is calculated as  $6 \times 20\% = 1.2$  units, multiplied by £60,000 per unit.

However Policy DM8 states inter alia:

“On windfall sites the requirement to provide affordable housing under Core Strategy CS09 Housing will apply where the Council considers that the proposed development forms part of a larger site which, if developed, would result in a requirement for a proportion of (or contribution

to) affordable housing. If the application site satisfies one or more of the following criteria, then it will be considered to be part of a larger site for the purposes of this policy:-

\* Land ownership – If an application site is in the same ownership as one or more adjacent plots of land at the time the application is made or within 3 years of the date the application is made and development of those sites would comply with other policies of the Local Plan...”

In this case planning permission has recently been granted for two dwellings to the rear of Waterworks House (ref: 21/01750/F) for the same applicants/owners. The aforementioned site is adjacent to this current application site and needs to be taken into the equation.

20% of 8 units (i.e.  $6 + 2$ ) is 1.6 multiplied by £60,000 = **£96,000 total**.

A S.106 Agreement will be required to secure the financial contribution towards affordable housing. The applicants have agreed to a legal agreement.

## Any other material considerations

*Crime and disorder* - There are no significant crime and disorder issues raised by this application.

*Archaeology* - The proposed development site lies within the historic core of the village of Marham. Artefacts have previously found around the proposed development site, including Roman and medieval pottery and prehistoric flints to the west, medieval pottery and Roman pottery and coins to the south and east and prehistoric pottery and flints to the north. 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, Historic Environment Services therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with NPPF (2021) paragraph 205.

*Contamination* – Given the existence of a former barn on the site conditions regarding potential contamination can be secured as suggested by Environmental Protection.

*Foul and surface water disposal* - Details of both foul and surface water disposal can be secured via condition. Piling can also be controlled via condition due to concerns relating to the aquifer which is situated beneath the site.

*Noise and disturbance during construction* – The site is virtually surrounded by residential properties, so in the absence of a formal response from CSNN, their comments on an adjoining site are referred to and a Construction Environment Management Plan can be secured via condition.

*Lighting* - Light pollution is not likely to be excessive and a level of illumination associated with residences is to be expected with regards to security and amenity.

*Ecology* – This is an agricultural field which has historically been cultivated and could be used for that purpose currently. It has a low value in terms of ecology. The peripheral landscaping is however to be mostly retained and supplemented which would secure biodiversity net gain.

*Loss of views* – Loss of private views across third party land is not a material planning consideration.

*Rights of access and services* – Third party rights of access and services across land is a civil rather than planning matter.

*Local services* – The Parish Council and local residents highlight the lack of employment and facilities/services within the village. They state that there is not a need for any additional housing here as services are already stretched. Also, that new development in the village promotes the use of the private car as the public transport provision is minimal. While these comments are noted, Marham is identified as a Key Rural Service Centre in the adopted Local Plan. This recognises that Marham provides a range of services to meet basic needs and serves the wider rural locality. It is considered an appropriate location for local scale development.

The status of Marham in the Development Plan will be addressed as part of the Local Plan Review. However, this application must be determined in accordance with the current adopted plan.

## **CONCLUSION**

The application seeks full planning consent for the construction of six dwellings on the site. The application site lies within the development boundary for Marham and in terms of the principle of development, is considered acceptable.

The proposal constitutes a quality form of development that would respond to the context and building characteristics of the locality.

There are no objections raised by statutory/technical consultees and all matters of planning importance may be secured via conditions.

The proposed scheme has undergone a number of amendments and is now considered an appropriate form of development given the locality and previous approvals.

Notwithstanding the concerns raised by the Parish Council and third parties, for the reasons detailed above, it is considered that the development proposed is in accordance with the provisions of the NPPF, National Design Guide, Policies CS02, CS06, CS08, CS09, CS11 & CS12 of the CS (2011) and Policies DM1, DM2, DM8, DM15 and DM17 of the SADMPP (2016). The application is therefore recommended for approval as detailed below.

## RECOMMENDATION:

(A) Subject to the completion of a Section 106 agreement to secure off-site affordable housing contribution within four months of the date of resolution to approve, the application shall be **APPROVED** subject to the imposition of the following conditions:

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:

1-01

1-02 A

6-03

(A)2-01

(A)3-01

(B)2-01

(B)3-01

(C)2-01

(C)3-01

(D)2-01

(D)3-01

(E)2-01

(E)3-01

(F)2-01

(F)3-01.

2 Reason: For the avoidance of doubt and in the interests of proper planning.

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

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 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).

- 4 **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.
- 5 **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.
- 5 **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.
- 6 **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.

- 6 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.
- 7 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 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, 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 6.

- 7 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.
- 8 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
  1. An assessment of the significance of heritage assets present
  2. The programme and methodology of site investigation and recording
  3. The programme for post investigation assessment of recovered material
  4. Provision to be made for analysis of the site investigation and recording
  5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  6. Provision to be made for archive deposition of the analysis and records of the site investigation
  7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 8 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.
- 9 Condition: No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 8.
- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 10 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 Written Scheme of Investigation approved under condition 8, and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.



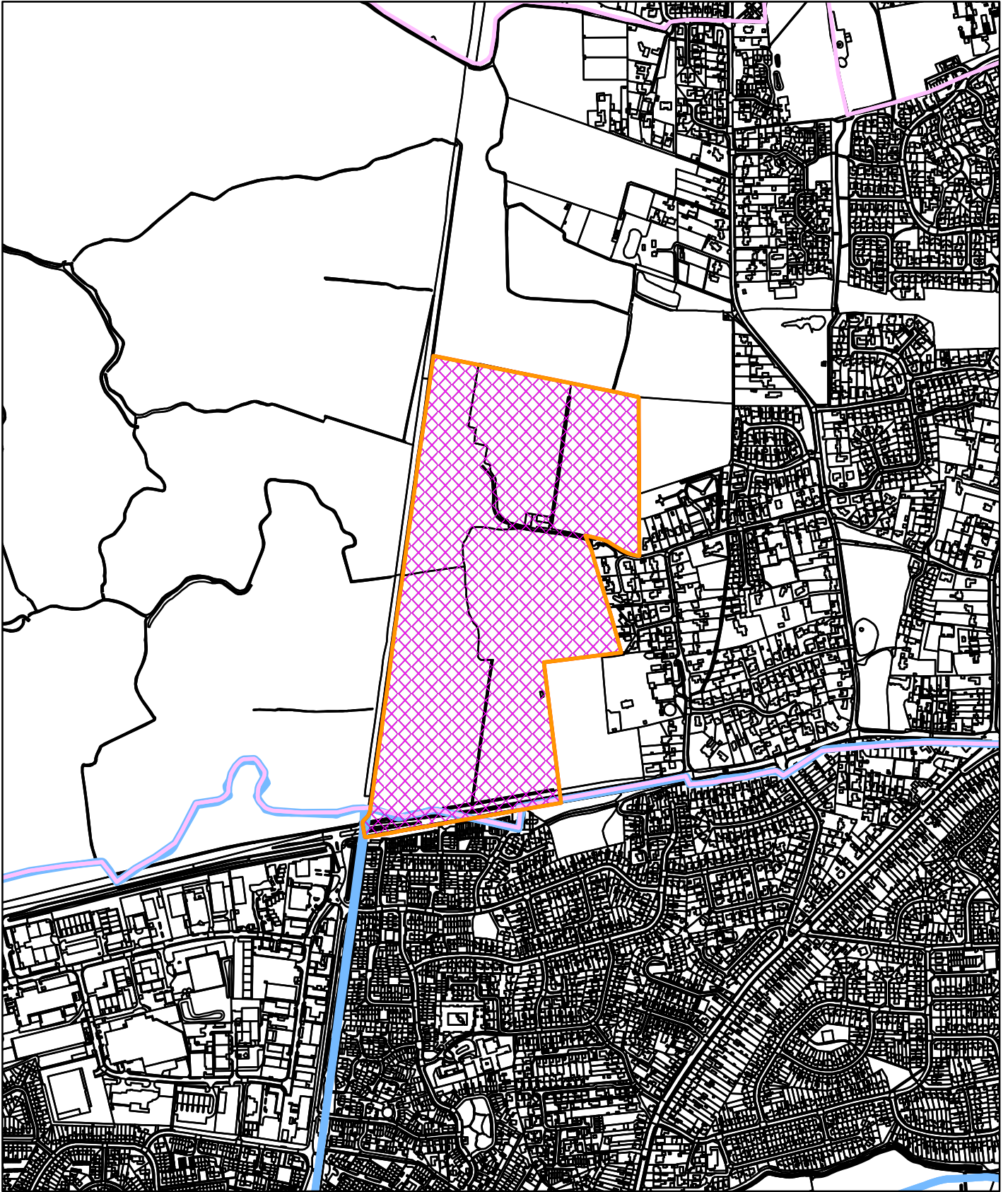
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: Notwithstanding the submitted plans, prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to, and approved in writing by, the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, boundary treatments (heights and materials) and refuse bin storage compound. 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.
- 11 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 12 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.
- 12 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 13 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 13 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.
- 14 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the buildings hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, flint work, mortar type, bond and pointing technique, plus a sample of the timber boarding and staining and roof tiles. The development shall be constructed in accordance with the approved details.

- 14 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 15 Condition: Prior to commencement of development a detailed construction environment management plan must be submitted to and approved in writing by the Local Planning Authority; this must include proposed timescales and hours of the construction phase and deliveries/collections. The scheme shall also provide the location of any fixed machinery, their sound power/ vibration levels, the location of contractor parking, the location of plant, machinery, waste and materials storage, all proposed attenuation and mitigation methods to protect residents from noise, dust and litter, and the prohibition of any bonfires, as well as neighbour communication. The scheme shall be implemented as approved.
- 15 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF and Policy DM15 of the SADMPP.
- 16 Condition: Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
- 16 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 174, 183, 184 and relevant Environment Agency Groundwater Protection Position Statements.
- 17 Condition: Prior to the first use of the development hereby permitted the vehicular accesses/crossings over the footway/verge shall be constructed in accordance with the highways specification TRAD 1 and thereafter retained at the positions shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 17 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and to accord with the NPPF and Policy DM15 of the SADMPP.
- 18 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 18 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 19 Condition: Prior to the first occupation/use of the development hereby permitted a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway and shall include the relocation of the utility pole as indicated on the approved plan (Dwg no. 1-02 A).
- 19 Reason: In the interests of highway safety in accordance with the principles of the NPPF.

- 20 Condition: Prior to the first occupation of the development hereby permitted the associated proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 20 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy CS08 of the CS (2011) and Policy DM15 & 17 of the SADMPP (2016).
- (B) REFUSE** - In the event that the Section 106 agreement to secure affordable housing contribution is not completed within four months of the date of the resolution to approve, due to failure to comply with Policy CS09 of the CS (2011).

22/01089/F

Land NW of South Wootton School off Edward Benefer Way PE30 3SL



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Ordnance Survey 100024314

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Meters

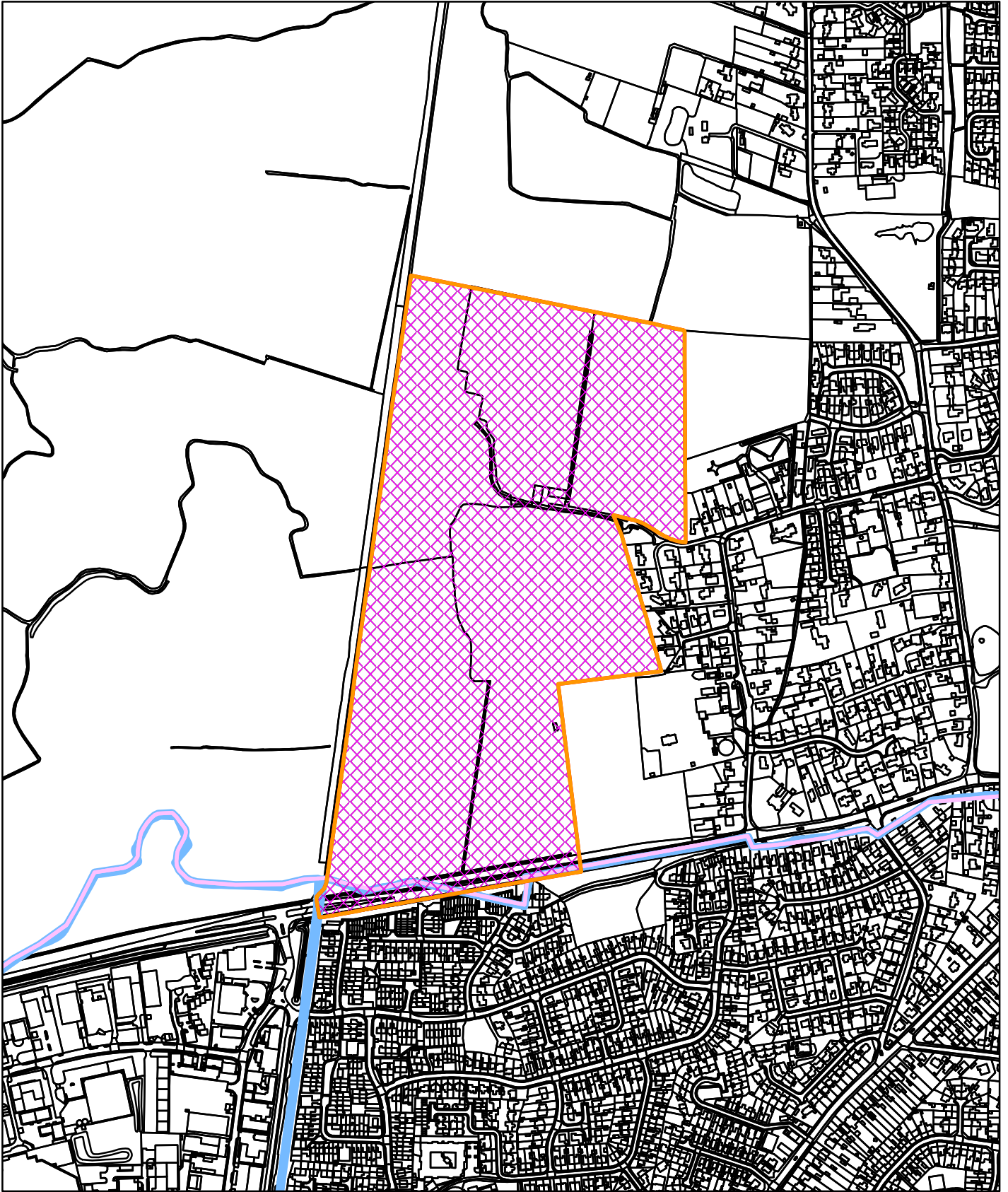
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22/01089/F

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<b>Parish:</b>	<b>South Wootton</b>	
<b>Proposal:</b>	<b>VARIATION OF CONDITION 13 OF PERMISSION 17/01151/OM: (Outline Major Application) Sustainable mixed-use urban extension comprising: upto 450 dwellings, a mixed use local centre comprising Class A uses (including retail facilities and public house) and Class D1 (such as creche/day centre/community centre) and B1 uses (such as offices), open space and landscaping, wildlife area, childrens play areas, sustainable urban drainage infrastructure, access and link road and associated infrastructure</b>	
<b>Location:</b>	<b>Land NW of South Wootton School Off Edward Benefer Way King's Lynn Norfolk PE30 3SL</b>	
<b>Applicant:</b>	<b>Allison Homes (Norfolk And Suffolk) Ltd</b>	
<b>Case No:</b>	<b>22/01089/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Kelly Sweeney</b>	<b>Date for Determination: 17 August 2022 Extension of Time Expiry Date: 11 January 2023</b>

**Reason for Referral to Planning Committee** – The Parish Council comments are at variance with the Officer Recommendation and Sifting Panel require the application to be referred to Planning Committee.

**Neighbourhood Plan:** Yes

**Case Summary**

This application is made under S73 of the Planning Act and seeks a variation of condition 13 of planning permission ref: 17/01151/OM which sought outline permission for the redevelopment of the above site to provide up to 450 dwellings, a mixed use local centre comprising Class A uses (including retail facilities and public house) and Class D1 such as creche/day centre/community centre) and B1 uses (such as offices), open space and landscaping, wildlife area, children’s play areas, sustainable urban drainage infrastructure, access and link road and associated infrastructure.

Condition 13 of this permission states the following:-

‘Prior to the commencement of other works on site the off-site highway improvement works (roundabout on Edward Benefer Way) referred to in Condition 12 shall be completed to the written satisfaction of the Local Planning Authority’.

Reason:-

‘To ensure that the highway network is adequate to cater for the development proposed. This is a pre-commencement condition as the roundabout will serve as the access for the site during construction’.

The purpose of this application is to vary the wording of condition 13 to enable the construction of some of the proposed housing prior to the construction of the roundabout.

It is noted that Condition 10 of the same outline permission requires the submission of a Construction Traffic Management Plan. Details pursuant to this condition have been submitted to and agreed in writing by the Local Planning Authority as such condition 10 has been discharged. Plan ref: 0178-CTMP submitted as part of the application to discharge condition 10 proposes the implementation of a temporary access to the south-east corner of the site onto Edward Benefer Way (which already exists as a matter of fact to access fields). The applicant contends that the purpose and reason for condition 13 (the subject of this application) has been overcome by this proposed temporary access as it would ensure that the highway network would be adequate to cater for the construction phase of the development.

### **Key Issues**

This application has been made retrospectively and the key issues are:

Planning History  
Development Plan  
Highways Matters  
Other Matters

### **Recommendation:**

**APPROVE**

## **THE APPLICATION**

The site is located on the northern side of Edward Benefer Way and to the north west of South Wootton Junior School on Hall Lane, to the north of King's Lynn. The site was arable agricultural land and extends to just over 31 hectares. The site is part of a wider housing allocation for South Wootton under Policy E3.1 of the Site Allocations and Development Management Policies Plan 2016, with the policy requiring at least 300 dwellings on 40ha. Outline Planning permission (17/01151/OM) and associated reserved matters consent (20/01954/RMM) have been issued in April 2019 and May 2022 respectively.

As discussed above this application seeks permission to vary the wording of condition 13 of outline permission ref: 17/01151. It is proposed that condition 13 would be re-worded to the following:-

'Prior to the occupation of the 1st dwelling or unit in the local centre the off -site highway improvement works (roundabout on Edward Benefer Way) referred to in condition 12 shall be completed to the written satisfaction of the Local Planning Authority'.

The approved wording of the condition requires that no other development commence until the roundabout is in place and operational. It was assumed that the roundabout was the only access into the site by the Local Highway Authority (LHA). However, that is not the case and an existing access serving the fields is in place and would be utilised as a temporary construction access for approximately 6 months whilst the roundabout is completed.

The applicant contends that the originally worded condition impacts on the deliverability of the scheme, hence the submission of the S73 application. The applicant has confirmed that no dwellings would be complete in advance of the roundabout opening but that they would expect to have approximately 30 dwellings at various stages of construction prior to first occupation.

## **SUPPORTING CASE**

Condition 13 of 17/01151/OM (the 'OPP') requires the off-site highway works (roundabout on Edward Benefer Way) to be completed prior to the commencement of other works on site. Within the reason for condition 13 it is stated that this is a pre-commencement condition because the roundabout will serve as the access for the site during construction.

The construction of the roundabout will take approximately 6 months. The condition, as currently worded, would prevent any works from taking place on site during this period thereby delaying the delivery of other infrastructure and houses. The application to vary condition 13 seeks to enable works to take place on site concurrently with the construction of the roundabout to avoid such delays.

To facilitate this an alternative means of construction access (utilising an upgraded existing access) has been agreed with the Highway Authority, to be discharged through condition 10 of the OPP. As the roundabout will no longer serve as the construction access, it is not necessary to deliver it in advance of other work commencing on site. Therefore, condition 13, as currently worded, would not be necessary or reasonable and fails to meet the tests set out in the NPPF and PPG.

It is important to stress that the proposed variation would still ensure that the roundabout is delivered prior to any dwelling being occupied and Allison Homes are committed to the delivery of this infrastructure to serve the development. Furthermore, upon completion of the roundabout the construction access would be closed to construction traffic, and thereafter all construction traffic would use the roundabout for the remainder of the development.

From a commercial perspective, the variation of condition 13 is vital to the deliverability of the scheme. Due to the significant cost of constructing the roundabout (£1.6 million +) it would be unviable to delay the commencement of works on site for 6 months whilst the roundabout is constructed. Consequently, the variation underpins the deliverability of the scheme.

Furthermore, the variation would have significant social benefits by enabling the delivery of much needed housing (including 20% affordable housing) on an allocated site significantly earlier than if the condition were to remain as currently worded.

The commencement of development on site concurrently with the construction of the roundabout would also trigger the earlier payment of Community Infrastructure Levy with the liability being more than £3.6 million (of which 25% would go to the Parish Council). This would enable the earlier delivery of community infrastructure. The variation would also have significant economic benefits by bringing forward job creation and local spending which is of significant benefit in these uncertain economic times.

The Highway Authority who had requested the condition have no objection to the proposed variation. In the absence of any identified harm and regarding the benefits of the proposed variation it is respectfully requested that the Council approves the application.



## **PLANNING HISTORY**

As discussed above this application relates to condition 13 of application ref: 17/01151/OM for 'Sustainable mixed-use urban extension comprising: up to 450 dwellings, a mixed use local centre comprising Class A uses (including retail facilities and public house) and Class D1 (such as creche/day centre/community centre) and B1 uses (such as offices), open space and landscaping, wildlife area, children's play areas, sustainable urban drainage infrastructure, access and link road and associated infrastructure'. Approved 15th April 2019.

Other relevant applications are as follows:-

20/01954/RMM-Reserved Matters Application following outline planning permission 17/01151/OM for the construction of 450 dwellings with associated infrastructure, to include access, landscaping, appearance, layout and scale. Approved 20th May 2022.

20/01954/NMAM\_1-NON MATERIAL AMENDMENT TO PLANNING APPLICATION 20/01954/RMM -Reserved Matters Application following outline planning permission 17/01151/OM for the construction of 450 dwellings with associated infrastructure, to include access, landscaping, appearance, layout and scale. Pending consideration.

## **RESPONSE TO CONSULTATION**

**Parish Council: South Wootton Parish Council: Raise OBJECTION**

'The Parish Council strongly objects to the re-wording of Condition 13 against Planning Application No 17/01151/OM. The wording of this condition MUST remain in its current form and not be changed. The Parish Council feels it is imperative to put the major infrastructure (on site and off site) to the satisfaction of the Local Authority, in place before other works on site are undertaken'.

**Castle Rising Parish Council:**

- Without question the roundabout should as planned be commenced before any development takes place on this site or indeed that on the adjoining site for the medical centre and care facility.
- The roundabout at the outset this will avoid safety issues and massive delays in construction traffic having to cross the highway at a new junction to gain site access. A roundabout will be safer and more free flowing.
- Please remember with new roundabouts at Knights Hill and then again here these both need to be implemented at the outset rather than over two phases or later in development.

**Highway Authority: NO OBJECTION**

'With reference to the application relating to the above development to vary condition 13 of 17/01151/OM, in relation to highways issues only, notice is hereby given that Norfolk County Council does not wish to restrict the grant of permission'.

## **REPRESENTATIONS**

**FOUR** representations have been received and are summarised below:

- Questions why is the development being allowed on the flood plain?
- The developer informed the local people that the entrance to South Wootton School would
- change, reversing the current entrance. Is this still happening as the traffic in Hall Lane and the surrounding area is unbearable and dangerous - witnessed several near accidents.
- Claims that a temporary junction for construction traffic and a travel plan routing all construction traffic through the North Lynn Industrial Estate won't work. It will seriously compromise the convenience and safety of Industrial Estate users as well as those coming from Lynnsport.
- Request Members travel the route;
- Would increase congestion and the associated traffic pollution in the area. The roads are already struggling and this will lead to dangerous levels of traffic congestion from developer traffic and cause accidents. The roundabout should be completed as per the original application.
- Clear that NCC Estate Development will benefit from the planned Temporary Entrance road as it will provide a direct entry point adjacent to their sites from the bypass, this includes access to the land set aside for the school which means it could be used by pupils on foot and other methods of transport visiting the school.
- NCC Highways objected in the first instance to a similar application for an additional T junction entrance to an adjacent site owned by NCC and stated the NCC site should be accessed via the newly planned roundabout.

**ONE** representation has been received from KLWNBUG the Norfolk and Fens Cycling Campaign for the following reasons: -

- The plans misrepresent the NCR1 as an 'existing footpath alignment. It is a cycleway and any existing crossing should be designed as a cycleway crossing.
- The inappropriate use of non-perpendicular bull-nose kerbs across a cycleway producing a skid and crash hazard.
- The road markings encouraging existing traffic to stop blocking the NCR1 cycleway/footway while waiting to enter the Edward Benefer Way Carriageway.
- The use of sweeping wide radius curves to follow fast HGV turning.
- The lack of warning signage or lights for HGVs turning into the access across the cycleway.

## **LDF CORE STRATEGY POLICIES**

**CS08** - Sustainable Development

**CS11** - Transport

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM17** - Parking Provision in New Development

**DM12** - Strategic Road Network

**DM15** – Environment, Design and Amenity

**Policy E3.1** - Hall Lane, South Wootton

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy H2** - Encouraging High Quality Design

**Policy T1** - Walking and Cycling Facilities

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The main considerations are:

- **Highway matters**
- **Other matters**

### **Highways Matters**

Given that this application relates only to the variation of condition 13 of application ref: 17/01151/OM which is a highways related condition it is considered that the highways impact of the proposed variation is the only matter which needs to be considered as part of this application.

Policy E3.1 requires a new road from north to south, a road link to the northern boundary to safeguard any potential future development beyond the allocated site boundary, a new road to facilitate access to South Wootton Junior School to replace the current access on Hall Lane and other local highway improvements to fully integrate the development into the surrounding road network and manage the resulting additional traffic.

Additionally, Core Strategy Policy CS11 requires new development to reduce the need to travel and promote sustainable forms of transport appropriate to their location. Policy DM15 requires that development proposals should demonstrate that safe access can be provided and adequate parking facilities are available. DM17 refers to parking provision within new development. Para 108 of the NPPF states the need for developments to provide safe and suitable access for all and for sustainable transport modes opportunities to be taken up. The NPPF also states at para 109 that development should only be refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

As discussed above condition 10 of the subject outline permission has been approved and includes details showing a temporary access located to the south-east of the site onto Edward Benefer Way (this access exists as a matter of fact as it accessed the fields). The applicant considers that this access would ensure that there is no undue pressure on the local highway network during the construction of the development and that the requirement for the proposed roundabout to be constructed prior to any of the proposed dwellings is unnecessary.

Whilst the comments of the Parish Council and Third Parties are noted, it is clear that an existing access exists into the site which allows for construction to occur on the roundabout and dwellings concurrently and in a safe manner. Going forward, no dwellings could be

occupied and the temporary access would be closed up once the roundabout is in operation. The Highway Authority has been consulted on the application and agrees that the variation to the wording of condition 13 as proposed would not result in harm to the local highway network and therefore have raised no objection to the application.

On this basis it is considered that the application complies with policies E3.1, DM15 and DM17 of the Development Plan and Core Strategy Policy CS11.

### **Other Matters**

Other third party concerns relate to the principle of the development which was dealt with at outline stage. The comments of KLWNBUG relate to the discharge of condition application and are not relevant to the trigger point relating to Condition 10. It must be noted that no objection has been raised by the Local Highway Authority to the temporary construction access under Ref 17./01151 DISC\_I especially considering that there is an existing access in the location of the temporary construction access..

Since approval of the original outline application subject to this application there have been no material changes to the Council's Core Strategy or Development Plan and all other matters relating to the outline application and subsequent reserved matters application remain unchanged by this application. As such there would be no concerns with respect to impact upon the character and appearance of the area, residential amenity, flood risk, ecology, contaminated land, archaeology and affordable housing.

The original application ref:17/01151/OM is subject to a S106 agreement which seeks amongst other things a financial contribution towards improvements to the junction of Low Road, Wootton Road, Grimston Road and Castle Rising Road. An associated highways scheme drawing is attached to the S106. The development subject to this application is located on Edward Benefer Way as such it is considered that there would be no impact upon the original S106 agreement, and no alterations by way of deed of variation to the original S106 agreement would be required. It is noted that the existing S106 at 9.11 states the following:-

'where permission is issued in relation to the planning permission pursuant to and application under Section 73 of the Act this deed shall continue in full force and effect subject to and in accordance with the provisions contained herein'.

As such this permission will be subject to all of the requirements and heads of terms contained within the original S106 agreement.

### **CONCLUSION**

The proposed variation to the wording of condition 13 of application ref: 17/01151/OM to allow for the construction of the roundabout on Edward Benefer Way prior to the occupation of the 1st dwelling or unit in the local centre would not result in conditions prejudicial to pedestrian or highway safety. As such the proposal would be in compliance with policies E3.1, DM15 and DM17 of the Development Plan and Core Strategy Policy CS11.

It is recommended that planning permission is approved, subject to the imposition of outstanding conditions from 17/01151/OM and revised conditions 9, 10, 20, 25, 30 and 41.

## RECOMMENDATION:

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

- 1 Condition: Approval of the details of the layout, scale, appearance and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition: Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of five years from the date of this permission.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition: The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004
- 5 Condition: No more than 25 dwellings in any one phase shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets in that phase shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act (1980) or a Private Management and Maintenance Company has been established.
- 5 Reason: To ensure safe, suitable and satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable standard.
- 6 Condition: Other than highway improvement works to form the new roundabout on Edward Benefer Way, no works shall commence on any phase of the site until such time as detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage serving the residential units for that phase 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.
- 6 Reason: To ensure safe, suitable and satisfactory development of the site.
- 7 Condition: Except for the provision of the link road covered by condition 37, no more than 75% of the dwellings shall be constructed until all works on the roads/footways/cycleways/street lighting/foul and surface water sewers have been

carried out associated with that phase in accordance with the approved specification to the satisfaction of the Local Planning Authority.

- 7 Reason: To ensure satisfactory development of the site and to ensure estate roads are constructed to a standard suitable for adoption as public highway.
- 8 Condition: Before any dwelling or unit in the local centre is first occupied the roads/footways and cycleways shall be constructed to binder course surfacing level from the dwelling/ unit to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 8 Reason: To ensure satisfactory development of the site.
- 9 Condition: The on-site parking for construction workers for the duration of the construction period on Phases 1, 2 and 3 shall be implemented in accordance with the Revised Construction & Environmental Management Plan 0178-CEMP REV B dated December 2022 by Allison Homes, received on 20th December 2022 and Revised Construction Traffic Management Plan 0178-CTMP REV D dated September / October 2022 by Allison Homes submitted to and approved in writing under reference 17/01151/DISC\_I dated 21st December 2022. The scheme shall be implemented throughout the construction period for phases 1, 2 and 3 only.

Notwithstanding the above, development shall not commence on any further phase, 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 for that phase.

- 9 Reason: To ensure adequate off-street parking during construction in the interests of highway safety
- 10 Condition: The development shall be carried out in strict accordance with the Revised Construction & Environmental Management Plan 0178-CEMP REV B dated December 2022 by Allison Homes, received on 20th December 2022 and Revised Construction Traffic Management Plan 0178-CTMP REV A dated September / October 2022 by Allison Homes received on 21st November 2022 for Phases 1, 2 and 3 submitted to and approved in writing under the reference 17/01151/DISC\_I dated 21st December 2022.

Notwithstanding the above, development shall not commence on any further phase, until a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

- 10 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.
- 11 Condition: For the duration of the construction period all traffic associated with (the construction of) the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority.

- 11 Reason: In the interests of maintaining highway efficiency and safety.
- 12 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site, unless otherwise agreed in writing, until detailed drawings for the off-site highway improvement works as indicated on Drawing No.SWO-BWB-GEN-XX-DR-TR-100 Rev P5 (roundabout on Edward Benefer way) (contained within the Transport Assessment) has been submitted to and approved in writing by the Local Planning Authority.
- 12 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. This needs to be a pre-commencement condition as it deals with safeguards associated with the initial construction period of the development.
- 13 Condition: Prior to the occupation of the 1st dwelling or unit in the local centre the off - site highway improvement works (roundabout on Edward Benefer Way) referred to in condition 12 shall be completed to the written satisfaction of the Local Planning Authority'.
- 13 Reason: To ensure that the highway network is adequate to cater for the development proposed. This is a pre-commencement condition as the roundabout will serve as the access for the site during construction.
- 14 Condition: No more than 30 dwellings shall be occupied until an Interim Travel Plan has been submitted to and approved in writing by the Local Planning Authority.
- 14 Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.
- 15 Condition: No more than 50 dwellings shall be occupied prior to implementation of the Interim Travel Plan referred to in Condition 14. During the first year of occupation an approved Full Travel Plan based on the Interim Travel Plan referred to in Condition 14 shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plan shall be implemented in accordance with the timetable and targets contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.
- 15 Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.
- 16 Condition: Other than highway improvement works to form the new roundabout on Edward Benefer Way, no works shall commence on the neighbourhood centre phase of the development until such time as detailed plans of the roads, footways, cycleways, street lighting, foul and surface water drainage serving the units within the neighbourhood centre 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.
- 16 Reason: To ensure safe, suitable and satisfactory development of the site.
- 17 Condition: Other than the highway improvement works to form the new roundabout on Edward Benefer Way no development shall commence on a particular phase of development ( as shown on the phasing plan) until full details of the foul water

drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of that phase of development hereby permitted is brought into use.

- 17 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF
- 18 Condition: Other than highway improvement works to form the new roundabout on Edward Benefer Way, no works shall commence on any phase until detailed designs of a surface water drainage scheme for that phase incorporating the following measures have been submitted to and agreed in writing with the Local Planning Authority in consultation with the Lead Local Flood Authority, in accordance with the submitted Flood Risk Assessment (Millward, MA10263-FRA-RO2, April 2017). The approved scheme will be implemented prior to the first occupation of that phase of development. The scheme shall address the following matters:
- I. Surface water runoff rates will be attenuated to 32 l/s (QBar) as stated within section 6.6 of the FRA. Confirmation from the Internal Drainage Board that the proposed rates and volumes of surface water runoff from the development are acceptable.
  - II. Provision of surface water attenuation storage, sized and designed to accommodate the volume of water generated in all rainfall events up to and including the critical storm duration for the 1 in 100 year return period, including allowances for climate change, flood event. A minimum storage volume of 12,199m<sup>3</sup> will be provided in line with section 6.13 of the submitted FRA.
  - III. Detailed designs, modelling calculations and plans of the of the drainage conveyance network in the:
    - 1 in 30 year critical rainfall event to show no above ground flooding on any part of the site.
    - 1 in 100 year critical rainfall plus climate change event to show, if any, the depth, volume and storage location of any above ground flooding from the drainage network ensuring that flooding does not occur in any part of a building or any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.
  - IV. The design of the attenuation basin will incorporate an emergency spillway and any drainage structures include appropriate freeboard allowances. Plans to be submitted showing the routes for the management of exceedance surface water flow routes that minimise the risk to people and property during rainfall events in excess of 1 in 100 year return period.
  - V. Finished ground floor levels of properties are a minimum of 300mm above expected flood levels of all sources of flooding.
  - VI. Details of how all surface water management features to be designed in accordance with The SuDS Manual (CIRIA C697, 2007), or the updated The SuDS Manual (CIRIA C753, 2015), including appropriate treatment stages for water quality prior to discharge.
  - VII. A maintenance and management plan detailing the activities required and details of who will adopt and maintain the all the surface water drainage features for the lifetime of the development. This will also include and ordinary watercourses and any structures such as culverts within the development boundary
- 18 Reason: To prevent flooding in accordance with National Planning Policy Framework paragraph103 and 109 by ensuring the satisfactory management of local sources of flooding surface water flow paths, storage and disposal of surface water from the site in a range of rainfall events and ensuring the surface water drainage system operates as designed for the lifetime of the development.



- 19 Condition: The development in relation to phase 1 only must be carried out in strict accordance with Ground Investigation Report by Harrison Geotechnical dated August 2022, on 6th September 2022 approved under application ref:17/01151/DISC\_D on the 24th November 2022

Notwithstanding the above, other than highway improvement works to form the new roundabout on Edward Benefer Way and notwithstanding the details already submitted, prior to the commencement of groundworks on any further phase, 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 DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

- 19 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.

- 20 Condition: Other than highway improvement works to form the new roundabout on Edward Benefer Way, prior to the commencement of groundworks of any phase (other than Phase 1), 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.

- 20 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.

- 21 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.
- 21 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.
- 22 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 19, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 20 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 21.
- 22 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.
- 23 Condition: As part of reserved matters applications for each phase, 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.
- 23 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 24 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details for that phase. The works shall be carried out prior to the occupation or use of any part of that phase 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.
- 24 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.

- 25 Condition: The development must be completed in strict accordance with the Revised Arboricultural Method Statement OAS 22-231-AR01 Rev B, and Tree Protection Plans by Oakfield Arboricultural Services and dated September 2022 approved (in part) for Phases 1, 2 and 3 under application ref:17/01151/DISC\_G dated 24th November 2022. The fencing shall be retained intact for the full duration of the development on that phase and until all equipment, materials and surplus materials have been removed from that phase of the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details, Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the local planning authority.

Notwithstanding the above, other than highway improvement works to form the new roundabout on Edward Benefer Way, no development or other operations shall commence on any further phase until the existing trees and/or hedgerows to be retained for that phase have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development on that phase and until all equipment, materials and surplus materials have been removed from that phase of the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

- 25 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF.
- 26 Condition: The development of any phase 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.
- 26 Reason: In order to ensure that water supplies are available in the event of an emergency in accordance with the NPPF.
- 27 Condition: The development shall comprise of no more than 450 residential units.
- 27 Reason: To define the terms of the consent.
- 28 Condition: Notwithstanding the details submitted the development hereby permitted shall not be commenced until a phasing plan has been submitted to and agreed in writing by the local planning authority. The phasing plan shall identify and describe the phases of construction of development including the relevant infrastructure elements (such as public open space). The development shall be carried out in accordance with the provisions of the approved phasing plan and/or any subsequent amendment to it that has been agreed in writing by the local planning authority.
- 28 Reason: To ensure the development is carried out in a comprehensive and controlled manner. This needs to be a pre-commencement condition given the need to ensure the survival and protection of important species.

- 29 Condition: As part of any reserved matters applications for each phase full details of existing and proposed levels, including finished floor levels of all buildings or structures and any changes in levels proposed to the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 29 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 30 Condition: The development shall be implemented in strict accordance with the Construction & Environmental Management Plan 0178-CEMP REV B dated December 2022 by Allison Homes received on 20th December 2022 and The Construction Traffic Management Plan 0178-CTMP REV A dated September / October 2022 by Allison Homes on 21st November 2022 for Phases 1, 2 and 3 submitted to and approved in writing under Ref 17/01151/DISC\_I dated 21st December 2022.

Notwithstanding the above, other than highway improvement works to form the new roundabout on Edward Benefer Way, prior to commencement of any further phase of the development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phases. The scheme shall also provide the location of any fixed machinery, the location and layout of the contractor compound, the location of contractor parking and proposed mitigation methods to protect residents from noise, dust and litter. The scheme shall be implemented as approved.

- 30 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.
- 31 Condition: The recommendations, mitigation and enhancement measures identified in the following protected species surveys by Lockhart Garratt shall be implemented in accordance with the approved details and in accordance with a programme to be submitted and agreed to the written satisfaction of the Local Planning Authority:
- Great Crested Newt Survey Report, Ref: 16-0107 3764 11 Version: 3 Dated February 2017
  - Water Vole Survey Report, Ref: 16-1915 3764 4913 Version: 4 Dated April 2017
  - Brown Hare Survey Report, Ref: 16-2146 3764 4913 Version: 3 Dated February 2017
  - Reptile Survey Report, Ref: 16-0109 3764 11 Version: 3 Dated February 2017
  - Invertebrate Survey Report, Ref: 16-2216 Version: 3 Dated January 2017
  - Botanical Survey, Ref: 16-2711 Version: 3 Dated February 2017
  - Bat Survey Report, Ref: 16-1515 Version: 4 Dated February 2017
- 31 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters of the Ecology Reports.
- 32 Condition: Other than highway improvement works to form the new roundabout on Edward Benefer Way, prior to commencement of development, an updated survey for badgers should be undertaken to ensure that no new setts are present and the findings of the survey and any additional mitigation measures proposed submitted to and approved in writing by the Local Planning Authority. The recommendations, mitigation and enhancement measures identified in the Lockhart Garratt Badger Survey Report, Ref: 16-2147 3764 4913 Version: 3 Dated February 2017 shall be implemented in

accordance with the approved details and a programme to the satisfaction of the Local Planning Authority unless superseded by the updated badger survey.

- 32 Reason: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to the National Planning Policy Framework.
- 33 Condition: No clearance works of existing habitats shall be scheduled during March to August inclusive, when nesting birds are most likely to be present, unless a pre-commencement survey of nesting birds (to be undertaken by a qualified ecologist) has been submitted to and approved in writing by the local planning authority.
- 33 Reason: To ensure that the development takes place substantially in accordance with the principles and parameters of the Ecology Reports.
- 34 Condition: Prior to the occupation of the 10th dwelling hereby permitted details of a scheme to provide information to new residents informing them of locations for dog walking which are less sensitive than international sites shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved in accordance with a timetable to be agreed with the Local Planning Authority.
- 34 Reason: To ensure that the development takes place substantially in accordance with the principles contained with the Habitats Regulations Assessment.
- 35 Condition: Prior to the occupation of the 10th dwelling hereby permitted details of the provision of connecting accesses to existing rights of way and open space shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved in accordance with a timetable to be agreed with the Local Planning Authority.
- 35 Reason: To ensure that the development takes place substantially in accordance with the principles contained with the Habitats Regulations Assessment.
- 36 Condition: Prior to the occupation of the 10th dwelling hereby permitted full details of the provision of on-site open space and circular walk with dog 'furniture infrastructure' shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved in accordance with a timetable to be agreed with the Local Planning Authority.
- 36 Reason: To ensure that the development takes place substantially in accordance with the principles contained with the Habitats Regulations Assessment.
- 37 Condition: A link road as illustrated on the Overall Concept Masterplan Drawing No. KINGS/OCMP/01 shall be constructed and made freely available for use by pedestrian and vehicular traffic between Edward Benefer Way and the north eastern boundary of the site, to enable an integral operational link and through road up to and abutting the smaller part of the Hall Lane allocation development, no later than the construction of 75% of the dwellings on the site. Thereafter no dwelling shall be occupied until the said road has been completed to the written confirmation of the Local Planning Authority.
- 37 Reason: To ensure the provision of an estate road up to and abutting the north eastern boundary of the site so as to enable a vehicular link to be made through to the highway layout on the adjoining land, for the proper planning of the area in accordance with the terms of Policy E3.1 and the provisions of the NPPF.

- 38 Condition: Any layout shall make provision for a link road to be constructed and made freely available for use by pedestrian and vehicular traffic leading up to the eastern boundary of the site to provide a future link through to land adjacent to the school. The road shall be fully implemented no later than the commencement of the 75th dwelling on the site. Thereafter no dwelling shall be occupied until the said road has been completed to the written satisfaction of the Local Planning Authority.
- 38 Reason: To ensure the provision of pedestrian and vehicular links up to and abutting the eastern boundary of the site so as to enable pedestrian and vehicular links to be made through to this land, for the proper planning of the area in accordance with the terms of Policy E3.1 and the provisions of the NPPF.
- 39 Condition: Provision shall be made for a link road to be constructed and made freely available for use by pedestrian and vehicular traffic leading up to the adjoining land to the north no later than the commencement of 75% of the dwellings on the site. Thereafter no dwelling shall be occupied until the said road has been completed to the written confirmation of the Local Planning Authority.
- 39 Reason: To ensure the provision of pedestrian and vehicular links up to and abutting the northern boundary of the site so as not to prejudice potential further development on the adjoining land, for the proper planning of the area in accordance with the terms of Policy E3.1 and the provisions of the NPPF.
- 40 Condition: The total amount of retail space shall not exceed 2500 sqm. No individual retail unit (Class A1) shall exceed 500 sqm unless, at reserved matters stage, a Retail Impact Assessment has been submitted, which demonstrates that there is no significant impact on existing retail centres as identified in the SADMP (Town Centre and Gaywood Clock Area).
- 40 Reason: The retail element is to allow a neighbourhood centre and needs to be restricted to protect established town centre/ local retail centres.
- 41 Condition: The development shall be completed in strict accordance with the Archaeological Mitigation Strategy report by PCAS Archaeology V4 dated December 2022, received on 14th December 2022 (excluding the south-western corner which has been excluded from the development and is labelled as Local Centre) submitted to and approved in writing by the Local Planning Authority on the 15th December 2022 under the reference 17/01151/DISC\_B.

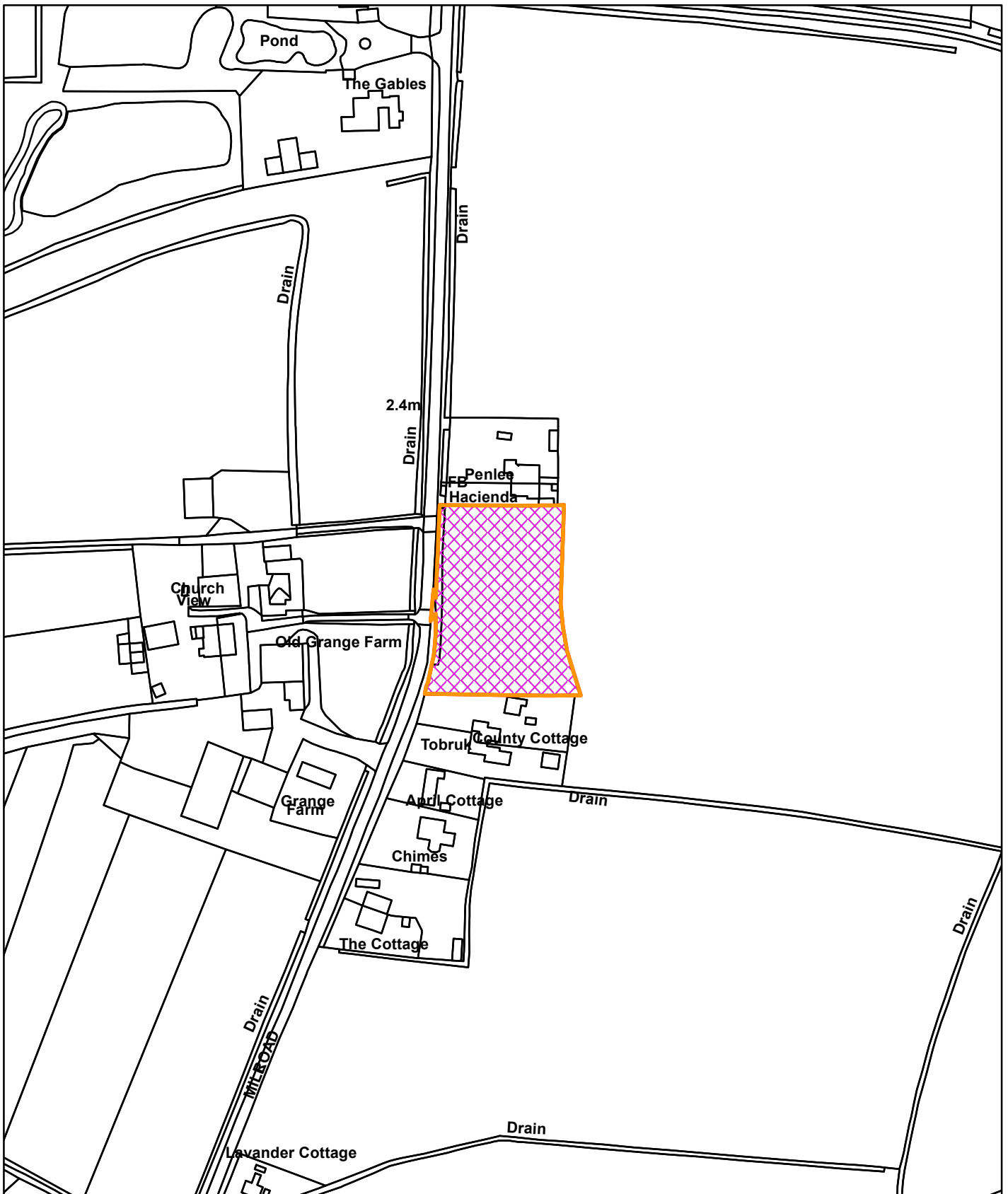
Notwithstanding the above, no development shall take place on any further phase (Local Centre) until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; 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 and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.

- 41 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.

- 42 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 41.
- 42 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.

22/01829/F

Land N of County Cottage Mill Road West Walton PE14 7EU



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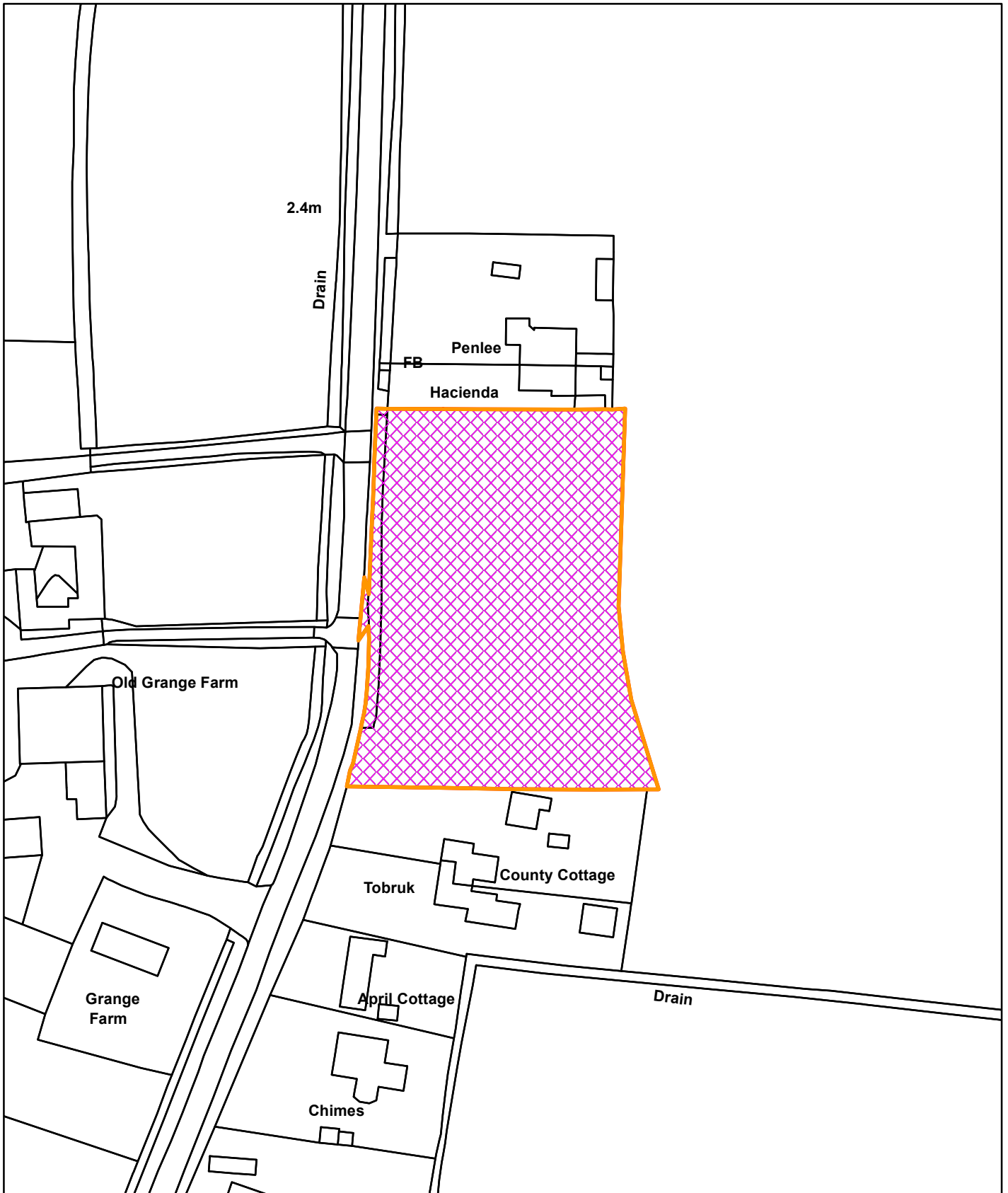
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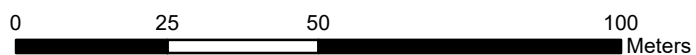


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113



<b>Parish:</b>	<b>West Walton</b>	
<b>Proposal:</b>	<b>2No. Proposed new dwellings and associated works</b>	
<b>Location:</b>	<b>Land North of County Cottage Mill Road West Walton Wisbech PE14 7EU</b>	
<b>Applicant:</b>	<b>Child and Clark</b>	
<b>Case No:</b>	<b>22/01829/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Clare Harpham</b>	<b>Date for Determination: 9 December 2022 Extension of Time Expiry Date: 16 January 2023</b>

**Reason for Referral to Planning Committee** – Councillor Kirk has requested that the application be determined by the Planning Committee

**Neighbourhood Plan:** No

**Case Summary**

Full planning permission is sought for the construction of two large detached dwellings and their associated works, which include a detached garage with gym for Plot 1 and an attached garage with games room for Plot 2 at Mill Road, West Walton. The plans show an associated shared access onto Mill Road.

The site is currently an agricultural field and lies outside the development boundary of West Walton.

**Key Issues**

- Principle of Development
- Form and Character and Impact on Countryside
- Neighbour Amenity
- Highway Safety
- Flood Risk
- Other material considerations

**Recommendation**

**REFUSE**

## **THE APPLICATION**

The application site is located to the eastern side of Mill Road, West Walton approximately 0.3km north of the development boundary as identified within the Site Allocations and Development Management Policies Plan (SADMPP) 2016.

The site comprises a parcel of agricultural land with a width of approximately 88m which is currently laid to grass but open to the rear of the site to a very large agricultural field (east and north). The front roadside boundary has a drainage ditch and is open in nature, with access to the field on the southern corner immediately north of County Cottage. To the north and south of the site is some sporadic housing and agricultural land, with a farm complex and associated buildings opposite.

The proposal is for full planning permission for two detached dwellings within very large plots with associated works.

## **SUPPORTING CASE**

This site lies outside of the defined settlement boundary for West Walton however is within a cluster of existing development. The proposal will provide housing for two local families (some members of which have been West Walton residents for over a decade) where there currently is very little opportunity for them to purchase appropriate housing within the settlement boundary of West Walton. The development will infill a gap within an existing cluster of housing, reinforcing the community in this particular satellite settlement and the future residents of properties will access services and facilities within West Walton/Walton Highway village centre.

The applicants are keen for their families to grow up with the benefits of their village life.

The dwellings will be positioned across the site frontage, in line with the remainder of the street scene. There is a variation of architectural styles and sizes of dwellings within the vicinity of the site and the scheme has been designed to include the most prevalent features. The dwellings will have a high-quality appearance which includes characteristic features of the surrounding properties, such as dormer windows and chimneys. They also include agricultural style detailing, as seen in the full height glazing, which is reflective of the existing use of the site and the land to the rear.

There are generous gaps provided between the dwellings to allow for the views of the open countryside beyond the site to be retained, thereby respecting the character and setting of the area.

## **PLANNING HISTORY**

22/01829/F: Application Withdrawn: - 2No. Proposed new dwellings and associated works - County Cottage Mill Road West Walton

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT**

The application is for two dwellings outside the planning boundary.  
The proposed designs of both dwellings are not in keeping with the street scene.

Planning Committee  
9 January 2023

There is no pavement for pedestrian access to the village.

**Highways Authority: NO OBJECTION**

Having visited the site, I believe that ultimately the point of access would be safe and parking and turning for vehicles would be provided in accordance with parking standards for Norfolk.

However, the NPPF supports through section 9 Promoting Sustainable Transport & para 112, in particular points to the need to 'give priority first to pedestrian and cycle movements' and 'so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use'...

Sustainable transport policies are also provided at local level through Norfolk's Transport Plan for 2026 (see Appendix F). Policy 5 of this document states 'New development should be well located and connected to existing facilities so as to minimise the need to travel and reduce reliance on the private car or the need for new infrastructure'.

The proposed development site is remote from schooling, town centre shopping, health provision and has restricted employment opportunities with limited scope for improving access by foot, cycle and public transport. The distance from service centre provision precludes any realistic opportunity of encouraging a modal shift away from the private car and this should be considered as part of the overall assessment of the site. Should the application be approved, conditions are recommended.

**Environment Agency: NO OBJECTION**

It is strongly recommended that the mitigation within the FRA by Ellingham Consulting is adhered to. In accordance with the NPPF development must not be permitted if there are reasonably available sites appropriate for the proposed development in areas with lower risk of flooding. It is for the LPA to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower risk as required by the Sequential Test and the NPPF.

**Natural England:** No comments received at the time of writing the report.

**Environmental Health & Housing - Environmental Quality: NO OBJECTION**

The applicant has provided a screening assessment stating no known contamination. We have reviewed our files and the site is land that has not been developed for the duration of our records. Historic maps dated 1904-1939 and earlier show a drain and pond located on the site, this has been filled by maps dated 1945-1970. The surrounding landscape is largely agricultural and residential.

The information submitted does not indicate the presence of significant land contamination. However, the presence of a filled drain and pond on site and the unknown nature of the fill material means it is possible that some unexpected contamination could be present. Therefore, a condition is recommended to cover the potential for unknown contamination.

**Emergency Planning:** Due to the location in an area at risk of flooding it's advised that the occupants' sign up to the EA FWD service and prepare a flood evacuation plan.

**Housing Enabling Officer:** As the site area is under 0.5hectares and 2 units are proposed, I confirm in this instance that no affordable housing contribution will be sought.

**UK Power Networks:** Advice provided regarding electrical lines and plant.

**National Grid Gas:** Comment made regarding further assessment being required.

Based on the location the site is within the High-Risk zone from National Grid Gas Transmission plc apparatus and therefore you **MUST NOT PROCEED** without further assessment from Asset Protection.

**Cadent Gas: NO OBJECTION**

To prevent damage to our assets or interference with our rights, please add an informative to the decision notice relating to the submission of details of planned works for review.

**REPRESENTATIONS**

**FOURTEEN** letters of **SUPPORT** covering the following:-

- Will enhance the look of the village
- Provide infill along Mill Road
- Improve a wasted area of land
- Would allow for substantial property with large garden which are unavailable as developers minimise plot sizes to maximise profits and ensure the dwelling is affordable to the majority
- Applicants are a respected couple who contribute to village life, would allow them to have dwelling of their choice

**LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** - Transport

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM6** - Housing Needs of Rural Workers

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main issues to consider when determining this application are as follows:

Principle of Development

Form and Character and Impact on Countryside

Neighbour Amenity

Highway Safety

Flood Risk

Other material considerations

Crime and Disorder

### **Principle of Development**

West Walton is categorised as a Joint Key Rural Service Centre along with Walton Highway in Policy CS02 of the Core Strategy 2011 (CS) and therefore benefits from a settlement boundary to guide development to the most sustainable positions. This application site lies approximately 300m north of the development boundary for West Walton, as identified by Inset Map G120 of the Site Allocations and Development Management Policies Plan (SADMPP) 2016. The site, which is located on the eastern side of Mill Road, is therefore considered to be within the wider countryside for the purposes of Policy DM2 SADMPP. Policy DM2 states that areas outside development boundaries will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas by other policies in the plan. This proposal does not meet any of the requirements of these other policies. This stance is reinforced by paragraph 174 of the NPPF 2021 which recognises the intrinsic character and beauty of the countryside and supports the protection of the countryside. In addition Local Plan Policy CS06 of the Core Strategy 2011 states that ‘Beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all.’

The proposal does not fulfil the overarching objectives for sustainable development within the NPPF, that relate to economic, social and environmental requirements. The proposed dwellings are not isolated in the sense that they would be sited in proximity to a small grouping of existing dwellings and therefore paragraph 80 does not apply, however paragraph 79 of the NPPF states that in order ‘to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities...’

The proposed development would be located approximately 0.3km from the western edge of the development boundary of West Walton and its associated services and it is also clear that with no pavement the site feels disconnected from any services and facilities and would be heavily reliant upon the use of the private motor vehicle (least sustainable form of

transport). There are no clear circumstances that would justify new dwellings in this unsustainable location.

The Parish Council object to residential development in this location for the reason that the proposed residential development is located outside the development boundary and also that there is no pedestrian access to the village as there are no pavements.

Therefore the fact that the proposed development is not considered to represent sustainable development due to its location and the fact that it is located within the countryside without adequate justification means that the proposal is considered to be contrary to the overarching objectives of the NPPF with regard to sustainable development, Policies CS01, CS02, and CS06 of the Core Strategy 2011, and Policies DM2 and DM6 of the SADMPP 2016.

### **Form and Character and Impact on Countryside**

As stated, the application site comprises a parcel of agricultural land that is currently laid to grass, but forms part of a much wider field located to the rear and north of the application site. The site frontage measures approx. 88m of open agricultural land between sporadic dwellings located along Mill Road, with no screening such as hedging in place.

The two storey semi-detached dwellings to the north have a roof pitch that runs perpendicular to the road, with flying hips and lowered eaves that reduces the mass of the dwelling. To the south are more traditional style semi-detached dwellings with hipped roof and dormer windows to the first floor. Opposite are some farm buildings and an associated farmhouse. Whilst the design of the existing development in the locality is varied in nature, the proposed development would be very large in scale and would therefore visually dominate the neighbouring forms of development.

The proposed dwellings, whilst between existing sporadic development, would have very large gardens with the application site measuring approximately 0.5 hectares and the proposed dwellings being very large in scale, with substantial glazing and rear balconies. The Parish Council have also objected to the design of both dwellings considering them not to be in keeping with the existing street scene.

Plot 1 would have a double fronted central section which would measure 12.1m in width, with subservient side projections that overall would give a proposed width of 18.9m. The combination of the central hall projection at the front and including the rear two-storey projection would give a combined depth of 14.2m. This plot would also have a large detached garage with internal staircase to a gym above.

Plot 2 would have two gables facing towards the road, one of which would project slightly. The main two storey element would be 14m in width with a single storey projection to the southern side which links up to a 1.5 storey garage which would project 10.5m to the front of the dwelling. The overall width of the built form when viewed from Mill Road from one side of the dwelling to the side of the projecting garage would be 22.6m. The front and rear projection to the proposed dwelling would result in a depth of 15m for the dwelling and if the projecting garage (with games room above) is included this would give an overall depth to the proposed development of 24.5m.

The site slopes down away from the road with the levels ranging from 2.5m AOD to the front of the site and 1.9m AOD at the rear. Both dwellings would have a height of 9.5m, although it is proposed to raise the finished floor levels to 2.9m AOD (approx. 0.4m above the level of Mill Road) in order to allow for flood risk mitigation which states finished floor levels should be raised to 1.0m above the lowest land levels. This would in turn raise the height of the

proposed dwellings to almost 10 metres above the current road levels. This raising of the finished floor levels, as well as the excessive size of the proposed dwellings would exacerbate the visual impact of the proposed dwellings within this open fen landscape.

Overall, it is considered that the proposed development would contribute to the consolidation of the sporadic development along Mill Road to the detriment of the rural character and appearance of Mill Road. The design and scale of the proposed dwellings, lack of existing screening, and their very large associated gardens with associated domestic paraphernalia would be visually prominent and would consequently have a detrimental visual impact upon the character and appearance of the locality and the surrounding countryside which is very open in nature and which would be contrary to paragraph 174 of the NPPF, Policy CS06 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

### **Neighbour Amenity**

The amenity of the neighbours to the north and south have been considered.

Plot 1 will be located to the south of Hacienda, a two-storey semi-detached dwelling which has ground floor windows in its southern side elevation which are not fully screened by the existing boundary hedge.

The proposed dwelling would be located between 7.6m (the single storey snug projection) and 12.2m (the two storey rear projection) away from the shared boundary and the two storey element of the proposal would be located approx. 16.2m from the neighbours southern elevation. The proposed distance between the proposal and the neighbours side elevation, in combination with the fact that most of the neighbours ground floor windows are set back behind the proposed dwelling, means that the proposal is not likely to cause overshadowing to the degree that would warrant a refusal. The proposed side windows within the northern elevation would serve an en-suite and ground floor snug and therefore would not cause any material overlooking towards the neighbour to the north.

Plot 2 will be located to the north of County Cottage, a two-storey semi-detached dwelling and there would be no material impact with regard to overshadowing of this dwelling due to the orientation of the proposal which is sited to the north.

The first-floor windows within the southern elevation of Plot 2 would serve an en-suite and a high-level window which serves a proposed bedroom. In addition, the proposed windows would be located 18m from the shared boundary and therefore would not cause any material overlooking.

As well as assessing the impact of the proposal on the existing neighbours to the north and south, the potential impact on amenity between the proposed dwellings has been assessed.

There are proposed first floor windows within plot 1 which serve bedroom 2 which face south towards plot 2. These are located approx. 17.6m from the shared boundary and in excess of 20m from the proposed dwelling within plot 2 and therefore would not cause any material overlooking. The rear balcony within plot 1 would also be open to the southern elevation, however it is located approx. 28m from the shared boundary and so would not cause any material overlooking.

The first-floor windows within the northern elevation of Plot 2 would serve two en-suites and so would not cause any material overlooking. The dormer windows within the garage projection are located approx. 27m from the shared boundary and would also look towards the front of plot 1 and so would not cause any material overlooking.



Consequently, the proposal is not considered to have any material impact with regard to neighbour amenity and would comply with Policy CS08 of the CS and Policy DM15 of the SADMPP.

### **Highway Safety**

There are no objections from the highways officer with regard to the point of access and the on-site parking and turning which accords with parking standards for Norfolk. However, it has been noted by the highways officer that the proposed development site is remote from schooling, town centre shopping; health provision and has restricted employment opportunities with limited scope for improving access by foot, cycle and public transport. The distance from service centre provision precludes any realistic opportunity of encouraging a modal shift away from the private car which is contrary to sustainability principles within the NPPF.

As already stated, the proposal has no footpath provision into the village which the Parish Council have also noted in their objection.

### **Flood Risk**

The application site is located within Flood Zone 3 and a tidal breach mapping area where the site could flood up to 1m should the tidal defences be breached. Consequently, it is proposed to set finished floor levels at 1.0m above the lowest land level which would set finished floor levels at 2.9m AOD, which is 0.4m above the level of Mill Road. There are no objections from the Environment Agency with regard to the proposed flood risk mitigation, however it is for the LPA to steer development towards areas at the lowest risk of flooding. The majority of West Walton is within Flood Zone 3, however there are areas of Flood Zone 1 and 2 within the village, particularly close to the Church. Whilst there are areas within a lower flood zone, there does not seem to be any available plots which could accommodate two dwellings and therefore the application is considered to pass the sequential test. Whilst the application may pass the sequential test it must also pass the Exception Test as identified within Table 3: Flood Risk Vulnerability and Flood Zone Compatibility table.

Paragraph 164 of the NPPF states that to pass the Exception Test it should be demonstrated that a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and b) the development will be safe for its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the exception test should be satisfied for developments to be permitted as stated within para 165. Whilst the mitigation submitted demonstrates that the development could be made safe for its lifetime, it is not considered that the location of the proposal, outside the development boundary and within a rural landscape would provide sustainability benefits which would outweigh the flood risk and therefore the proposal fails the Exception Test.

The proposal is therefore contrary to paras. 164 and 165 of the NPPF 2021 and Policy CS08 of the Core Strategy 2011.

### **Other material considerations**

It was not considered that an ecology survey was necessary with this application given the current site conditions as agricultural land in line with Natural England's standing advice.

There were no objections to the proposal on the basis of land contamination.

The Housing Enabling Officer has stated that due to the number of dwellings proposed and the site area, no affordable housing contribution would be sought in this instance.

The application site is in a location which is within a High-Risk Zone for possible National Grid Gas Transmission apparatus and therefore should consent be granted, no works should proceed until further assessment is done from Asset Protection to ensure the works are safe. This is a separate process from planning consent, and it is the applicants' responsibility to ensure works are safe to proceed, prior to commencement.

The provision of an additional two dwellings could provide additional funds through the community infrastructure levy (CIL), however it is noted that the development would be for at least one self-build dwelling, which are exempt from the community infrastructure levy unless sold within a prescribed time period.

### **Crime and Disorder**

There are no specific crime and disorder issues arising from this proposed development.

### **CONCLUSION**

The application site is outside the development boundary and within the countryside as identified within the SADMPP 2016. The development is not considered to represent sustainable development as identified within para 79 of the NPPF 2021 and it is considered it would consolidate sporadic development which would erode the rural character of Mill Road. The design and scale of the proposed dwellings are also considered to be out of character with the locality and would have a detrimental visual impact upon the locality and surrounding countryside which is open in nature. The application is also considered to fail the Exception Test as it is not considered that there are sustainability benefits to the proposal that would outweigh its location in an area of high flood risk.

The application is therefore considered to be contrary to the principles of the NPPF 2021, Policies CS01, CS02, CS06 and CS08 of the Core Strategy 2011, and Policies DM2 and DM15 of the SADMPP 2016 and as such Members are recommended to refuse the application.

### **RECOMMENDATION:**

**REFUSE** for the following reason(s):

- 1 The site lies outside of the development boundary for West Walton as identified by the Site Allocations and Development Management Policies Plan 2016, where development is restricted to that identified as sustainable in rural areas. The proposal constitutes the inappropriate residential development of agricultural land in the countryside, and its location as well as the existing road conditions, would result in the site being disconnected from local service provision and would result in a form of development contrary to the overarching objectives of the NPPF with regard to achieving sustainable development. The development is therefore considered contrary to the overarching aims of the NPPF 2021, Policies CS01, CS02, CS06 and CS08 of the Core Strategy 2011, and Policy DM2 of the Site Allocations and Development Management Policies Plan 2016

- 2 Mill Road is characterised by sporadic linear development, with undeveloped gaps between the limited numbers of dwellings being a key characteristic of the locality. The proposed development would contribute to the consolidation of the sporadic development in the locality to the detriment of the rural character and appearance of Mill Road. In addition, the design and scale of the proposed dwellings and their very large associated gardens with accompanying domestic paraphernalia would have a detrimental visual impact upon the character and appearance of the locality and the surrounding countryside which is very open in nature and which would be contrary to paragraph 174 of the NPPF, Policy CS06 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.
  
- 3 The application site falls within Flood Zone 3 of the Strategic Flood Risk Assessment 2018 and passes the sequential test; therefore, the exception test is required. The proposal does not represent development where the sustainability benefits outweigh the flood risk and therefore the Exception Test is failed. The proposed development is therefore contrary to paras. 164 and 165 of the NPPF 2021 and Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011.

**PLANNING COMMITTEE -**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**PURPOSE OF REPORT**

- (1) To inform Members of the number of decisions issued between the production of the December Planning Committee Agenda and the January agenda. 97 decisions issued 90 decisions issued under delegated powers with 7 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

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
<b>Major</b>	1	1	0		1	100%	60%	1	0
<b>Minor</b>	37	28	9	28		76%	80%	4	1
<b>Other</b>	59	57	2	52		88%	80%	1	0
<b>Total</b>	<b>97</b>	<b>86</b>	<b>11</b>						

Planning Committee made 7 of the 97 decisions, 7%

## PLANNING COMMITTEE -

### APPLICATIONS DETERMINED UNDER DELEGATED POWERS

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#### 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
15.09.2022	29.11.2022 <b>Application Permitted</b>	22/01661/F	Four Hill Wood Church Road Barton Bendish Norfolk New Porch to front of the dwelling	Barton Bendish
14.09.2022	07.12.2022 <b>Application Permitted</b>	22/01653/F	Tofts End Syderstone Road Bircham Tofts Norfolk Extension to existing bungalow to create a first floor with cartshed extension and detached garage	Bircham
03.10.2022	01.12.2022 <b>Application Permitted</b>	22/01753/F	1 Wretton Road Boughton King's Lynn Norfolk Installation of external cladding to utility room and bathroom and construction of a porch and other external works	Boughton

27.07.2022	07.12.2022 <b>Application Refused</b>	22/01522/F	10 Branodunum Brancaster King's Lynn Norfolk Two storey extension and alterations to dwelling	Brancaster
05.10.2022	30.11.2022 <b>Application Permitted</b>	22/01764/F	Beach House 6 Town Farm Close Brancaster Norfolk Single storey rear extension to dwelling, and single storey extension to garage	Brancaster
06.10.2022	30.11.2022 <b>Application Permitted</b>	22/01902/F	4 Harbour View Terrace Main Road Brancaster Staithe Norfolk Replacement Outbuilding	Brancaster
09.06.2022	30.11.2022 <b>Application Permitted</b>	22/01159/F	The Maltings Tower Road Burnham Overy Staithe King's Lynn Alterations including restore render, replace windows and doors, loft conversion installing 5 conservation roof lights, metal stairs and deck to north facade and garden wall.	Burnham Overy
12.10.2022	30.11.2022 <b>Prior Approval - Approved</b>	22/01843/PACU3	Land North of Greenslade House Newton Road Castle Acre Norfolk Change of use and conversion of existing agricultural building, and land within its curtilage, to a single larger dwelling.	Castle Acre
19.10.2022	05.12.2022 <b>Application Permitted</b>	22/01859/F	41 Whin Common Road Denver Downham Market Norfolk Alterations and extension to front of existing bungalow	Denver

06.04.2022	24.11.2022 <b>Application Permitted</b>	22/00628/F	37 London Road Downham Market Norfolk PE38 9AT Retention of two greenhouses in the back garden.	Downham Market
19.05.2022	23.11.2022 <b>Application Permitted</b>	22/00890/F	2 Primrose Avenue Downham Market Norfolk PE38 9EU Change of use from vacant land to garden/residential land and erection of fence.	Downham Market
19.04.2022	24.11.2022 <b>Application Permitted</b>	22/00796/F	Bank Farm House Downham Road Salters Lode Norfolk Demolition of existing dwelling and replacement with new dwelling.	Downham West
02.11.2022	07.12.2022 <b>GPD HH extn - Not Required</b>	22/02005/PAGPD	6 Groveside East Rudham King's Lynn Norfolk Single storey rear extension which extends beyond the rear wall by 5m with a maximum height of 3.4m and a height of 2.4m to the eaves	East Rudham
28.09.2022	24.11.2022 <b>AG Approval Approved</b> <b>Prior</b>	22/01721/AG	Land N of Pentney Lakes Common Road Pentney Norfolk Prior Notification: Office, workshop and storage building for forestry use	East Winch
27.10.2020	24.11.2022 <b>Application Permitted</b>	20/01658/F	Farm Buldinings And Land N of Little Fendyke Field Fendyke Road Emneth Norfolk Proposed workplace home/caravan (retrospective)	Emneth
07.06.2022	01.12.2022 <b>Application Permitted</b>	22/01141/F	Land South of Birds Corner Emneth Wisbech Erection of Wisbech to Upwell Tramway Memento	Emneth

20.09.2022	28.11.2022 <b>Application Permitted</b>	22/01803/F	Reffley 42 Hungate Road Emneth Wisbech Proposed annex for Mr Ross to move into while his family continue to reside in the main home	Emneth
17.06.2022	24.11.2022 <b>Application Permitted</b>	22/01051/F	65 Wilton Road Feltwell Thetford Norfolk Double storey side and rear extensions and Single storey rear extension	Feltwell
02.09.2022	28.11.2022 <b>Application Permitted</b>	22/01584/F	Church Farm High Street Fincham King's Lynn Extension and alterations to existing dwelling including new roof incorporating first floor accommodation and construction of a garage	Fincham
04.08.2022	30.11.2022 <b>Application Permitted</b>	22/01393/F	Land E of Rosemary Lane W of Hills Crescent And S of Rampant Horse Cottage Lynn Road Gayton Norfolk Variation of Condition 1 of Planning Permission 19/01046/RMM: Reserved Matters Application: Proposed residential development	Gayton



31.08.2022	24.11.2022 <b>Application Permitted</b>	22/01561/F	Jubilee Hall Farm Jubilee Hall Lane Gayton KINGS LYNN VARIATION OF CONDITION 2 AND 6 OF PLANNING PERMISSION 21/02188/F: VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/00195/F: Proposed new dwelling	Gayton
26.09.2022	07.12.2022 <b>Application Permitted</b>	22/01707/F	Site To Rear of The Former Rampant Horse Cottage Lynn Road Gayton Norfolk Variation of conditions 4, 5 and 6 of planning permission 20/00796/F to confirm footpath link provision, amend foul and surface water drainage arrangements and agree future management and maintenance of the proposed streets	Gayton
30.08.2022	30.11.2022 <b>Application Permitted</b>	22/01551/F	The Little House 24 Weasenham Road Great Massingham King's Lynn Application for Planning Permission under Part 196D of T&CPA: Demolish Garage.	Great Massingham
24.08.2022	02.12.2022 <b>Application Permitted</b>	22/01518/F	Elder Farm Elder Lane Grimston King's Lynn Conversion of outbuildings including use as annexe, demolition of pole barn, and retention of extensions and alterations to dwelling plus pond	Grimston

07.10.2022	01.12.2022 <b>Application Permitted</b>	22/01794/F	Elder Farm Elder Lane Grimston King's Lynn Retrospective application for the erection of a stable block	Grimston
09.02.2022	30.11.2022 <b>Application Refused</b>	22/00287/O	Land SE of 50 Hunstanton Road Heacham Norfolk OUTLINE APPLICATION (WITH ACCESS): 2 self build dwellings	Heacham
22.08.2022	06.12.2022 <b>Application Refused</b>	22/01502/F	Neville Lodge 69 Station Road Heacham King's Lynn Proposed bungalow following subdivision and alterations to boundary wall to provide increased access width	Heacham
12.10.2022	07.12.2022 <b>Application Permitted</b>	22/01810/F	71 College Drive Heacham King's Lynn Norfolk Demolition of conservatory. Single storey rear extension.	Heacham
07.07.2022	07.12.2022 <b>Application Refused</b>	22/01195/F	Emily Cottage 27 Kirkgate Holme next The Sea Norfolk Two storey rear & side extension to dwelling	Holme next the Sea
10.08.2022	24.11.2022 <b>Application Permitted</b>	22/01429/F	51 Kirkgate Holme next The Sea Norfolk PE36 6LH Variation of Condition 2 of Planning Permission 19/00720/F: Proposed Annex for family member	Holme next the Sea
05.08.2022	30.11.2022 <b>Application Permitted</b>	22/01403/F	23 Yarrow Drive Hunstanton Norfolk PE36 6FG Single storey rear extension	Hunstanton

17.12.2021	23.11.2022 <b>Application Permitted</b>	21/02429/CU	Oak Farm The Drift Ingoldisthorpe Norfolk Change of use of existing building to 1no holiday let.	Ingoldisthorpe
08.11.2022	05.12.2022 <b>Consultation by Adj Authority</b>	22/01985/CON	Land South of 18 Rowan Close Wisbech Cambridgeshire Erect 3 dwellings (1 x 2-storey 3-bed, 1 x 2-storey 2-bed and 1 x single-storey 1-bed) with 1.8 metre high (max) close boarded fencing and detached sheds	King's Lynn
21.01.2020	07.12.2022 <b>Application Permitted</b>	20/00091/F	Land South of Russett Close King's Lynn Norfolk Variation of Conditions 4, 7, 12 and 13 of Planning Permission 14/01690/OM: Construction of up to 81 dwellings with access road	King's Lynn
16.11.2021	28.11.2022 <b>Application Permitted</b>	21/02219/F	Liquor & Loaded 21 Tower Street King's Lynn Norfolk Proposed extension of outside seating area incorporating new and retained seating pods	King's Lynn
04.01.2022	28.11.2022 <b>Application Permitted</b>	22/00034/LB	Bishops Lynn House 18 Tuesday Market Place King's Lynn Norfolk Change of use of former first floor office cloakroom to studio flat	King's Lynn
20.07.2022	30.11.2022 <b>Application Permitted</b>	22/01278/F	47 Empire Avenue King's Lynn Norfolk PE30 3AU Rear Extension and Alterations	King's Lynn

21.07.2022	24.11.2022 <b>Application Permitted</b>	22/01287/F	20 Kent Road King's Lynn Norfolk PE30 4AU Proposed removal of existing garage and utility to form single storey extension to North and East elevation	King's Lynn
25.08.2022	01.12.2022 <b>Application Permitted</b>	22/01675/F	Flat 3 3 King Street King's Lynn Norfolk Replacement of 2 rotten wooden dormer windows with UPVC windows and necessary framework	King's Lynn
12.09.2022	30.11.2022 <b>Application Permitted</b>	22/01642/F	Land S of 88 Clenchwarton Road West Lynn King's Lynn Variation of Conditions 2 and 8 of Planning Permission 21/01771/F: Proposed Butchers Shop and Associated Facilities	King's Lynn
12.09.2022	01.12.2022 <b>Application Permitted</b>	22/01643/F	14 Bentinck Way West Lynn King's Lynn Norfolk Single storey flat roof extension, outbuilding and associated works.	King's Lynn
03.10.2022	25.11.2022 <b>Application Permitted</b>	22/01747/F	12 Jermyn Road King's Lynn Norfolk PE30 4AE Demolition of existing garage and single storey additions. Proposed single storey side extension and replacement single storey rear extension.	King's Lynn

12.10.2022	01.12.2022 <b>Application Permitted</b>	22/01809/LB	25 Queen Street King's Lynn Norfolk PE30 1HT Listed Building Application: Installation of external glazed screen, minor alterations to modern internal partitions and installation of 3 dormer windows	King's Lynn
18.10.2022	07.12.2022 <b>Application Permitted</b>	22/01934/LB	Field House 47 Gayton Road Gaywood King's Lynn Changes of roof tile from concrete to clay pantile of the southern aspect. Change southern fence from wooden picket to bespoke iron railings. Change of roof on sunroom and garage to match main building. Widening of rear access gates. Rationalise gutters and downpipes, add CCTV, additional minor changes internally, the 2010 bathrooms to be unified.	King's Lynn
24.10.2022	07.12.2022 <b>Application Permitted</b>	22/01890/F	84 King John Avenue Gaywood King's Lynn Norfolk Proposed single story rear extension to form new kitchen extension.	King's Lynn
05.08.2022	24.11.2022 <b>Application Permitted</b>	22/01404/F	Birchwood 65 East Winch Road Ashwicken King's Lynn Proposed replacement dwelling sympathetic with previous approval 21/00665/F.	Leziate

10.10.2022	12.12.2022 <b>Application Permitted</b>	22/01799/F	5 The Street Marham King's Lynn Norfolk Two storey extension on rear of existing house	Marham
08.09.2022	05.12.2022 <b>Application Refused</b>	22/01784/F	Land SW of 36 School Road Marshland St James Norfolk Residential Development - Construction of five detached dwellings, with detached garages	Marshland St James
23.03.2022	07.12.2022 <b>Application Refused</b>	22/00603/F	Middleton Hall Golf Club Hall Orchards Middleton King's Lynn Erection of single storey semi-permanent function suite.	Middleton
30.09.2022	23.11.2022 <b>Application Permitted</b>	22/01741/F	Mitre Farm Garden Nursery Setch Road Blackborough End KINGS LYNN Proposed Single Storey Side Extension	Middleton
07.10.2022	30.11.2022 <b>Application Permitted</b>	22/01903/F	23 Little Carr Road North Wootton King's Lynn Norfolk Proposed new entrance porch	North Wootton
12.10.2022	29.11.2022 <b>Application Permitted</b>	22/01811/F	Springfields Thetford Road Northwold Thetford Proposed Cart Lodge	Northwold
03.05.2022	01.12.2022 <b>Application Refused</b>	22/00767/F	25 Golf Course Road Old Hunstanton HUNSTANTON Norfolk Proposed 1no. pod (business use) for guests along with utilising an existing parking and turning area, unused garage to be removed.	Old Hunstanton

04.07.2022	02.12.2022 <b>Application Permitted</b>	22/01166/F	9 Ashdale Park Old Hunstanton Hunstanton Norfolk Proposed front extension into existing porch, new external porch, alterations to windows, doors and facades and removal of existing conservatory and extension to rear	Old Hunstanton
15.07.2022	01.12.2022 <b>Application Permitted</b>	22/01470/LB	The Barn Church Road Old Hunstanton Hunstanton Listed Building Application: Hard and soft landscaping and external lighting to driveway and front and side garden and associated works	Old Hunstanton
14.09.2022	25.11.2022 <b>Application Permitted</b>	22/01725/F	Mandalay Isle Road Outwell Wisbech Proposed loft conversion, dormer windows and internal alterations to dwelling.	Outwell
13.10.2022	08.12.2022 <b>Application Permitted</b>	22/01824/F	33 Beaupre Avenue Outwell Wisbech Norfolk single storey extension to rear of existing bungalow and alterations including raising height of existing flat roof	Outwell
18.05.2022	28.11.2022 <b>Application Permitted</b>	22/00884/F	Rosewood House Narborough Road Pentney KINGS LYNN New entrance fence, gate and access to property (Retrospective)	Pentney
29.07.2022	30.11.2022 <b>Application Permitted</b>	22/01532/F	Sedgeford Road Farm Sedgeford Road Ringstead Hunstanton Single storey extension to barn conversion within curtilage of listed farmhouse	Ringstead

29.07.2022	28.11.2022 <b>Application Permitted</b>	22/01533/LB	Sedgeford Road Farm Sedgeford Road Ringstead Hunstanton Single storey extension to barn conversion within curtilage of listed farmhouse	Ringstead
16.09.2022	07.12.2022 <b>Application Permitted</b>	22/01760/F	Orchard House 60 Docking Road Ringstead Hunstanton 2no dormer windows to rear to replace 4no existing rooflights and a first floor side extension over the existing garage	Ringstead
29.09.2022	25.11.2022 <b>Application Permitted</b>	22/01731/F	The Old Rectory 59 High Street Ringstead Hunstanton Erection of a powder coated aluminium glasshouse sited on a dwarf stone faced block wall in keeping with existing stonework with in the property	Ringstead
03.10.2022	24.11.2022 <b>Application Permitted</b>	22/01745/F	Glovers Farm Fring Road Sedgeford Norfolk Provision of general purpose agricultural building	Sedgeford
07.03.2022	30.11.2022 <b>Application Permitted</b>	22/00491/F	Kings Arms 28 The Green Shouldham Norfolk Installation of kitchen extraction system.	Shouldham
04.10.2022	25.11.2022 <b>Application Permitted</b>	22/01758/LB	Alexandra Cottage 21 Westgate Street Shouldham Norfolk Construction of single storey rear extension, following removal of existing rear porch and alterations to existing cottage	Shouldham



23.08.2022	24.11.2022 <b>Application Permitted</b>	22/01669/F	Solar Farm Bircham Road Snettisham Norfolk VARIATION OF CONDITION 1 OF PLANNING PERMISSION 16/02237/F: Variation of condition 2 of planning permission 15/01146/FM: To amend previously approved layout	Snettisham
28.02.2022	01.12.2022 <b>Application Refused</b>	22/00329/CU	Solitaire 14 Burnham Road South Creake Fakenham Change of use From Self Contained Annexe to Single Residential Dwelling in its own right	South Creake
06.10.2022	30.11.2022 <b>Application Permitted</b>	22/01778/F	5 Castleacre Close South Wootton King's Lynn Norfolk Extension to rear of dwelling	South Wootton
30.09.2022	05.12.2022 <b>Application Permitted</b>	22/01740/F	Saddlers Cottage 5 Oxborough Road Stoke Ferry Norfolk Proposed single storey rear extension, replacement flat roof on existing garage and replacement front porch.	Stoke Ferry
10.08.2022	23.11.2022 <b>Application Permitted</b>	22/01595/F	Oak Lodge 162 The Drove Barroway Drove Norfolk Single storey extension, cart lodge and access amendments.	Stow Bardolph
25.08.2022	07.12.2022 <b>Application Permitted</b>	22/01529/CU	11 - 12 Websters Yard The Street Syderstone Norfolk Material change of use of an annex to holiday let accommodation.	Syderstone

24.05.2022	12.12.2022 <b>Application Permitted</b>	22/00914/F	51 Chapel Road Terrington St Clement King's Lynn Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/01776/F: Construction of single dwelling	Terrington St Clement
31.08.2022	01.12.2022 <b>Application Permitted</b>	22/01554/F	Delamore Farms Ltd Moat Road Terrington St Clement Norfolk Erection of new grain storage and drying facility. Comprising: Agricultural steel framed building together with continuous flow grain drier and filling equipment.	Terrington St Clement
10.10.2022	29.11.2022 <b>Prior Approval - Refused</b>	22/01881/PACU3	Ruin / Barn And Land NE of Formerly Four Winds And Marlian And W of 112A Jankin Lane Jankin Lane Terrington St Clement Norfolk Notification for Prior Approval: Proposed conversion of an agricultural barn into a single dwelling house (Schedule 2, Part 3, Class Q)	Terrington St Clement
07.10.2022	02.12.2022 <b>Application Permitted</b>	22/01791/F	Dundrum Cottage High Street Thornham HUNSTANTON Proposed First Floor side extension	Thornham
02.09.2022	28.11.2022 <b>Application Permitted</b>	22/01583/F	47 St Johns Road Tilney St Lawrence Norfolk PE34 4QJ Single-storey rear extension and loft conversion	Tilney St Lawrence

16.05.2022	12.12.2022 <b>Application Refused</b>	22/00979/F	Plot E of Smallfield Pigeon Street Walpole St Andrew Norfolk New 4 bedroom house and double garage	Walpole
23.09.2022	05.12.2022 <b>Application Permitted</b>	22/01693/F	White House Lodge Frenchs Road Walpole St Andrew Wisbech Single storey rear extension	Walpole
06.07.2022	01.12.2022 <b>Application Permitted</b>	22/01369/F	Samuel's Family Farm Shop And Butchers Market Lane Walpole St Andrew WISBECH Retrospective application for tarmac hardstanding car park	Walpole Cross Keys
20.07.2022	12.12.2022 <b>Application Permitted</b>	22/01272/F	Tamar Nurseries Ltd West Drove South Walpole Highway Wisbech Erection of storage building	Walpole Highway
17.05.2021	01.12.2022 <b>Application Permitted</b>	21/01136/O	Orchard Barn 7A Burrett Road Walsoken Norfolk OUTLINE ALL MATTERS RESERVED: Erection of 2No self build residential units	Walsoken
13.12.2021	30.11.2022 <b>Application Permitted</b>	21/02377/F	The Barn 3 Burrettgate Road Walsoken Wisbech Erection of 2 x single storey dwellings involving the demolition of the existing barns on site	Walsoken
16.09.2022	28.11.2022 <b>Application Permitted</b>	22/01666/F	Homelea Biggs Road Walsoken WISBECH Single-storey rear extension.	Walsoken
07.09.2022	05.12.2022 <b>Application Permitted</b>	22/01611/F	7 Bennett Close Watlington King's Lynn Norfolk Two-storey side extension, single- storey extension, and alterations to dwelling	Watlington

06.10.2022	28.11.2022 <b>Application Permitted</b>	22/01786/F	The Nook 76 Downham Road Watlington King's Lynn Proposed single storey side extension and rendering of existing dwelling	Watlington
09.06.2022	01.12.2022 <b>Application Permitted</b>	22/01005/F	Land NE of Thurston Farm Common Road Walton Highway Norfolk Change of Use of land and stables to commercial livery (retrospective) and siting of a temporary dwelling in connection with commercial livery	West Walton
15.07.2022	25.11.2022 <b>Application Permitted</b>	22/01253/F	Raeffre 227 Salts Road West Walton Norfolk Proposed Single Storey Extension with Internal Alterations and Demolition of Conservatory and Garage Extension.	West Walton
08.09.2022	28.11.2022 <b>Application Permitted</b>	22/01620/F	62 Salts Road West Walton Norfolk PE14 7EJ Proposed side and rear extension with render throughout the external property.	West Walton