

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



# **Planning Committee**

## **Agenda**

Monday, 6th February, 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, 6th February, 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 9 January 2023 (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 - 98)**

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

**9. DELEGATED DECISIONS (Pages 99 - 130)**

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 9 February 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 3 February 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)

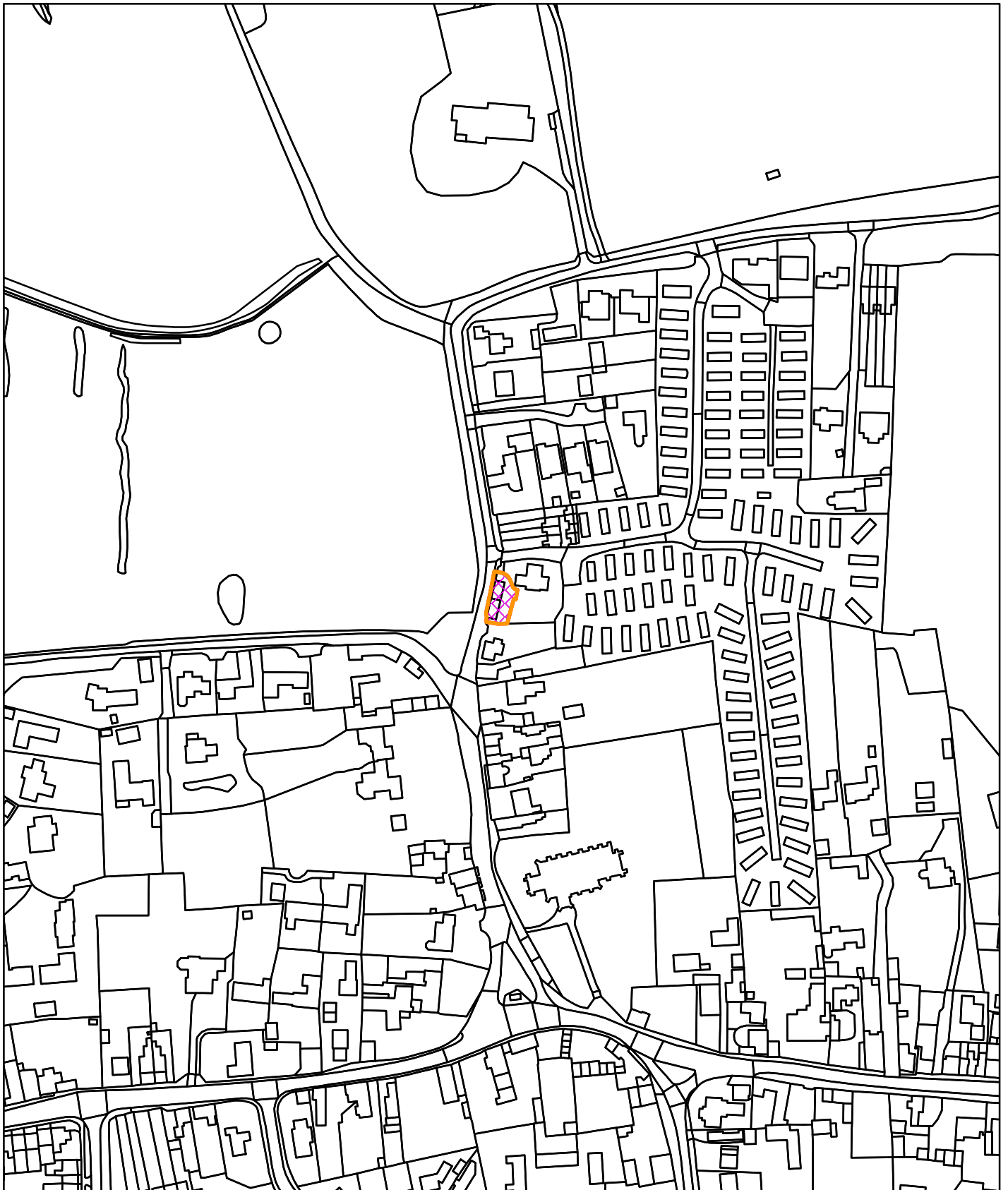
**INDEX OF APPLICATIONS TO BE DETERMINED  
BY THE PLANNING COMMITTEE AT THE MEETING TO BE  
HELD ON MONDAY 6 FEBRUARY 2023**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
<b>8/1</b>	<b>DEFERRED ITEMS</b>			
8/1(a)	<b>22/00306/F</b> Church Cottage Church Street Thornham Hunstanton Norfolk PE36 6NJ Proposed extension and alterations to existing dwelling	<b>THORNHAM</b>	<b>APPROVE</b>	<b>8</b>
<b>8/2</b>	<b>MAJOR DEVELOPEMNTS</b>			
8/2(a)	<b>21/02392/OM</b> Oakland Gardens Main Road Pentney Norfolk PE32 1FG Outline application for new warehousing, a new dwelling house, a wildlife and tourism lake with holiday lodges, nature reserve and associated accesses and facilities, installation of a new sluice gate to assist and ease flooding in Pentney	<b>PENTNEY</b>	<b>REFUSE</b>	<b>20</b>
<b>8/3</b>	<b>OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE</b>			
8/3(a)	<b>22/01638/F</b> The Big Barn Common Lane Brancaster Staithe Norfolk PE31 8BN Conversion of existing barn into residential dwelling	<b>BRANCASTER</b>	<b>REFUSE</b>	<b>42</b>
8/3(b)	<b>22/01447/F</b> The Bolt Hole 51A South Beach Heacham Norfolk PE31 7LH First Floor Extension	<b>HEACHAM</b>	<b>APPROVE</b>	<b>56</b>
8/3(c)	<b>22/01400/F</b> 64 North Beach Heacham Norfolk PE36 5BA Mixed Use Pied-a-Tier holiday accommodation with an integral Coastwatch and Coastguard observatory tower with monitoring station	<b>HEACHAM HUNSTANTON</b>	<b>REFUSE</b>	<b>66</b>

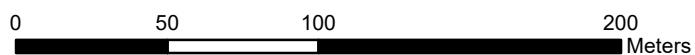
<b>Item No.</b>	<b>Application No. Location and Description of Site Development</b>	<b>PARISH</b>	<b>Recommendation</b>	<b>Page No.</b>
8/3(d)	<b>22/02008/F</b> Land To The Rear of Reed House High Street Hilgay Downham Market Norfolk PE38 0LH VARIATION OF CONDITION 1 OF PLANNING PERMISSION 19/02091/RM: Reserved matters application for proposed new two storey, three bedroom dwelling	<b>HILGAY</b>	<b>APPROVE</b>	<b>81</b>
8/3(e)	<b>22/00230/F</b> Corner House Cromer Road Hunstanton Norfolk PE36 6HP Creation of new holiday let by subdivision of the existing unit. Addition of new dormer windows and dwarf wall to the fore. Increase in size of patio area to the rea	<b>OLD HUNSTANTON</b>	<b>APPROVE</b>	<b>89</b>

# 22/00306/F

Church Cottage Church Street Thornham Hunstanton Norfolk PE36 6NJ



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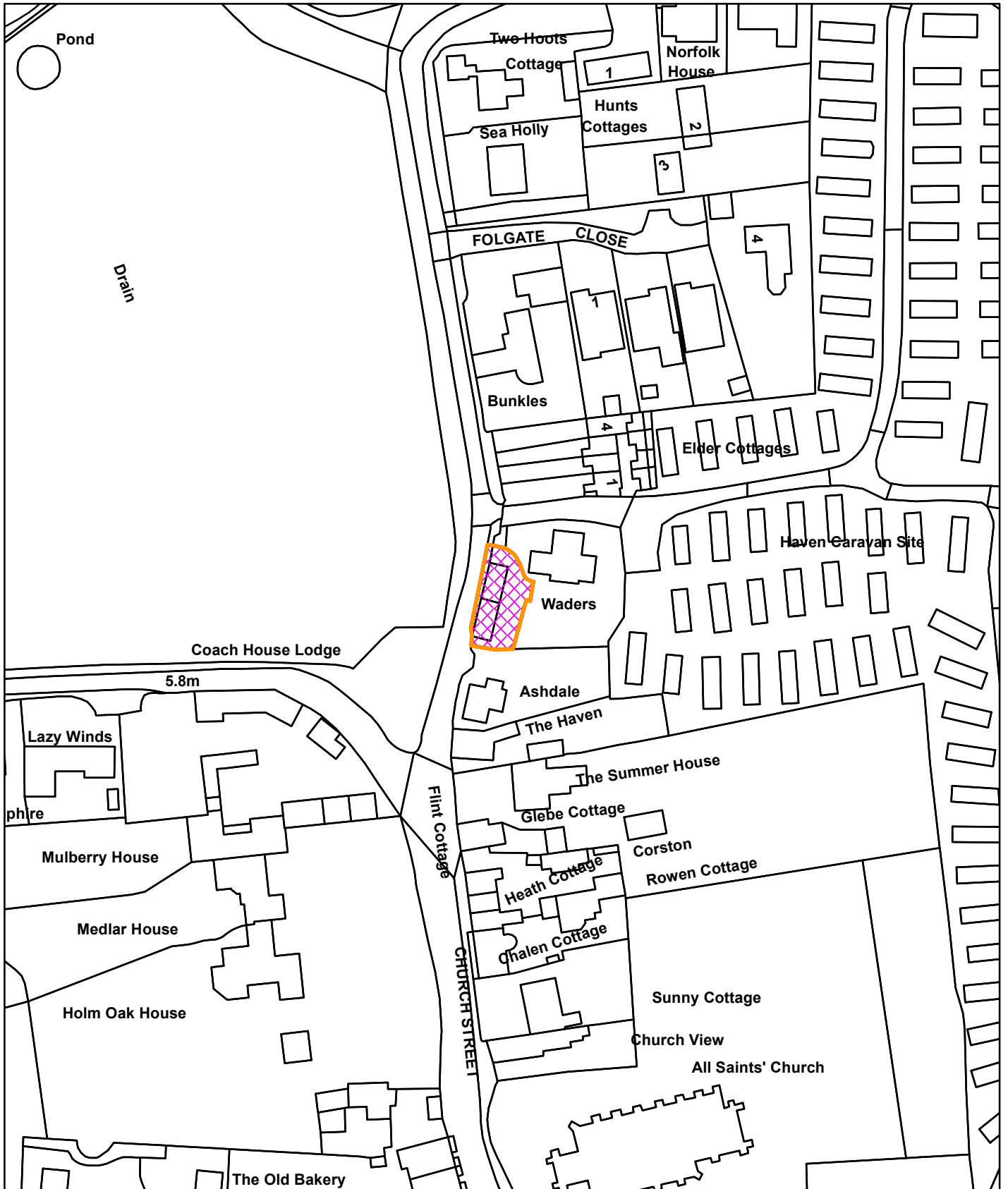
25/01/2023



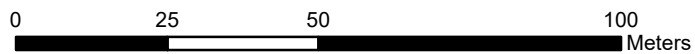


22/00306/F

Church Cottage Church Street Thornham Hunstanton Norfolk PE36 6NJ



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25/01/2023

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<b>Parish:</b>	<b>Thornham</b>	
<b>Proposal:</b>	<b>Proposed extension and alterations to existing dwelling</b>	
<b>Location:</b>	<b>Church Cottage Church Street Thornham Hunstanton PE36 6NJ</b>	
<b>Applicant:</b>	<b>Karen Lane</b>	
<b>Case No:</b>	<b>22/00306/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Connor Smalls</b>	<b>Date for Determination: 10 May 2022 Extension of Time Expiry Date: 10 February 2023</b>

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

**Neighbourhood Plan:** Yes

**Members Update**

The application was deferred at the Planning Committee of 18 November 2022 in order to ensure the accuracy of submitted plans. Following the deferral, an additional Officer site visit was undertaken, and measurements were taken by hand. This has been compared to the latest submitted plan.

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

**Case Summary**

This application proposes an extension to the north of the existing cottage alongside alterations and additions to the roof, dormers and rear elevation.

The application site is located on Church Street within the historic core of the village, falling within the Conservation Area. The site is also within the Norfolk Coast Area of Outstanding Natural Beauty.

**Key Issues**

- Principle of Development
- Form and Character and Impact on Heritage Assets
- Impact on Neighbour Amenity
- Parking
- Any other material considerations

**Recommendation**

**APPROVE**

## **THE APPLICATION**

The site is located on Church Street within Thornham which is a residential area within the historic core of the village. The site and wider area are within the Thornham Conservation Area as well as the Norfolk Coast Area of Outstanding Natural beauty. Whilst not listed, the cottage is considered a Non-Designated Heritage Asset and is an Important Unlisted Building within the Thornham Conservation Area Character Statement.

This application proposes both internal and external alterations to the existing cottage including alterations to the two front dormer windows, an extension to the northern elevation, alterations to the rear facing dormer windows alongside new roof lights and alterations to the rear elevation.

The application has been amended since its original submission to address design concerns.

## **SUPPORTING CASE (Summarised for clarity)**

**To be noted, OS mapping has Church Cottages some 600mm longer and 800mm narrower than they truly are, this makes significant differences.**

**I have accessed previous OS map extracts and the boundary to the North of Waders has changed significantly since Waders was built also.**

**I hope you can see why sometimes exercises like this are not east to demonstrate but I am assured that our surveying, as presented on the attached drawing is accurate.**

**Finally - please note that the proposal is some 300mm narrower than the existing lean-to as the client wished for slightly larger parking area. Therefore the actual visual gap / alignment when viewed from the road between Waders and Church Cottage is more than it is at present.**

**The first floor gable window of Waders is therefor still allowed its full view to the West as demonstrated by the green dashed vision lines on the attached drawing. The wider angle of vision is not hindered with Waders sitting higher and with a window designed at modern, full height above a standard floor to floor height, views from this window will be able to look over part of the proposed roof slope, towards a large tree screen not affording distant views.**

**As previously stated, we have support of the LPA including the Conservation Team and I therefore ask for the Committee to also consider supporting this modest proposal.**

## **PLANNING HISTORY**

2/00/0997/F: Application Permitted: 20/02/01 - Construction of dwellinghouse and construction of detached garage for Church Cottage (revised proposal)

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT:** (summarised for clarity)

The Parish Council objects to both the original and revised scheme:

The revised application makes some attempt to meet the objections previously noted. Specifically, Council note the use of materials and overall design is more in keeping with the existing cottage and is slightly reduced in scale thus partially addressing Neighbourhood Plan Policies D1, H1.

However, no amount of minor adjustment can address the key and overarching objections made by Council in their initial response:

- Church Cottage is one of 91 important unlisted buildings in the heart of the Conservation area in Thornham. It is one of the oldest buildings in the village dating back to mid 17th century.
- Group value of Important Unlisted Buildings is especially of note. Church Street runs from the enclosed centre of the village at its southern end to the open fields at its northern end, with the salt marshes and sand dunes beyond. Every property fronting on to the road on the east side of Church Street from All Saints Church to Bunkles is an Important Unlisted Building.
- Thus, this application affects not only Church Cottage but the massively valuable heritage asset of the panorama of this site whether seen from walking down Church Street or the distant but rewarding prospect when
- The existing dwelling has robust symmetry and is a focal point.
- Proposed development would harm the Conservation Area and heritage assets detailed above.
- The proposal would be contrary to Paragraph 197 of the NPPF, policy L1, Important Views and Policy H5 of the Thornham Neighbourhood Plan.
- The Parish is sceptical that with an entrance door on the north elevation which would require proper access with the effective parking of two vehicles on the allocated space is most unlikely.
- Parking on-road or on the green verge opposite would likely be a regular occurrence thus further adding to damage.
- Council has also noted the objections of neighbouring property owners re proximity and overlooking issues. Council is aware that the proposal has generated a considerable degree of local opposition. While the Council would not support knee-jerk nimbyism it recognises that the parish community does value its heritage and does not wish to see it destroyed in piecemeal fashion.
- Thornham Parish Council strongly urges planners and Planning Committee members to preserve this very special site and its heritage view and reject the application.

### **OBJECT (latest comments and summarised for clarity)**

**Council recognise that amendments have been made to modify the external appearance of the property to be more sympathetic to the street scene. However, Council still believe that the proposal runs counter to the Neighbourhood Plan with Reference to Important Views and draws attention to paragraphs 7.5.1 and 7.5.2 and Map 10 – note viewpoint 8.**

**Church Cottage is an important unlisted building in a continuous run of the same stretching north along the east side of Church Street from All Saints Church to Bunkles. All within the Conservation Area and AONB- a very significant landscape and panorama.**

**Councillors, parishioners and visitors who walk Church Street and the Norfolk Coastal Path along the sea wall to and from the dunes and then along FP3 stand and enjoy this panorama which gives a true sense of the history and heritage of Thornham, a sparse rural and coastal village set on the saltmarsh.**

**The white elevation of the cottage gives a focus to this view and its local name as Bill and Bens cottage shows its roots in the village. For council and the community this is not a paper exercise but part of the soul and spirit of Thornham.**

**Additionally, Council notes the application shows two cars parallel parking at the side of the house. This is not practical and one car will have to park either on the road outside the house.**

**It is clear from the plans that the future intention of the owner would appear to be the division of the property into two high end lettings. There is no community or public benefit from this application that might mitigate the harm to the village heritage that the application inevitably creates.**

**Finally, Council noted that a parishioner neighbour has questioned the accuracy of the plans in some details. Council does not have the technical ability to comment on this but does request that planning officers check this carefully before making their recommendation to Planning Committee.**

**Thornham Parish Council strongly recommend refusal of this application.**

**Conservation Officer: NO OBJECTION:**

The Conservation Officer objected to the original plans on the grounds that the removal of the traditional dormers to the front with oversized catslide dormers would cause harm to the building and Conservation Area. The proposed overhanging timber clad extension was considered an alien feature to this historic setting and would have upset the simple balance of the traditional cottage causing further harm. However, these concerns have now been overcome with the submission of amended plans.

**NCC Highways: NO OBJECTION:**

Thank you for the consultation received recently relating to the above development proposal, which from a highways perspective reduces the parking area to the rear of the property, which appears currently to be inadequate for manouvring, but provides numerous off street parking spaces.

The proposed extensions remove access to the rear, but retains two parking spaces to the side, off the adopted highway, adequate for Church Cottage. I am able to comment that in relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the grant of consent. A condition requested that the on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use would be attached to any consent granted.

**Amended plans - Nothing further to add to response.**

**REPRESENTATIONS: TEN** letters of **OBJECTION** from **NINE** objectors and **ONE NEUTRAL** letter to the **ORIGINAL SCHEME** regarding the following:

- Church Cottage was built in 1646 and is older than all the listed houses in Thornham.
- It is an “important” unlisted building.
- Prominent position within street and can be viewed from harbour, regarded as local landmark.
- Relatively unchanged in its current form.
- In its original modest form, makes a significant positive contribution to the character of the conservation area and the street scene.
- Proposal will detrimentally alter the character of the cottage and Church Street.
- Proposal will unbalance the cottage and destroy historic features.
- Overlooking, overshadowing and overbearing impact to neighbouring dwelling.
- Elevation labels and incorrect plans.
- Insufficient space for two cars to park at side of dwelling.
- Dormer windows to east will increase overlooking.
- Possible subdivision.
- Proposed materials.

**SEVEN** letters of **OBJECTION** from **SEVEN** objectors to the **AMENDED SCHEME** regarding the following:

- Amended scheme fails to address concerns raised regarding design, scale and impact on historic house and Conservation Area, recommendation should not therefore change.
- Lack of symmetry.
- Much loved ancient village landmark.
- Scale and balance of property.
- Insufficient parking.
- Neighbour amenity impacts remain.
- Incorrect plans

**Additional FOUR** letters of **OBJECTION** from **TWO** objectors regarding:

- **Whilst the amendments address the Conservation Officers concerns, the scheme should be heard at Panning Committee as it is still a major alteration to an important heritage asset in the village.**
- **Parking provision.**
- **Impact of scheme on neighbouring property to the north- north/east.**
- Neighbour impact reinforced by plans that now appear more accurate.
- Moving the proposed east (rear) extension to the south and increasing the size whilst maintaining single storey height could create a full bathroom. This would remove the need for the proposed extension to the north and remove many objections.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS12** - Environmental Assets

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

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

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy D1:** Design principles for new development

**Policy H5:** Residential extensions

**Policy L1:** Important Views

**Policy HA1** Development Affecting the Conservation Area

## **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 and Impact on Heritage Assets

Impact on Neighbour Amenity

Parking

Any other material considerations

### **Principle of Development**

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

### **Form and Character and Impact on Heritage Assets**

The original application proposed two new oversized catslide dormers to the front roof slope of the main dwelling and an enlarged central dormer to the rear roof. To the north, an overhanging 1st floor extension was proposed, extending past the ground floor projection with a large dormer to the front. This new addition was proposed to be clad with a pitched roof and tiles to match the main dwelling.

However, this was considered unacceptable due to the removal of the traditional dormers to the front, a feature on many of the properties in this part of the village, in favour of overly large catslide dormers. The proposed overhanging timber clad extension would have been an alien feature to this historic setting and would have upset the simple balance of the traditional cottage and was therefore also unacceptable. These elements of the proposal would cause significant harm to the Conservation Area (a designated heritage asset) and to the building itself, an important unlisted building and non-designated heritage asset.

As such, this application has been amended and now proposes several different elements. First, and most notable, is the extension to the northern elevation following the footprint of the existing ground floor side projection. The extension would be pitched roof, set below the eaves and ridge of the main dwelling. The extension would include a small pitched roof front dormer and ground floor window to the front, a first-floor circular side window to the north with door and window at ground floor. To the rear, a small single storey mono-pitched element at ground floor is proposed with one small window.

To the front elevation of the main dwelling, the two front dormers will remain generally as existing with a slightly lower ridge and windows of the same size as existing. The form, scale and in turn wider visual impact will preserve the existing character of the front elevation.

To the south side elevation, no works are proposed. To the rear, works to the main dwelling include moving the existing dormers to a more central location on the roof, moving an existing roof light plus the addition of one new roof light. These would be either side of the central dormers. A new opening in the form of a glazed double door would be added at ground floor.

It is considered that the changes and additions to the main dwelling would now be acceptable. The proposals are now in scale with the existing dwelling. The dormers to the front would be of an appropriate form and massing given the historic context as are the dormers to the rear. The roof lights to the rear would be small and in keeping.

It is common to see extensions to older dwellings as they are adapted to provide homes in the 21st century; this ensures they can maintain a viable use and be preserved. The northern extension is now of a reduced size and scale, utilising more traditional materials and form. Following the footprint of the existing northern projection, this is a subservient addition to the existing dwelling. Conditions would be attached to any consent regarding sample panels and samples of proposed materials to ensure a suitable visual finish. As such, the amendments to the scheme now ensure that, on balance, the development would be acceptable. The Conservation Officer considers that there would be an acceptable impact on the Non-Designated Heritage Asset and Important Unlisted Building, as well as the wider Conservation Area and in turn the AONB.

Based on the above it is considered that the development would deliver an acceptable design in accordance with Policies D1, H5, L1 and HA1 of Thornham Neighbourhood Plan. The proposed development would retain the character of the original dwelling and is of an acceptable scale, bulk and mass, having regard to the size of the existing property as well as wider street scene and Conservation Area. The development would also comply with CS08 and CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2021.



## **Impact on Neighbour Amenity**

The two-storey extension would be approximately 4.6m from the neighbouring house to the north at its closest point. The existing lean-to roof side projection to the north of the application dwelling is currently approximately 3m in height to the ridge and 1.8m to the eaves. The proposed pitched roof extension would be approximately 5.1m to the ridge and approximately 3.2m to the eaves. The existing projection currently extends 2.5m to the north of the main dwelling. However, the proposed extension would extend approximately 0.3m less to the north. As such, there would be a larger gap between the extension and neighbouring dwelling compared to the current arrangement.

Due to this limited size and scale as existing and proposed, it is not considered that the impact to the neighbouring dwelling would be significantly more than the existing arrangement. Whilst the first-floor extension would be to the south of the neighbouring dwelling, as it is below the ridge of the main dwelling and only extends approximately 2.2m, it will not have a significant or adverse increase in overbearing or overshadowing compared to the side gable of the main building. This acceptable impact also takes into account the separation of approximately 4.6m at the closest point between the proposed extension and neighbour dwelling, preventing an unneighbourly impact. To the side, the first-floor window would be conditioned to be obscure glazed and non-opening, preventing any overlooking impact. Overall, it is not considered that there would be a significant or adverse impact on neighbour amenity as a result of the northern extension that could warrant refusal.

The proposed single storey lean-to located on the rear elevation of the northern projection would be approximately 3m away at its closest point to the neighbour to the north. However, as this is single storey, it would not present an overbearing impact or overshadow the neighbour. There will be no overlooking as the extension is screened from the rear of the neighbouring dwelling by boundary treatment (1.8m close board fence).

Due to this limited size and scale as existing and proposed, it is not considered that the impact to the neighbouring dwelling would be significantly more than the existing arrangement. To the side, the first-floor window would be conditioned to be obscure glazed and non-opening, preventing any overlooking impact.

To the front, windows would only overlook the public street and land beyond. To the rear, there is only a net increase of one roof light so whilst dormers are moved there would be no significant or adverse increase in overlooking potential. At ground floor, new windows and doors are screened by boundary treatment to the rear (1.8m close board fence) or to the north, will only face the neighbouring driveway.

The proposal therefore complies with CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2021.

## **Parking**

The Local Highway Authority has considered the proposal and subject to a condition that the on-site car parking area shall be laid out in accordance with the approved plan and retained thereafter, raise no objection on parking or safety grounds. Based on this, it would not be reasonable to refuse or otherwise request an amendment to the proposed parking area. The proposal therefore complies with CS08 of the Core Strategy 2011, DM15, DM17 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2021.

## **Any other material considerations**

### Parish Council Objection

Form and Character and Impact on Heritage is addressed in the above report but it is of note that the Conservation officer raises no objection to the amended scheme. Neighbour amenity and parking considerations are also addressed above.

### Third Party Objections

Form and character, impact on heritage and parking/highways safety have been addressed above. Elevation labels have been corrected and the subdivision of the property would require planning permission in its own right. **Plans have been confirmed to be correct by the agent and the case officer has hand measured onsite and compared to plans for accuracy. Plans have been confirmed to be correct by the agent and the case officer has hand measured onsite and compared to plans for accuracy. Regarding a suggested amended design, the Local Planning Authority have to determine the application based on the scheme as presented within the application currently. Should the applicant wish to amend based on this suggestion, a further application would potentially be required.**

## **CONCLUSION**

The proposed development, by virtue of its balanced appearance, appropriate choice of materials and subservient nature would present a visually in keeping and in scale set of additions to the Non-Designated Heritage Asset and Important Unlisted Building. The development would therefore preserve the historic character of the existing cottage as well as the locality ensuring that the street scene and wider visual amenity impact is acceptable including on both the Conservation Area and Area of Outstanding Natural Beauty.

The site is somewhat constrained with the neighbouring dwelling to the north, however, it is considered that the proposal would have an acceptable relationship. There are no other neighbour amenity concerns and parking provision is considered suitable by the Local Highway Authority. Overall, the proposed development would be in accordance policy CS08 and CS12 of the Core Strategy 2011, DM15 and DM17 of the Site Allocations and Development Management Policies Plan as well as Policies D1, H5, L1 and HA1 of the Thornham Neighbourhood Plan and the NPPF 2021.

## **RECOMMENDATION:**

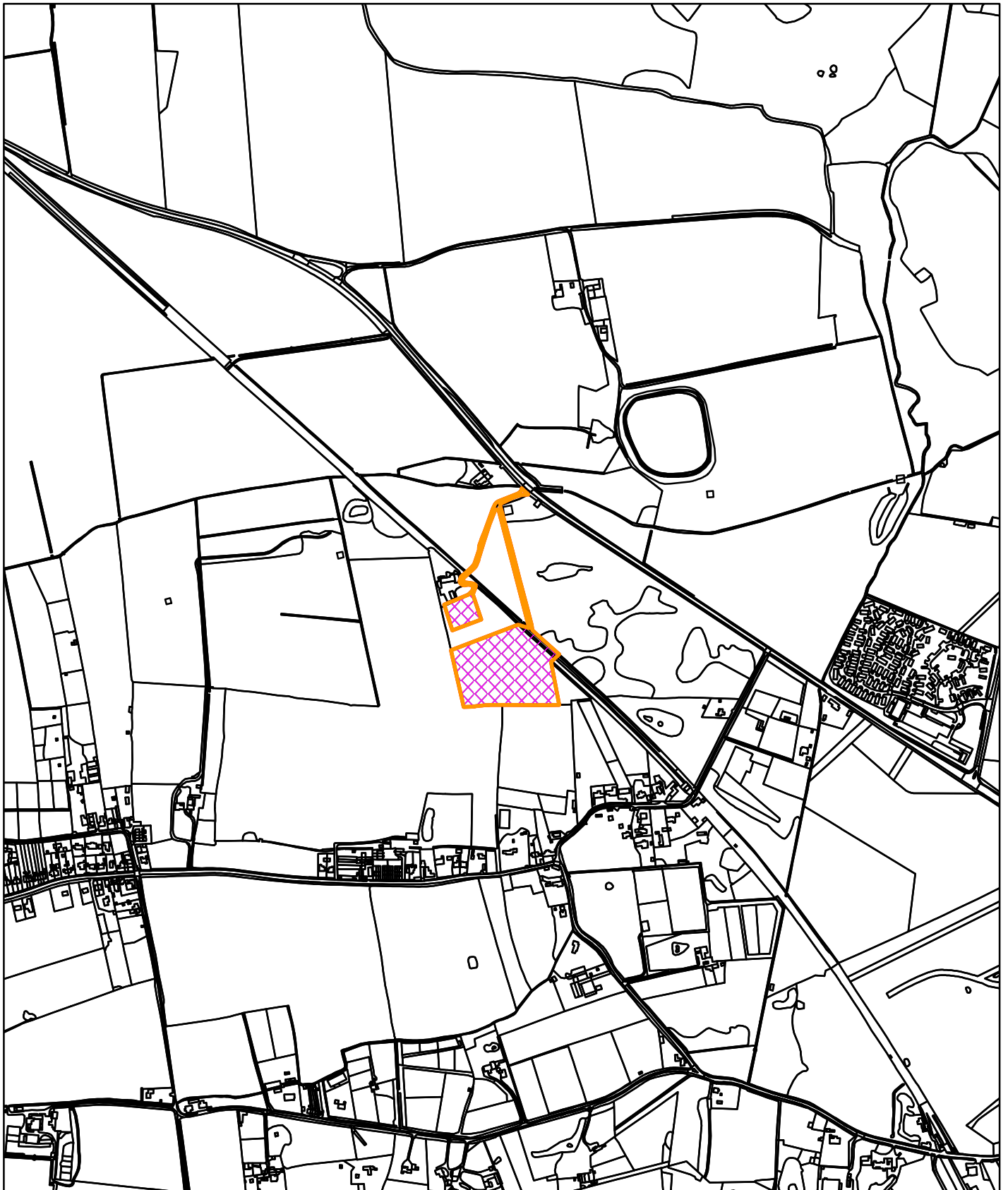
**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Flood Plan, Elevations and Site Plan, Drawing Number: 585-02 Rev: F.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

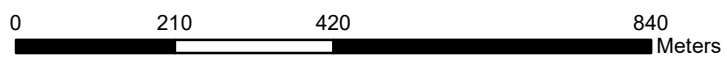
- 3 Condition: Before the first occupation of the extension hereby permitted the window at first floor on the northern elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.
- 3 Reason: To protect the residential amenities of the occupiers of nearby property.
- 4 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the extensions and alterations 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: 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 extension 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.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

21/02392/OM

Oakland Gardens Main Road Pentney Norfolk PE32 1FG



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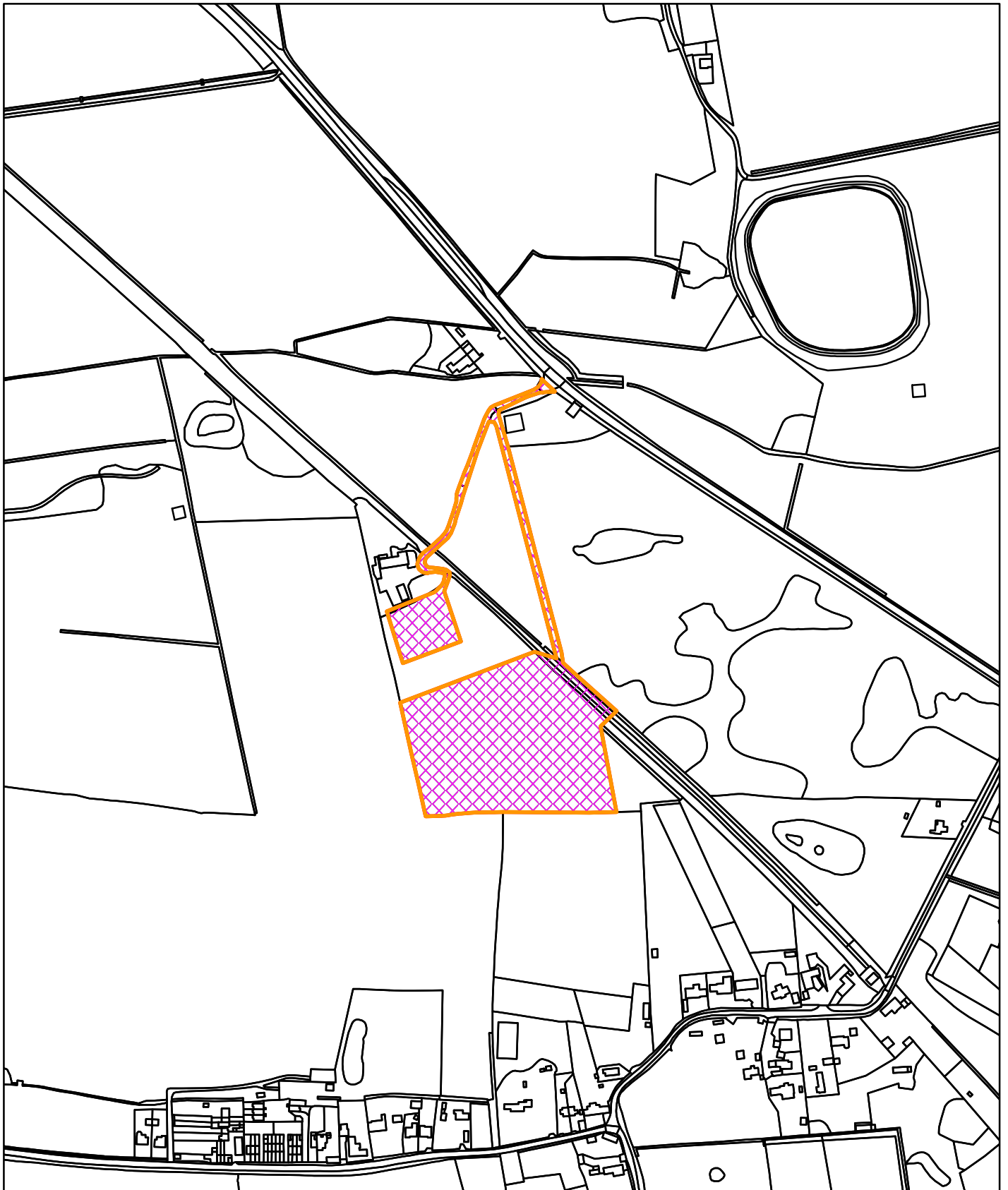
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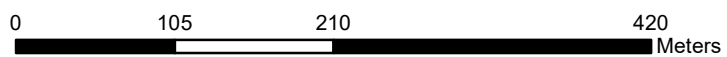


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<b>Parish:</b>	<b>Pentney</b>	
<b>Proposal:</b>	<b>Outline application for new warehousing, a new dwelling house, a wildlife and tourism lake with holiday lodges, nature reserve and associated accesses and facilities, installation of a new sluice gate to assist and ease flooding in Pentney</b>	
<b>Location:</b>	<b>Oakland Gardens Main Road Pentney Norfolk PE32 1FG</b>	
<b>Applicant:</b>	<b>Oakland Gardens</b>	
<b>Case No:</b>	<b>21/02392/OM (Outline Application - Major Development)</b>	
<b>Case Officer:</b>	<b>Clare Harpham</b>	<b>Date for Determination: 20 April 2022</b>

**Reason for Referral to Planning Committee** — The application has been called in to the Planning Committee by the Assistant Director for Environment and Planning due to the scale of the issues it raises.

**Neighbourhood Plan:** No

**Case Summary**

The application site is located within the countryside and is accessed directly off the A47 and comprises predominantly agricultural land. The wider site, within the blue land, comprises an existing business dealing with horticultural storage and distribution which is located within a former agricultural building, agricultural land and a long access drive which follows the line of a disused railway track south-eastwards towards Pentney Lane.

The application site comprises 2.96 hectares with the application seeking outline planning permission with all matters reserved for new warehousing for the existing storage and distribution business, a new dwelling house, a wildlife and tourism lake with eight holiday lodges, nature reserve and associated accesses and facilities, as well as the installation of a new sluice gate to assist and ease flooding in Pentney Lane which is located to the south of the site. An indicative plan illustrates the positioning of each proposal although this is indicative only at this stage. The application is immediately west of Pentney Heath which is a County Wildlife Site and is within the hydrological catchment of the River Nar SSSI.

**Key Issues**

- The principle of development
- Impact on Ecology
- Visual Impact
- Impact upon Neighbour Amenity
- Highways Impacts
- Flood Risk
- Crime and Disorder
- Other material considerations

**Recommendation**

**REFUSE**

## **THE APPLICATION**

The application site is irregular in shape and is situated on the south-western side of the A47 and to the north-west of Pentney Lane, Pentney. The site is accessed in the north-eastern corner directly off the A47 with the access utilising an existing internal road which crosses open agricultural land laid to grass towards the existing business on site. The application proposes a second access to run along the eastern side of this agricultural land towards a parcel of agricultural land which is south of the existing business and which is currently classed agricultural land.

The wider site, within the blue land, comprises an existing business dealing with horticultural storage and distribution which is located within a former agricultural building, agricultural land and a long access drive which follows the line of a disused railway track south-eastwards towards Pentney Lane. At the time of the site visit there was additional temporary storage and lorry containers on site.

The application site comprises 2.96 hectares of agricultural land with the application seeking outline planning permission with all matters reserved for new warehousing for the existing storage and distribution business, a new dwelling house, a wildlife and tourism lake with holiday lodges, nature reserve and associated accesses and facilities, as well as the installation of a new sluice gate to assist and ease flooding in Pentney Lane. An indicative plan illustrates the positioning of each proposal although this is indicative only at this stage.

## **SUPPORTING CASE**

Orsi-Contini were instructed to propose this enabling project on behalf of Oakland Garden Supplies Ltd. In 2021 Oakland's were approached by Joe Orsi, who at the time was the acting Parish Chairman and team leader of the Neighbourhood Plan and the Pentney Flood and Drought Committee. The approach was made to establish a way of controlling flood and drought risks to the north of the village.

Directors Lee and Kerry Ward, agreed to design an outline enabling plan for the consideration of the Parish Council. Site visits were arranged and proposals were discussed at Parish meetings. The parish outlined their requests and Legal contracts between the Parish council and the owners were agreed to. This covered ditch connections, holding lake and sluice gate control. To fund the latter, this proposal was submitted to BCKLWN Planning department. Following site visits, discussions and comments with the LPA's representatives, the application was revised to meet the planning policy requirements.

This application enables much needed flood and drought support to the North East of the village, by holding and releasing flood water to benefit of wildlife, businesses, and residential properties. It will also benefit the local employment prospects and people with mental and physical needs and their care givers nationally. A dedicated respite lakeside cabin is provided in perpetuity to give back to a community that has already helped the Ward family when they, and their son, needed help. The lake area is part of the flood and drought solution. Working in conjunction with new ditches, they enable heavy rain to discharge quickly away from the village and hold water back during periods of drought. This project also provides the Ward family with a more diverse portfolio of income from the site to better weather future economical storms which have hindered the current business model over the years.

Since our revised submission, we have the full support of the local residents and the Parish council with no complaints or objection from any village residents.

For the revised submission, the only holding objection is from the Norfolk Wildlife Trust (NWLTT). They have requested a full ecological report. (A comprehensive preliminary report has been submitted). The full report will be completed between March and August this year as there are seasonal requirements to monitor the wildlife. The PEA illustrates there is little chance of finding any adverse impacts on this site. Should any arise, according to the ecologist, they can all be easily mitigated. As this is an outline application, any issues can be dealt with before full planning permission is sought. We find this holding objection difficult to reconcile since the project has so many ecological benefits that are clearly in the interests and ambitions of the NWLTT and the CWS. We have repeatedly tried to engage with the NWLTT but disappointingly they have not responded.

Our clients have been operating from this site for over 10 years. They have already significantly improved the site for the benefit of wildlife and have been a good local employer. Securing the long-term location of this family business in Pentney for generations to come will allow them to continue to demonstrate their love and enthusiasm of their gardening business and to support and improve the native wildlife diversity.

Finally, we would like to make it known that Orsi-Contini were proud to be asked to help with this proposal as it fits perfectly with their own ambitions to help with the needs of wildlife and wider communities, for this reason we accepted the role of agents. We very much hope that the Planning Committee share the same views as us for the benefits of this proposal.

## **PLANNING HISTORY**

17/00875/F: Application Permitted: 05/09/17 - Variation of condition 2 of planning permission 15/01929/F - Construction of storage and distribution building in connection with horticultural business (Class B8), following rescinding of building approved under planning reference 11/01556/F: To vary previously approved drawings – Oaklands Pentney Lane Pentney

15/01929/F: Application Permitted: 21/06/16 - Construction of storage and distribution building in connection with horticultural business (Class B8), following rescinding of building approved under planning reference 11/01556/F – Oaklands Pentney Lane Pentney

14/00938/F: Application Permitted: 09/10/14 - Retrospective change of use from agricultural buildings and land to storage and distribution in connection with horticultural business (Class B8) to include the siting of 2no. portacabins and provision of passing bay - Land Off Pentney Lane Pentney

14/00003/CUPD: Refused to Determine: 13/06/14 - Prior Notification: change of use from agricultural building to Class B8 (Storage and Distribution) - Agricultural Buildings Pentney Lane Pentney

11/01556/F: Application Permitted: 23/12/11 - Construction of storage and distribution building in connection with horticulture business (class B8) - Land Off Pentney Lane Pentney

10/01411/F: Application Refused: 08/10/10 - Change of use from agricultural building and land to storage and distribution in connection with horticultural business (Class B8) to include the siting of 2 no. portacabins - Land And Buildings North West Of Dutch House Pentney Lane Pentney  
Appeal Dismissed 13/04/11;



## **RESPONSE TO CONSULTATION**

### **Parish Council: SUPPORT**

### **National Highways: NO OBJECTION**

The proposal utilises the A47 which forms part of the Strategic Road Network. Since our initial response the applicant has provided National Highways with additional information to address our previous concerns relating to accessing the highway and the trip generation from the proposal uses. We therefore withdraw our holding objection and issue no objection to this proposal.

### **Highways Authority (NCC): NO OBJECTION**

Pentney Lane is not acceptable to access this application. I observe that the applicant has indicated that direct access to Pentney Lane would not be made. We would be satisfied with this position and National Highways are required to comment in relation to the access onto the A47. A condition is required to ensure that vehicular access is permanently closed onto Pentney Lane to ensure access and egress is limited to the A47 access only.

### **Community Safety & Neighbourhood Nuisance: NO OBJECTION**

Whilst CSNN do not raise any objections in principle to this outline, further details on certain aspects need to be submitted. These can be managed sufficiently via the application of suitably worded conditions.

The application indicates that surface water drainage is to be via a Sustainable Urban Drainage Scheme (SUDS). Whilst certain details can be derived from the submitted statements etc, a full scheme describing the SUDs arrangements should be submitted for approval before the commencement of the development. No details of how foul water is to be treated / disposed of has been submitted. Conditions are requested relating to foul and surface water drainage arrangements; operating hours for the on-site business and external lighting.

### **Environment Agency: NO OBJECTION**

We have no objection to the proposal but the IDB should be consulted as the site is within their rateable catchment area and the proposed works may impact upon the drainage of the area, especially the proposed sluice gate. In addition, the works may need land drainage consent from the IDB.

### **Internal Drainage Board (East of Ouse, Polver and Nar): NO OBJECTION**

The site is outside the Board District, although it is a highland area that eventually drains into it. Provided the works do not increase the risk of flooding or drainage issues to neighbouring property and land, the Board has no objections to the application.

### **Internal Drainage Board (Water Management Alliance): NO COMMENT**

The site in question lies outside the IDB Drainage District and as per out planning and byelaw strategy the proposed application does not meet our threshold for commenting. Therefore, no comment to make.

### **Anglian Water: NO COMMENT**

The proposal falls out of our Statutory sewage boundary and as such we have no comment.

### **Emergency Planning: NO OBJECTION**

Due to part of the application site being located within an area at risk of flooding and in line with best practice in business continuity I suggest that the occupants should sign up to the Environment Agency Flood Warning System, install services at high levels to avoid the impacts of flooding and prepare a flood evacuation plan.

### **Arboricultural Officer: NO OBJECTION**

Whilst I have no objection in principle, it is difficult to assess any implications for the trees on site. I will need to see a full tree survey, arboricultural implications assessment and arboricultural method statement to BS 5837:2012 at reserved matters stage.

### **Natural England: NO OBJECTION**

Following the submission of further details Natural England withdraw their holding objection and consider that based upon the plans submitted the proposed development will not have significant adverse impacts on the River Nar Site of Special Scientific Interest (SSSI).

Based upon the plans submitted and the updated hydrological report provided (Amazi, November 2022), Natural England is satisfied the report addresses our outstanding questions about the plan (requested on 11th Feb) and can conclude that the plan is unlikely to be detrimental to the interest features for which the River Nar SSSI has been designated.

Natural England also recommended that given the proximity to the River Nar which is classed as a main river by the EA that they are consulted as an environmental permit may be required relating concerning the lake creation and water supply. Regarding the sluice gate we recommend that the relevant body (EA and/or local IDB) are consulted regarding the installation of the sluice gate as consent may be required. We recommend a contribution to the Borough Council's habitat monitoring and mitigation fund in accordance with local plan policy to mitigate against recreational disturbance.

### **Norfolk Wildlife Trust: OBJECT**

The site lies immediately adjacent to Pentney Heath Wildlife Site (County Wildlife Site), designated for its rich mosaic of heath, acid grassland, marshy grassland, woodland and scrub habitats. Planning policy requires an ecological assessment to assess the impact of the proposal and should cover the impacts of water quality downstream from waste-water discharge, including the River Nar SSSI but also any other wetland wildlife sites potentially at risk; the noise and light pollution impacts on the adjacent CWS; and potential increases in visitor pressure on the adjacent CWS and other designated wildlife sites nearby from increased human presence.

Whilst further ecological information has been submitted during the application and we have been in correspondence with the applicant, we do not consider that the information provided is sufficient to address the concerns raised in our initial objection (within above paragraph).

We strongly recommend that the further surveys and assessment recommended in the Preliminary Ecological Assessment (PEA) is provided and consulted upon prior to determination so that the impacts on the adjacent CWS and the nearby SSSI, as well as

Priority Habitats and Priority Species can be adequately addressed, in line with Wildlife Law and Planning Policy.

The proposal is accompanied by a PEA, which was carried out during two site visits during March and April 2022, largely outside the recommended survey seasons for the habitat and species assessed. We strongly disagree with the statement made in the agent's email dated 15th November 2022 that the further ecological surveys are not needed at this stage due to the application's outline planning stage. The proposal has the potential to impact on a legally protected SSSI, a CWS protected under Council Policy CS12 and a range of protected species, as well as Priority Habitats, for which the Council has a duty to have regard in their conservation and enhancement under the Natural Environment & Rural Communities Act 2006 and the Environment Act 2021. The presence of protected species are also a material concern in planning applications and their presence or absence needs resolving prior to any planning decision so that necessary mitigation measures can be properly evaluated.

Best Practice guidance by the Chartered Institute of Ecology and Environment Management also notes that under normal circumstances it is not appropriate to submit a PEA in support of a planning application because the scope of a PEA is unlikely to fully meet planning authority requirements in respect of biodiversity policy and implications for protected species.

The PEA makes recommendations in sections 7.6 to 7.13 for further surveys, which we consider necessary to be completed before any effective determination of the required mitigation measures can be made. Given the extent of further surveys recommended, including the potential impacts on protected species, we do not consider it appropriate to determine this application in the absence of the further information required.

In order to comply with planning policy, we strongly recommend that the applicant provides a full ecological assessment, which should include an assessment of the likely impacts on the Pentney Heath CWS as well as the SSSI.

In the absence of a full and complete ecological assessment we object to the proposal and strongly recommend that further information is sought prior to any decision in order to ensure the impacts on protected species and priority habitats can be fully assessed.

#### **Environmental Health & Housing - Environmental Quality (Land): NO OBJECTION**

The applicant has provided a screening assessment indicating the presence of the railway but stating no known contamination. A previous contamination report is mentioned on the screening assessment and has been submitted under this application titled Site Investigation Report, dated June 2017 completed by Harrison Group. However, the report is associated with land approximately 250m south and has already been submitted under application 17/00032/O. Therefore, the risk assessment is not specific to this application site.

Due to the presence of the railway, there is the potential for contamination to be present. The plans also show the site becoming more sensitive to contamination with the 8 holiday lets and dwelling proposed. In the absence of a report demonstrating the site is suitable for the proposed use, full contamination conditions are recommended, which will include pre-commencement conditions.

#### **Environmental Health & Housing - Environmental Quality (Air): NO OBJECTION**

The proposal includes a new dwelling plus 8 holiday lodges situated around a new lake, plus a new distribution warehouse. Access is via an existing access onto the A47.

In terms of additional traffic movements, it is noted that the proposal will allow significant reduction in commuter miles to the premises as it would allow the owner to live on site as opposed to commuting. The IAQM (2017) guidance sets out indicative criteria whereby an air quality assessment would be required due to risk from additional traffic emissions. Based upon the indicative criteria whereby an air quality assessment would be required due to risk from additional traffic emissions. Based upon the information supplied it is unlikely the trips generated from the premises including delivery vehicles and holiday guest movements would result in an exceedance of the air quality objectives locally.

Notwithstanding comparison to the maximum pollution limits, the IAQM (2017) guidance refers to the design following principles of good practice. This is especially important as total movements from this type of use (internet sales/distribution and holiday use) is likely to be high. The guidance refers to designs incorporating for example, EC charging infrastructure. A condition is recommended relating to the submission of an EV charging scheme.

It is unclear regarding the method of heating to the buildings, with risk of biomass combustion (as the area is likely to be off-grid) with the need to ensure best practice to reduce impacts from particulate matter (PM10 and PM2.5). Additional information is required regarding the heating systems for adequate dry storage should biomass be the preferred energy source.

The drawings show the approximate scale of the lake but does not show depth. Understanding capacity helps to understand the quantity of waste material (tonnes) to be managed. Ideally the excavated material should be reused on site, to prevent additional HGV movements and related emissions will mean temporary stockpiles being created. Stockpiles can be a source of dust emissions and therefore consideration should be given to the siting of potentially dusty stockpiles, based upon such factors as the prevailing winds, proximity of neighbours and the site boundary and site operations. Minimisation of drop height is important in stockpiling to reduce wind whipping of particulates. Wherever possible, loading/unloading should take place at sheltered points around the stockpile to prevent entrainment of dust in the wind. When necessary to control dust emissions from stockpiles, methods such as limiting the height of stockpiles or using dust suppressants may be used. Other possible controls include windbreaks on stockpiles. Periodic conditioning with water, according to weather may be appropriate. In addition, storage areas where there is vehicle movement should either have a consolidated surface which should be kept clean and in good repair, or should be kept wet. The technique used depends upon the type of road under construction.

Transport of dusty materials should be carried out to prevent / minimise airborne dust emissions. Transportation of dusty materials should be sheeted and wheel cleaning facilities if necessary.

A condition relating to soil management, which should show the total amount to be excavated, how it will be managed and whether incorporated into the landscaping and how dust will be managed will be required and should be submitted at reserved matters stage when further detail is known regarding the lake.

### **Housing Enabling Officer: NO OBJECTION**

The application only includes one residential dwelling and 8 holiday lodges. If the use of these holiday lodges will be restricted to non-residential (i.e. restricted to holiday use and not permanent dwellings) then these would not attract an affordable housing case. Whilst the site area is over 0.5 hectares, an affordable housing provision would only be required if the site is capable of accommodating five dwellings.

## **Historic Environment Service: NO OBJECTION**

There are currently no known archaeological implications at the application site.

**Norfolk Constabulary:** Comments have been received relating to Secured by Design aims. Appropriate design features that enable natural surveillance should be included such as secure vehicle parking, adequate lighting of common areas, defensible space and a landscaping and lighting scheme which when combined enhances natural surveillance and safety. This is of course merely an indicative layout at this stage, but it does show that Crime Prevention through environmental design features are being carefully considered and hopefully incorporated into the final proposal. The Government has reiterated that designing out crime and designing in community safety should be central to the planning and delivery of new development. Specifically, the Planning Practice Guidance on Design reminds practitioners that local authorities are duty bound to adhere to Section 17 of the Crime and Disorder Act 1998 and exercise their functions with due regard to their likely effect on crime and disorder and do all that they reasonably can to prevent crime and disorder.

Detailed advice is given within the response which outlines advice on surveillance i.e. single point of access, CCTV, a Capable Guardian on-site (management of site), boundary treatments relating to planting and heights, positioning of parking areas and cycle storage and lighting design.

At this stage the application is for outline consent and not all information has been submitted.

## **Norfolk Fire & Rescue Service: NO OBJECTION**

I do not object, providing the proposal meets the necessary requirements of the Building Regulations 2010 – Approved Document B (volume 2 – current edition, or as revised) including any requirements in relation to B5 access, facilities and arrangements for emergency service vehicles as administered by the Building Control Authority.

## **Cadent Gas: NO OBJECTION**

**National Grid Gas: NO OBJECTION** does not affect any National Grid Gas Transmission PLC apparatus.

**National Grid Electricity: MUST NOT PROCEED** without further assessment by Asset Protection. The proposed works location is within the High Risk Zone from National Grid Electricity Transmission PLC apparatus. Further details are required, including how deep you are excavating and any plans.

**UK Power Networks:** The plan attached is an extract from our records and only shows cables and overhead lines owned by UK Power Networks

## **REPRESENTATIONS**

**FIVE** letters of **OBJECTION** from two neighbours, covering the following:-

- Objector involved in restoration plans for Hoveringham Gravel Works (now Pentney Lakes) including the sluice arrangements which raise water levels in winter and lower in spring (eastern lagoon) which is now a County Wildlife Site (CWS). To reduce concern regarding future development the site was made subject of a Section 106 agreement,

however the net result is insufficient control under the Section 106 agreement has occurred.

- I purchased Pentney Heath (immediately adjoining the application site) with the intention of restoring it, with lowland heath being a priority habitat under the biodiversity action plans. This is continuing to be done with help and advice from the Wildlife Trust.
- The submitted business plan states that the applicant is 'interested in wildlife' and have 'improved it over the years', however I see no evidence of this.
- The proposal will provide disturbance to the neighbouring CWS Pentney Heath with an increase in human activity causing noise and disturbance.
- Light pollution could affect various botanical audits i.e. the area is subject of long-term moth studies which date back to the 1990s etc.
- There could be groundwater issues, as the proposal will have an effect on the natural fluctuation of the water table. At present there is an annual variation of 4 feet measured in the pond on the adjacent CWS, maintenance and viability of the site being dependent on this, e.g. otters and voles use the site which could be impacted by lowering the water table.
- There is the potential for pollution issues to arise due to sewerage disposal.
- Concern regarding the intensification of the access onto the A47 trunk road, with additional traffic including articulated lorries. There are points of access in close proximity with one access (carried out by National Grid to gain access to an electricity tower) with the objector being told the access should have minimal use.
- Area does not need more tourist development, with the area being served by a large number of sites, e.g. Pentney Lakes and Norfolk Woods and with other proposals also submitted for consideration such as Forestscapes proposal north of Pentney Lakes.
- Proposal does not accord with current planning policy, being located in an unsustainable location. Pentney is a Small Village and Hamlet where development should be limited, and the large scale of the proposal would make it visually intrusive.
- The proposal would have an adverse impact upon the neighbouring residents.
- The proposal will increase the amount of vehicular movements to the site which will increase noise and disturbance to the residential neighbours immediately to the north.
- The proposal does not comply with paragraph 48 of the Design Guide as it will not integrate well or relate to the surroundings, causing an adverse visual impact.
- There are much better locations for the proposed business uses in more sustainable locations.
- The proposal would overshadow the dwelling located to the north of the application site (this element has been withdrawn from the application and amended layout received).

**FOUR** letters of **SUPPORT** covering the following:

- Positive job creation/diversification of existing business encouraging growth.
- Positive for wildlife and flood relief.
- Like the fact they want to reserve one cabin for charity / disabled use.
- Applicant is working closely with the Parish Council to ensure the proposal meets the needs of the village.

**ONE** letter of **COMMENT** covering the following:-

- Support growth of local business but more shielding on western / southern boundaries is needed to mitigate visual disturbance.
- Holiday units need to be screened for light and noise disturbance.
- Holiday accommodation should be temporary and timed for when the site does not flood.
- Holiday units should remain the property of the site owners.
- If the current owner retires the conditions and covenant should apply to third party operators.

- Camping and touring caravans should be prohibited.
- Wildlife and biodiversity study is needed and will need to be monitored.
- Vehicle movement around the lake should be minimised.
- Current Pentney Lane access needs to be removed for safety.
- Pedestrian / cycle access to Pentney Lane may benefit holidaymakers / residents.
- Whilst I see the need for Secured by Design we value dark skies and the proposal should minimise light pollution.
- Not much of value to Pentney residents, notwithstanding the improvements to local drainage / wildlife.
- Improving the footpath east of Pentney Lane would make the facilities at Norfolk Woods more accessible.
- Concern regarding access onto the A47 having increased use (neighbouring site was told to limit use of access).

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

**CS12** - Environmental Assets

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

**DM3** - Development in the Smaller Villages and Hamlets

**DM2** – Development Boundaries

**DM6** - Housing Needs of Rural Workers

**DM11** – Touring and Permanent Holiday Sites

**DM13** - Railway Trackways

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM1** – Presumption in Favour of Sustainable 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

## **PLANNING CONSIDERATIONS**

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

- The Principle of development
- Impact on Ecology
- Visual Impact
- Impact upon Neighbour Amenity
- Highways Impacts
- Flood Risk
- Crime and Disorder
- Other material considerations

### **The Principle of development:**

The application site is located within the countryside as defined by the Site Allocations and Development Management Policies Plan 2016 (SADMPP). It is also noted that Pentney village is defined within Policy CS02 of the Core Strategy 2011 as a Smaller Village and Hamlet where development is limited and will be judged against the range of policies within the Local Plan, including and in particular, Policy DM3 of the SADMPP, Development in Smaller Villages and Hamlets. In addition, development should seek to avoid conflict with environmental protection and nature conservation policies within the plan.

The application is for outline planning permission with all matters reserved for a number of proposals. For clarity the principle of each proposal is addressed individually below:-

### **A: New Warehousing**

Amended plans were received during the course of the application which removed the proposed new business units and re-sited the proposal to expand the existing business on site, to a location which is adjacent to the existing business.

Currently within the blue land, there is an existing storage and distribution business (B8) which specialises in gardening and horticultural products and which utilises the existing access onto the A47. Retrospective planning permission was granted in October 2014 (14/00938/F) to change the use of the existing agricultural buildings to storage and distribution (B8) in connection with horticultural business. Since this retrospective application, consent has been granted on site for the construction of an additional building in connection with this storage and distribution business (15/01929/F which was varied by application 17/00875/F). This consent has been commenced as it was considered within 17/00875/Disc\_A to have met the definition within Section 56 of the Town and Country Planning Act 1990, as amended. The applicant states that building was not erected following groundworks due to a number of factors, including Brexit implications for the business, Covid restrictions and the business now outgrowing the size of the building which has consent. This application seeks to provide larger warehousing for the business in the same location that has extant approval (17/00875/F).

The indicative plan shows a footprint larger than has previously been approved, however the full details of the building would be subject of a reserved matters application. Justification has been provided which states that the business is growing (hence the temporary storage on site) and it is time consuming to have to store products in different containers rather than one purpose-built building.



Policy DM3 of the SADMPP states that new development in Smaller Villages and Hamlets will be limited to small scale employment uses under Policy CS10. Policy CS10 does state that the Council will be supportive of the rural economy and diversification through a rural exception approach to new development within the countryside; through a criteria based upon retaining employment land and premises. Consent may be granted on land which would not otherwise be appropriate for development for an employment generating use which meets a local business need. Development should satisfy the following criteria; it should be appropriate in size and scale to the local area; it should be adjacent to the settlement; the proposed development and use will not be detrimental to the local environment or residents.

In this instance it is the expansion of an existing business, which was originally approved in December 2011 (11/01556/F) as it was considered by Planning Committee that it could help support rural employment. The proposal does not fully comply with the criteria within Policy CS10 as the site, whilst located adjacent to the A47, is located at some distance from the development boundary of any settlement and is outside the development boundary that previously applied to the settlement of Pentney, and which was removed when the Core Strategy was adopted in 2011. The indicative plan does indicate a substantial building, however details are not yet known and amended plans were submitted which moved the location of the proposed building from the northern part of the blue land and further away from the existing dwellings which are to the north of the applicant's land in order to help protect amenity and visual impact.

Given the previous approval at planning committee (11/01556/F) and the extant approval (17/00875/F) to provide additional warehousing, this element of the proposal is considered on balance to be acceptable (subject to ecology issues which is discussed below) and complies with the principles of the NPPF, Policies CS06, CS08, CS10 and CS11 of the Core Strategy 2011 and Policies DM2, DM3 and DM15 of the SADMPP 2016.

## **B: Wildlife and tourism Lake with nature reserve and sluice gates**

The application proposes the provision of a lake which will be linked to existing drainage ditches to help store / retain water in times of drought and alleviate flooding (particularly in the Pentney Lane area) when water is excessive. It is proposed to control the water flow with a sluice gate linked to an existing ditch (a new ditch was dug in 2019 which does not have consent) which will take the water away from the site to the north. No further information or evidence has been submitted with regard to water drainage issues experienced by residents of Pentney Lane, whether flooding occurs, or how severe it may be.

Water management proposals are acceptable in principle, however when determining such applications, the LPA should ensure that flood risk is not increased elsewhere in accordance with para. 167 of the NPPF. In addition, para. 180 of the NPPF states that 'development whose primary objective is to conserve or enhance biodiversity should be supported...' While the addition of wildlife to the lake and a nature reserve is not the only objective of the proposal this is an element that planning policy is supportive of.

The provision of the proposed lake and sluice, whilst acceptable in principle does have implications for the existing ecology at the site, the River Nar SSSI and the adjacent County Wildlife Site (CWS) known as Pentney Heath (discussed below in Ecology section), and therefore whilst acceptable in principle there is currently not enough information submitted with regard to its ecological impacts and to ensure that the proposal would comply with the principles of the NPPF, in particular Section 15 'Conserving and enhancing the natural environment', or Policy CS12 of the Core Strategy 2011.

## C: Holiday Lodges

The proposal includes the provision of eight holiday lodges and also a building labelled 'facilities of cabins' is shown on the indicative plan. Full details have not been provided as to the form of the holiday units or the 'facilities' building as the application is for outline consent. However, information submitted with the application suggests that the 'facilities' building would be where meals could be shared, well-being classes could be taken etc. The information submitted with the application states that the provision of this part of the application is to help enable the construction of the wildlife lake/sluice gate.

Whilst the Council is supportive of diversification, the proposal does need to comply with Policy DM11 'Touring and Permanent Holiday Sites' of the SADMPP 2016. Within the locational requirements of Policy DM11 it states that 'Proposals for new holiday accommodation sites or units or intensification to existing holiday accommodation will not normally be permitted unless:

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact upon visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed;
- It is accordance with national policies on flood risk;
- The site is not within a Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Strategic Flood Risk Assessment and the EA's mapping;

During the course of the application a supporting plan was submitted and revised relating to the holiday accommodation. The rationale behind the proposal seems to be to utilise the proposed lake to provide a 'Wildlife, Wellness & Coworking B&B' where people can come to site who want a quiet retreat as well as having access to wellbeing classes and workshops. In addition, one of the units is proposed to be used to offer holiday accommodation for free to charity / disabled occupants. Whilst admirable in theory, there is no mechanism within the application to ensure that this element is provided, and it could be considered onerous to condition this element, given potential changes that could occur in the applicant's financial situation over time.

The business plan, whilst revised, does not seem particularly robust and whilst unrealistic expectations of holiday unit rental value have been revised to a more realistic level, it is not considered that the plan sufficiently complies with Policy DM11. The financial figures are based upon high occupancy of all seven rentable cabins in the first year of operation when the site, lake and landscaping may not be well established and the plan does not address how it will support tourism or tourist related uses in the area. While the applicant has indicated that it is the intention that the holiday units are kept in the control of the applicant, should members be inclined to grant consent for the proposal a section 106 agreement would need to be entered into to ensure that control remains over the management of the site. The applicant has submitted a draft deed of covenant to be signed with the Parish Council but this would not ensure the units are not sold off separately in perpetuity and in addition the Council cannot enforce a legal agreement between the applicant and a third party.

The application is for outline planning permission and therefore little detail has been submitted regarding the proposed holiday units and the layout is indicative only at this stage. Whilst the site is visually well screened to the east by the neighbouring County Wildlife Site (Pentney Heath) the current boundary treatment at the site is native hedging with some trees and therefore the scale of the proposal may have a visual impact, especially when taking

into consideration the scale of all the development proposed on site. Insufficient information has been submitted to demonstrate that the proposal will not have an adverse impact on the natural environment with regard to protected species and the neighbouring CWS and this will be discussed further below.

The application argues that the proposed development is required to enable the water management works to proceed which will be of benefit to the residents within Pentney Lane. No information has been submitted regarding the issues relating to flood/drought in the area and no alternative solutions have been provided within the application and the hydrology report submitted relates to the potential impact upon ecology and does not address whether an alternative water management scheme is possible or whether a reduction in the scale of the proposal would be feasible.

The proposal also includes the provision of an on-site dwelling to provide accommodation for the manager of the holiday accommodation (this addressed below). The combination of the provision of a new dwelling, as well as a significant number of holiday units, which is not considered to comply with Policy DM11 of the SADMPP 2016, is on-balance, not considered acceptable to enable the wildlife pond and sluice gates in this instance.

Overall, this element of the proposal fails to accord with the principles of the NPPF, Policy CS06, CS10, and CS12 of the Core Strategy nor Policy DM3 or DM11 of the SADMPP 2016.

#### **D: New Dwelling**

The application also proposes a new dwelling on site. The indicative plan shows that the dwelling would be sited within the southern parcel of land adjacent to the holiday cabins. During the course of the application the indicative plans were changed to show that the proposed dwelling would be 'temporary wardens accommodation mobile facility for 24 hour security purposes'. This element would still represent a residential dwelling, however under Policy DM6 of the SADMPP 'Housing Needs of Rural Workers', it is clear that if a new dwelling is considered essential to support a new rural based activity, it should normally, for the first three years, be provided by a caravan or other temporary accommodation.

Para. 80 of the NPPF states that decisions should avoid the development of isolated homes in the countryside unless ... there is an essential need for a rural worker to live permanently at or near their place of work. Whilst the site may not be physically isolated in the sense that the existing business is located to the north and the residential dwellings on Pentney Lane are located approx. 320m to the south, the proposal is not located in a sustainable location with regard to service provision and is located within currently open countryside. Policy DM6 states that new temporary dwellings should only be allowed to support rural based activities providing the following:-

- 3a) There is a clearly established functional need, requiring the occupants to be adjacent to their enterprise in the day and at night;
- 3b) The need could not be met by existing dwellings within the locality;
- 5b) The application is supported by clear evidence of a firm intention and ability to develop the enterprise concerned (for example significant investment in buildings etc is often a good indication);
- 5c) The application is supported by clear evidence that the proposed enterprise is planned on a sound financial basis.

3a) Functional Need - The business plan states that the proposed holiday cabins will be run like a B&B with breakfast and meals being offered on site as well as well-being classes etc. In addition, there is the potential for noise and disturbance on site to impact upon the

neighbouring sites, including the CWS. Therefore, in addition to security an argument could be made that an on-site presence would be required to manage the site.

3b) Existing Dwelling - No information has been submitted demonstrating whether an alternative dwelling has been considered which could meet the needs of the holiday units. In March 2017, members may recall granting outline planning permission for three dwellings and access upgrade onto the A47 (17/00032/O). The proposal was granted consent to enable the dwellings to provide a financial contribution towards the construction of the warehousing for the existing horticultural business discussed in Part A of this section. Condition 12 of this approval states 'Prior to the occupation of the third dwelling hereby permitted the warehouse (granted planning permission under application 15/01929/F) shall be constructed. To date this application has been implemented but only one dwelling has been completed and sold.

The submitted information does state that the applicant lives in Spalding, however it would seem that this is in fact the applicant's son Mr Lee Ward, and the proposed temporary dwelling is for him rather than the applicant. The other two dwellings approved under 17/00032/O are currently under construction and the applicant lives in a caravan on site (shown as no.2 Oakland Cottage on the application form). It is therefore shown that the applicant has consent for three dwellings in close proximity to the application site, two of which are still in his ownership and control, albeit incomplete.

5b) Intention - The existing site is agricultural land and there is no clear evidence of a firm intention to develop the site for holiday units. Whilst the applicant does own the adjacent existing storage business, which also forms part of this application to expand the warehousing, this is not sufficient to justify a dwelling in this location. In addition, while enabling planning permission has previously been granted (17/00032/O) to enable the applicant to construct additional warehousing for this existing business, this has not yet been carried out other than groundworks to ensure the planning permission remains extant for 17/00875/F (warehouse). In the absence of evidence to demonstrate otherwise, the proposal fails to meet this element of the policy and the applicant already has a dwelling on site which would enable him to live on site.

As discussed in the section above, the submission with regard to the proposed holiday units is not considered to meet the requirements of Policy DM11 or a sound financial basis which is required to comply with Policy DM6.

The proposed dwelling therefore does not meet the requirements of a temporary dwelling in accordance with Policy DM6 of the SADMPP 2016 and would therefore represent an unjustified dwelling within the countryside. The proposal would therefore be contrary to paragraphs 79 and 80 of the NPPF, Policy CS06 of the Core Strategy 2011 which seeks to protect the intrinsic character of the countryside, and policies DM2, and DM6 of the SADMPP 2016.

### **Impact on Ecology:**

The application site is located within the countryside and immediately to the west of Pentney Heath which is a County Wildlife Site which is designated for its rich mosaic of heath, acid grassland, woodland and scrub habitats. In addition, the applicant site is within the catchment of the River Nar SSSI and therefore it is the statutory duty of the LPA under the Habitat Regulations (The Conservation of Habitats and Species Regulations 2017) to ensure that the proposed development will not adversely affect the SSSI, or any protected species and have a duty to have regard to the conservation and enhancement of Priority Habitats

under the Natural Environment and Rural Communities Act 2006 and the Environment Act 2021.

The Norfolk Wildlife Trust object to the proposal until a full ecological assessment has been carried out which includes the further surveys recommended in the submitted Preliminary Ecological Assessment (PEA). This is considered necessary given the scale of the proposal and the extent of the further surveys required to determine the impact of the proposal upon protected species and the priority habitats within the neighbouring CWS Pentney Heath.

The application includes proposed development that could impact upon ecology in a number of ways such as additional noise and disturbance, increased levels of lighting, human activity and an impact upon ground water levels which could affect the water table and consequently affect the conditions within the priority habitats, and therefore an ecological assessment was requested. During the course of the application a Preliminary Ecological Appraisal (PEA) was submitted as well as a Hydrological Review.

The ecological appraisal identified a number of ways that the proposed development could impact upon the SSSI and County Wildlife Site (CWS) immediately to the east and a number of further surveys were recommended in order to ensure that the proposal complies with the relevant guidelines and adequate mitigation measures could be put in place. A hydrology report was also considered necessary to assess the drainage impact of the water management proposals (lake and sluice gates) on the groundwater levels and the River Nar SSSI and the adjacent CWS.

A hydrology report was submitted which states that the site is hydraulically connected to the River Nar SSSI and that the watercourse between the site and the Nar is not considered to be at risk of degradation from the activities associated with the proposed development however measures will be required with regard to construction and maintenance. This would include managing the site run-off rates to prevent an increase in flood risk elsewhere. This report also states that the proposed sluice gate could be of benefit by controlling water in times of flood and drought, however management of the operation and maintenance of the sluice gate would be required and this would be the responsibility of Oakland as riparian owners of the watercourse.

The hydrology report states that the management of the sluice will be in liaison with Pentney Parish Council and a draft deed of covenant has been submitted with the application which is between the applicant and Parish Council. However, this draft deed is not a Section 106 agreement or condition that could control the management of the sluice gates in conjunction with this planning application. In addition the ecology report states that the control of water should be managed following discussion with the owners of the adjacent Pentney Heath (CWS) to ensure a level is set on the sluice to ensure the indirect impact of the sluice on local groundwater levels does not have a detrimental impact on the neighbouring CWS. There is currently no proposed water management scheme relating to the ground water levels in conjunction with the owners of the neighbouring CWS, indeed the owner of Pentney Heath objects to the proposal and one of the reasons for objection is the impact upon the groundwater levels within the CWS and its impact upon the priority habitat.

Following the submission of the PEA and hydrology report and confirmation of some of the proposed drainage arrangements for the site, Natural England withdrew their holding objection as the information submitted demonstrates that the proposal would not adversely affect the River Nar SSSI, however their response does still refer to their Standing Advice which includes the fact that the LPA should assess the impacts of the development on protected species but also the fact the LPA in line with paras. 175 and 179 should consider the impacts of proposed development on local wildlife with Priority Habitats of particular importance for nature conservation.

Consequently, until a full ecological appraisal has been carried out, which includes the surveys within the PEA, and a water management scheme has been considered which will ensure, not only that flood risk is not increased elsewhere, but that the changes in groundwater do not adversely impact upon the priority habitats within Pentney Heath CWS, then the proposal does not comply with Section 15 of the NPPF or Policy CS12 of the Core Strategy 2011 and should be refused.

### **Visual Impact:**

The application is for outline planning permission and therefore the full plans are not available. However, given the scale of the proposed development it is reasonable to assume there would be some degree of visual impact.

The main impact would be to the south and west of the site as the site is well screened visually to the east by the adjacent CWS, however this visual impact could be mitigated by well thought out landscaping, although this would take some time to mature. The arboricultural officer has requested a full tree survey, Arboricultural Impact Assessment and Method Statement be submitted at reserved matters stage once the proposed layout is known.

A landscaping scheme would also be necessary at reserved matters stage to fully assess the proposal in the context of the proposed landscaping and any potential changes to existing levels should the spoil from the proposed lake be used on the application site.

Overall, whilst full details are not known at this stage, the proposal would comply with the principles of the NPPF, Policies CS06 and CS08 of the Core Strategy 2011.

### **Impact upon Neighbour Amenity:**

The impact upon the neighbours to the north of the application site have been considered and objections have been received from these neighbours. Amended plans were submitted during the course of the application which removed the originally proposed business units and warehousing which were located directly south of these dwellings and which could have caused amenity issues.

No objections have been received from CSNN who have stated that additional details regarding surface and foul drainage, operating hours regarding the on-site business and external lighting could be dealt with by condition. CSNN have not responded to the most recent reconsultation where the proposed new warehousing would be located to the south of the existing business and is further away from the nearest residential neighbour than their original response. The proposal is therefore not considered to cause any adverse impact upon these neighbours. The proposed warehousing is located where the now lapsed warehousing was proposed and could be conditioned in a similar manner.

Overall, the proposal would therefore comply with the principles of the NPPF, Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

### **Highways Impacts:**

The proposal would be accessed directly off the A47 which is classed as a Strategic Road Network. Policy DM12 of the SADMPP states that the Strategic Road Network which includes the A47 will be protected outside the settlements specified within Core Strategy policy CS02:

New development, apart from specific plan allocations, will not be permitted if it would include the provision of vehicle access leading directly onto a road forming part of this Strategic Road Network;

New development served by a side road which connects to a road forming part of the Strategic Road Network will be permitted provided that any resulting increase in traffic would not have a significant adverse effect on: The routes national strategic role as a road for long distance traffic; highway safety; the routes traffic capacity; and the amenity and access of any adjoining occupiers. In appropriate cases a Transport Assessment will be required to demonstrate that development proposals can be accommodated on the local road network, taking into account any infrastructure improvements proposed.

The proposed development involves the intensification of an existing access directly onto the A47 which is conflict with Policy DM12 of the SADMPP. Notwithstanding this a transport assessment was requested by National Highways who stated that they have no objection to the proposal based upon the figures given. It is also of note that since this response the applicant has withdrawn the new business units from the proposal which would have reduction in vehicular traffic movements from the original transport assessment for which the highways authority has no objection.

The applicant is in control of land, which is able to access Pentney Lane, to the south. This access is not considered suitable to serve the proposed development and therefore NCC Highways Officer recommends a condition ensuring that this potential access is permanently closed.

Therefore, whilst there is conflict with Policy DM12 of the SADMPP 2016 there is no objection from the statutory consultee with regard to the impact upon the Strategic Road Network or highway safety. Consequently, on balance it is considered that the proposal would comply with para 110 of the NPPF, Policy CS11 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

#### **Flood Risk:**

The application site is predominantly located within Flood Zone 1, with some of the access road onto the A47 in Flood Zone 3. The application site is within an area susceptible to groundwater flooding (between 50% and 75%), the northern part of the site predominantly where the access point is within a reservoir flooding area and part of the southern application area is within the climate change surface water flood risk area (1% AEP Climate Change). There is no objection to the proposal from the Environment Agency who recommended the IDB were consulted. Whilst outside the Board District the application site is within an area which drains into the IDB district. They have no objections to the proposal provided the proposed works do not increase the risk of flooding or drainage issues to neighbouring land or property.

Surface water drainage is proposed to be to the watercourse, proposed lake and a sustainable drainage system. Whilst this may be acceptable final details for this cannot be submitted at outline stage and would need to be conditioned (pre-commencement condition). Given the nature of the proposal and its potential to impact upon groundwater levels a water management strategy would be required by condition to ensure flood risk was not increased elsewhere, and also would have to be managed in conjunction with the adjacent County Wildlife Site.

The proposal complies with para 167 of the NPPF, Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

### **Crime and Disorder:**

Comments have been received from the Police architectural liaison officer with recommendations to be considered when designing the proposal at reserved matters state to ensure natural surveillance. It is of note that comments made with regard to lighting and landscaping may be at odds with the comments from the ecologist regarding minimal levels of lighting being necessary due to the adjacent CWS.

### **Other material considerations:**

Whilst there are no objections from Environmental Quality, given the location adjacent to the former railway line full contamination conditions would be required (including pre-commencement conditions) should the application be approved. The disused railway line is not sited within Policy DM13 as a route that is safeguarded from development within DM13 of the SADMPP 2016. It should be noted that the submitted plan is indicative only and at the current time does not indicate development on the track, but it would be necessary to cross it and the indicated proposal does about the location of the disused track. In addition, it is not yet known the volume of spoil that would be excavated in order to create the wildlife pond and therefore it may be necessary for dust suppression measures to be applied through a soil management condition.

Comments have been received from National Grid Electricity that the proposal must not proceed without further assessment from their Asset Protection Team as the proposed works location is within a High-Risk Zone from National Grid Electricity Transmission plc apparatus. Within comments received from the owner of Pentney Heath CWS there is an electricity tower located within the CWS.

There are no outstanding issues from the Historic Environment Service, Housing Enabling Officer, Norfolk Fire and Rescue, or Cadent Gas or UK Power Networks with regard to this application.

### **CONCLUSION:**

The proposed application, whilst it may have benefits regarding water management within the locality, has failed to demonstrate that it will not have a detrimental impact upon the adjacent priority habitats within the County Wildlife Site (Pentney Heath), both with regard to protected species, and with regard to habitat impacts which may be caused by changes to groundwater conditions and consequently the level of the water table. The proposal is therefore contrary to Section 15 of the NPPF and Policy CS12 of the Core Strategy 2011.

The proposed holiday units and proposed dwelling have failed to demonstrate that they would comply with Local Plan policies DM11 and DM6 of the SADMPP as set out in the report above. Whilst there are benefits to the scheme which could generate some additional employment and help enable the creation of the proposed wildlife pond and sluice gate, the applicant has failed to demonstrate how the proposal will support tourism or tourism related uses in the area. The business plan seems to be based upon the site itself being the main attraction for holiday makers and would require a considerable financial outlay. However, at the current time there are no unique site characteristics which would draw custom and it may well take some time for the wildlife pond and associated ecology to establish. In addition, the proposal for a dwelling on site for the applicant's son does not comply with Policy DM6 and there is already extant consent for two dwellings in the applicants ownership in close proximity to the site and within the blue land. Whilst the applicant has accepted that in the first instance the proposed dwelling would be temporary, if it is accepted that the proposed



holiday units require an additional dwelling to provide an on-site presence, then it is highly likely this temporary consent will later be requested to be a permanent dwelling.

On balance, while there are some benefits to elements of the proposed development, the large scale of the proposed development, in a location which is not sustainable is considered contrary to the principles of the NPPF, Policies CS01, CS02, CS06, CS08, CS10 and CS12 of the Core Strategy 2011 and Policies DM2, DM3, DM6, DM11, DM12, and DM15 of the SADMPP 2016 and therefore it is recommended that the application be refused.

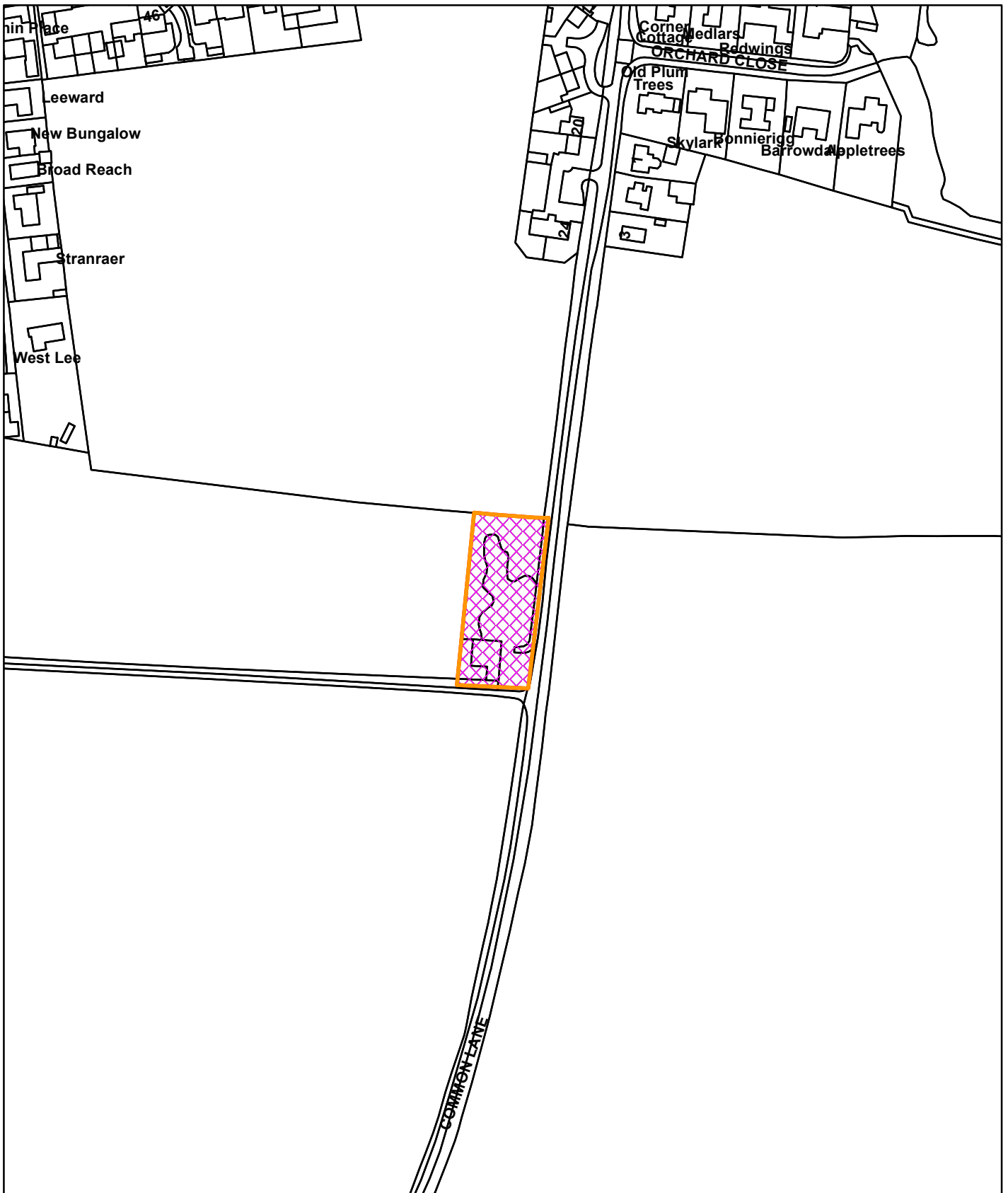
## **RECOMMENDATION:**

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

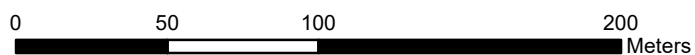
- 1 The applicant has failed to demonstrate that the proposal will not have an adverse impact upon the ecology (protected species and habitat) of Pentney Heath which is a County Wildlife Site. The proposal is therefore contrary to paragraphs 174, 179 and 180 of the NPPF 2021 and Policy CS12 of the King's Lynn and West Norfolk Core Strategy 2011.
- 2 Para 84 and 85 of the NPPF enables the diversification of existing businesses and allows for sustainable rural tourism and leisure development that respects the characteristics of the countryside, recognising that it may be found beyond existing settlements. The applicant has failed to demonstrate with a strong business plan how the proposed holiday units would support tourism and its related uses in the area, and be planned on a robust, viable financial basis. Consequently, the application fails to accord with paras 84 and 85 of the NPPF, Policy CS06 and CS10 of the Core Strategy 2011 and Policy DM3 and DM6 of the Site Allocations and Development Management Policies Plan 2016.
- 3 Para 79 and 80 of the NPPF seeks to restrict residential development outside towns and villages to those that will enhance the vitality of rural communities or dwellings essential to the functioning of rural enterprises where it can be demonstrated that the need for the proposed dwelling could not be met within by an existing dwelling or settlement. The proposal has failed to demonstrate that the needs of the proposed new business could not be met by an alternative dwelling in the locality, nor that the proposed enterprise has been planned on a sound financial basis. The proposal is therefore contrary to Para 79 and 80 of the NPPF, Policy CS02, CS06 and CS08 of the Core Strategy 2011 and Policy DM2 and DM6 of the Site Allocations and Development Management Policies Plan 2016.

22/01638/F

The Big Barn Common Lane Brancaster Staithe Norfolk PE31 8BN



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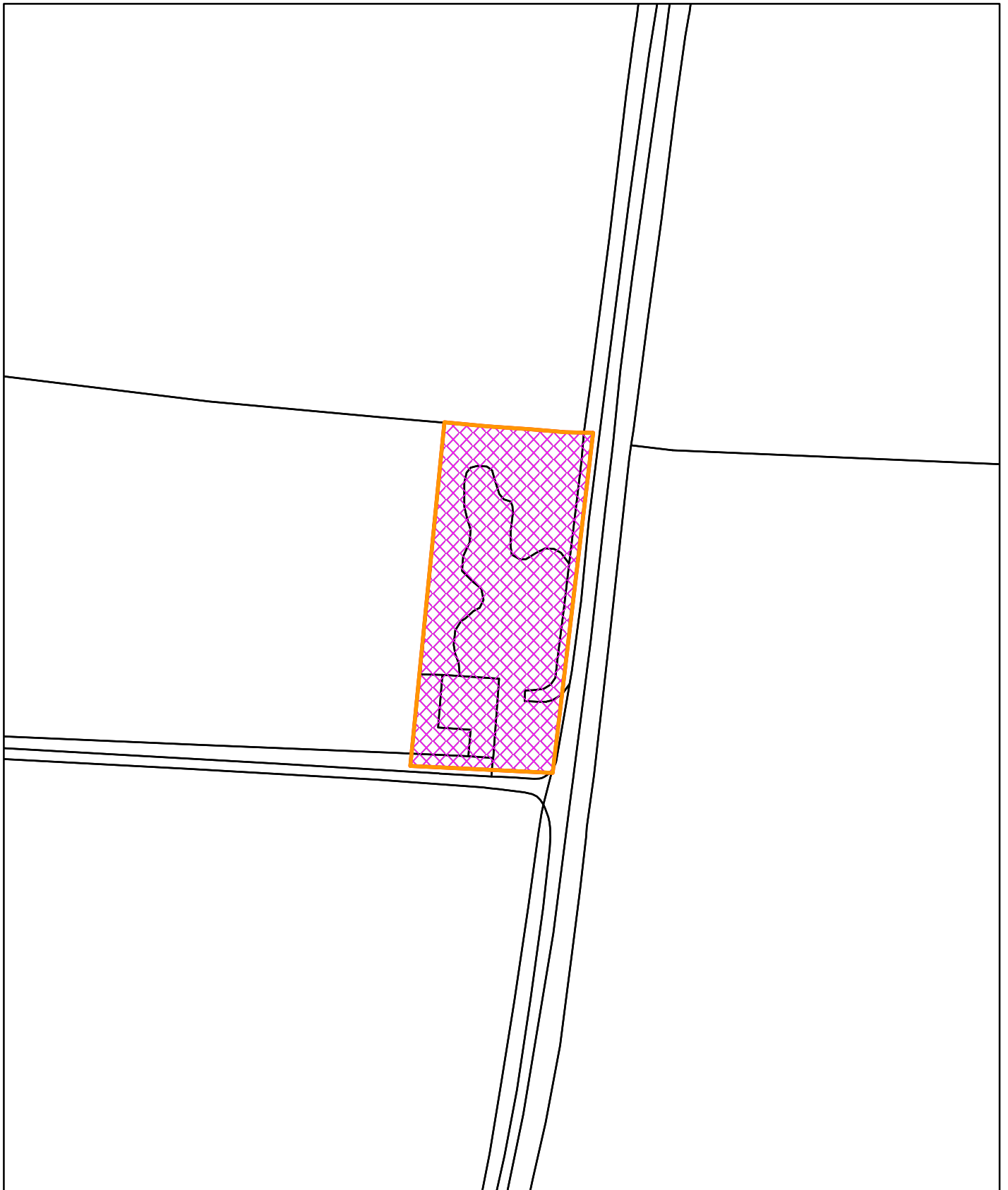
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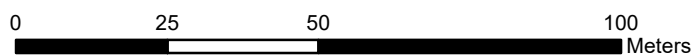


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24/01/2023

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<b>Parish:</b>	<b>Brancaster</b>	
<b>Proposal:</b>	<b>Conversion of existing barn into residential dwelling</b>	
<b>Location:</b>	<b>The Big Barn Common Lane Brancaster Staithe Norfolk PE31 8BN</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs R. Scott-Moncrieff</b>	
<b>Case No:</b>	<b>22/01638/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 7 December 2022</b>

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

**Neighbourhood Plan:** Yes

**Case Summary**

The proposal seeks full planning permission for the change of use of an existing storage building to use as a single dwellinghouse at Common Lane, Brancaster Staithe. The application site is outside of the development boundary on land which is considered to be within the wider countryside for the purposes of planning policy.

The site is within the Norfolk Coast AONB

**Key Issues**

- Principle of Development
- Design and Impact on the AONB
- Highway Safety
- Impact on Protected Sites
- Landscaping and Biodiversity

**Recommendation**

**REFUSE**

**THE APPLICATION**

The proposal seeks full planning permission for the change of use of an existing storage building to use as a single dwellinghouse at Common Lane, Brancaster Staithe. The application site is outside of the development boundary on land which is considered to be within the wider countryside for the purposes of planning policy.

The site is within the Norfolk Coast AONB

22/01638/F

The subject site comprises a Dutch-style barn (previously used as a B8 storage building) constructed from concrete blocks with steel columns and with a barrel design roof clad with powder coated corrugated metal sheeting. An existing hardstanding area to the north of the building, surrounded by existing mature hedgerows will be utilised as garden.

Extensions and alterations are proposed to facilitate the change of use, largely retaining the footprint of the existing building however with a lower ground floor extension proposed to the north and a carport to the south. Walled courtyards areas and a raised terrace are proposed as further additions.

The extensions and overall vernacular are modern in design, albeit retaining a broad sense of the building's historic form and use. Larger areas of glazing have been broken-up or otherwise concealed by timber louvres or set within the walled courtyard space.

## **SUPPORTING CASE**

Most applications fall neatly within the planning policy framework, but some do not, which is why we find ourselves at Committee with this application. We have a building, a former agricultural field barn which has been used as a builder's yard for 20+ years. We are asking the Committee to approve its conversion to residential use, to save an important piece of agricultural history and enhance the AONB.

The planning officer references Planning Policy CS06 and states hesitation to date is an 'on balanced' point of view. Policy CS06 says: Conversion to residential use will only be considered where:

1. The existing building makes a positive contribution to the landscape
2. A non-residential use is proven to be unviable
3. The accommodation to be provided is commensurate with the site's relationship to the settlement pattern
4. The building is easily accessible to existing housing, employment, and services

We believe the barn makes a positive contribution to the AONB and the findings in the Heritage Statement agree. Paragraphs 1–4 below summarise our responses to CS06, two final paragraphs cover sustainability.

1. Malcolm Starr RIBA, AABC, Dip Arch, Dip Cons, AA Grad Dip, the Conservation Architect who wrote the Statement says "the barn meets the criteria set out by Historic England that entitle it to be classed as a

Non-designated Heritage Asset... making a distinctive and positive contribution to the local landscape." The Statement continues, "The design for the conversion is sympathetic to the character of the barn and its context. It would improve the present appearance of the barn, constituting an enhancement of the building and its setting ... and would offer short- and long-term public benefits, locally and more widely. On this basis, there is a case for the local authority to consider that the heritage and environment benefits of the proposals are sufficient to outweigh any policy objections."

2. Savills have assessed the viability of the barn based on the following end uses: residential, warehousing, offices, community uses and have concluded in their detailed report and assessment that the only viable option for the barn is to convert it to residential in accordance with the planning application.

3. The plan is to restore this little gem of a barn and further reinforce its agricultural heritage by cladding it to echo the original use, preserving the barn for future generations. At its heart will be a 3-bedroom home, a permanent home for a local couple; Jane, Norfolk born-and-bred, and Robert, both of whom work from home. Jane needs the space for both her studio and a display space for her garden design business. A business that provides regular work for over 20 local people, which will continue to grow jobs and futures.

4. The building is only 175m from Brancaster Staithe neighbours, a 4 minute walk down to the harbour, and is therefore easily accessible to existing houses and services.

The proposed landscape improvements are in line with National and Local biodiversity objectives, particularly to *maintain and enhance the range, functionality and connectivity of characteristic habitats and species*, p20, KLWNBC Sustainability Appraisals 2020. Sydney Jacus, Project Officer at the Norfolk Coast Partnership, Norfolk County Council Protected Landscapes comments: "Currently the barn and its surroundings are a mess and environmental wasteland. The detailed landscaping plans promise to reverse that... the garden and planting will deliver a meaningful positive impact on the biodiversity of the site, which has been disused for some time."

The environment and sustainability are of vital importance to the applicants. All proposed works will adhere to the government's environmental objectives; to protect and enhance our natural, built and historic environment. The proposed conversion will optimise site potential (re-use & recycle materials, source new materials locally), optimise energy use (solar panels and ground source heating), protect and conserve water (install a bore hole & harvest rainwater), and use energy efficient materials throughout.

## PLANNING HISTORY

22/00661/F: Application Withdrawn: 19/08/22 - Conversion of existing barn into residential dwelling - Barn Buildings and Land SE 19 Town Lane And 200M S of 24 Common Lane Common Lane

2/99/1524/CU: Application Permitted: 16/02/00 - Continued use of warehouse and yard - Common Lane Farm

## RESPONSE TO CONSULTATION

**Parish Council NO OBJECTION** no reasons given

**Highways Authority: NO OBJECTION** In relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the grant of consent. Recommended conditions relating to the laying out of the proposed access/parking & turning areas.

**Environmental Health & Housing - Environmental Quality: NO OBJECTION SUBJECT TO CONDITIONS** with the following comments: Due to made ground, previous site use and potential presence of Asbestos contaminating materials in the building's construction. The desk study recommends further investigation to better categorise the site and investigate the level of contamination using trial pits.

Recommended pre-commencement contamination conditions and asbestos informative.

22/01638/F

Planning Committee  
6<sup>th</sup> February 2023

**Natural England: NO OBJECTION** with the following comments:

'We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS').
- have a significant impact on the character of the Norfolk Coast Area of Outstanding Natural Beauty (AONB).

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

- Financial contribution will be collected for the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS). A tariff of £185.93 per new dwelling is required as mitigation for recreational disturbance. For further details
- please see the current Norfolk GIRAMS document.
- External lighting which follows the principles of lighting in an AONB as detailed in the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lights.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.'

**Norfolk Coast Partnership: OBJECTION** with the following comments:

'We had concerns with the previous application, primarily due to the location. The barn is isolated in the AONB countryside and is therefore a predominant feature in a rural setting. The proposal lies in the Coastal Slopes area of the Integrated Landscape Character guidance document of the AONB. A key force for change that is relevant to this application includes conversion of agricultural buildings to houses and recreational facilities.

Since the last application I feel that the impact of light pollution and the impact on Barrow Common has been considered and the reduction in glazing on the east elevation is an improvement. Certainly, glazing is modest in comparison to many other developments on the coast and the slatted windows are a nice feature to minimise light pollution in the upper levels.

The garden design is well considered and would make an enhancement to biodiversity. However, because of the location being surrounded by arable fields visually this will make the development more striking in the landscape. Admittedly the garden won't suburbanise the landscape, but it will create a block of semi natural informal garden space into a blank canvas of agricultural land. Therefore, there will be a visual landscape impact albeit with biodiversity benefits.

In relation to CS06 it is arguable if the development 'will make a positive contribution to the landscape' or meet the NPPF 176 requirements to 'conserve and enhance the AONB'. The garden will make an enhancement to biodiversity but perhaps not the landscape as a whole in this area of the AONB which is a large scale open intensely farmed landscape that is sensitive to change. 'The design of new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment' CS12.

I reiterate my previous comments that this is not a 'modest' house as described and is in a very prominent location in the AONB outside of the settlement boundary. The Local Authority

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has a statutory Duty of Regard to protect and conserve the AONB. Developments like this cumulatively will erode the special features of the designation 'sense of remoteness, tranquillity and wildness.

Whilst I cannot support the application, if it is approved, I would suggest a condition on external lighting and to carry out the ecological enhancements identified in the report. National Planning Policy Framework Clause 125 and Norfolk County Council's Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be:

- 1) fully shielded (enclosed in full cut-off flat glass fittings)
- 2) directed downwards (mounted horizontally to the ground and not tilted upwards)
- 3) switched on only when needed (no dusk to dawn lamps)
- 4) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources

Please also refer to the Institute of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Lights which gives guidance for lighting in an AONB'

**CONSERVATION OFFICER: Provided the following comments:**

'Whilst the application is not located within a conservation area or near to listed buildings, the applicants believe that the building is a non-designated heritage asset and have accordingly submitted a Heritage Appraisal for consideration.

Historic England have carried out some research into Dutch Barns which is documented in both the Heritage Appraisal and the Design and Access Statement, stating: "the barns were first built of timber and corrugated iron, and then a mixture of timber iron and steel frames. They became standardised from the 1880's when firms began to advertise and issue printed details with drawings usually along with other kit buildings such as parish halls". The report highlights that pre 1880's versions would be rare.

The heritage appraisal states that this Dutch Barn was constructed between the early 1900's and the 1950's, some more analysis of a closer date of construction would have been useful. The photographs submitted with the report show an interesting roof structure, but vastly altered walls and roof coverings. On this basis, I am not convinced, given the alterations and lack of accurate date, that this is a particularly important example of a building type. Moreover, as importantly, the application seeks to change materials, extend, add balconies all of which go far beyond the minimal alteration required to convert the building but still retain its functional characteristics, or indeed the applicants' perceptions of its historical importance. On this basis from a conservation perspective the application cannot be supported and should be refused accordingly.'

**REPRESENTATIONS FIVE** letters of **SUPPORT**, the comments summarised as follows:

- Enhances local area
- Good design
- Positive use of vacant building



## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS07** - Development in Coastal Areas

**CS08** - Sustainable Development

**CS10** - The Economy

**CS11** - Transport

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 1** - Appropriate Housing

**Policy 8** - Protection of Heritage Assets and Views

**Policy 9** - Rural Exception Sites

**Policy 10** - Protection and Enhancement of the Natural Environment and Landscape

## **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 the AONB

Heritage Impact

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Highway Safety  
Impact on Protected Sites  
Landscaping and Biodiversity  
Other material considerations

**Principle of Development:**

The application proposes the conversion of an existing storage building on the outskirts of Brancaster to use as a dwellinghouse. The site comprises a utilitarian agricultural barn which was granted change of use for warehousing/storage in the late 1990s. Land to the north of the barn is currently used for the storage of building materials - this area is proposed to be used as residential curtilage post-conversion.

Brancaster Staithe, alongside Brancaster and Burnham Deepdale, is categorised as a Key Rural Service Centre by CS02 of the Core Strategy (2011).

The site is within the Norfolk Coast AONB.

The application site is wholly outside of the development boundary for Brancaster Staithe shown on inset map G13 of the SADMPP (2016) and therefore considered to be within the wider countryside for the purposes of planning policy and countryside protection policies apply.

Core Strategy Policy CS06 states that in rural areas, conversion to residential use will only be considered where 'the existing building makes a positive contribution to the landscape; a non-residential use is proven to be unviable; the accommodation to be provided is commensurate to the site's relationship to the settlement pattern; and the building is easily accessible to existing housing, employment and services.'

Evidence has been submitted (a Viability Report) to suggest that an economic use would be non-viable and as a single-family home with three bedrooms, the proposed development is commensurate to the site's relationship to the pattern of Brancaster Staithe. The proposed dwelling is also reasonably well located in regard to the distance to the main built extent of the village. However, the barn has an unremarkable utilitarian appearance and the site is not considered to make a positive contribution to the landscape to an extent that would result in the building complying with Policy CS06. The LPA therefore considers that the principle of the creation of a residential unit in this position is unacceptable.

The utilitarian appearance of the building does not make a positive contribution to the landscape. The wording of Policy CS06 is aimed at preventing the conversion of buildings such as this for residential use, limiting the exceptional policy to apply only to buildings that positively contribute to the landscape which is not the case in this instance.

As the site's lawful use is for Storage (B8), the application represents the redevelopment of brownfield land. Paragraph 120c of the NPPF (2021) refers to substantial weight being given to the value of using suitable brownfield land within settlements for homes - given the location outside of the settlement, and its sensitive location with the AONB, the site is not considered suitable brownfield land.

Both the Development Plan and the NPPF (2021) must be read as a whole. The limited benefits of the conversion of the building to residential use, considering the location and conflicts with the policies discussed above are not considered to provide suitable justification for development.

For the above reasons, the proposed development is not considered to comply with the overarching aims of NPPF (2021), Policies CS06 and CS08 of the Core Strategy (2011) and Policy DM2 of the SADMPP (2016).

### **Design and Impact on AONB:**

The design focuses around the existing built form of the barn however limited extensions/rebuilding are proposed around the main structure which aim to both provide additional accommodation and car parking areas as well as prevent light spill off-site, in order to protect the surrounding AONB. Long views of the site are available in most directions, with some viewpoints partially screened by existing vegetation.

The dwelling is proposed in a modern design, with a lower ground floor proposed below a terrace to the north as well as walled courtyards proposed to the rear. Materials include a mix of cladding of the more utilitarian elements, and flint blockwork on the modern extensions. Sedum roofs are proposed above flat roofs.

The larger expanses of glazing are set within existing openings, with louvres used along certain elevations to further block/split up light. Information provided as part of this application states that the amount of glazing proposed totals approximately 1m more than the existing building, although it should be noted that the existing figure used includes large doors which could realistically be closed during certain times of the day/night and therefore this may not be a fair representation of the true impact. Visual light spill assessments have also been provided which include examples of the potential current impact of the building and external lighting on long views across the AONB.

Norfolk Coast Partnership raised concerns over the visual impact of the development on the surrounding landscape and on the AONB, noting that the strategic gaps are important in this landscape and whilst there is already a building here there will be associated extensions and landscaping alongside increased light pollution and domestication of the countryside if a change of use is granted. Boundary walls and louvres, whilst shielding some elements from view and breaking up expanses of lighting, will not fully mitigate this visual impact. Biodiversity improvements associated with the proposed landscaping scheme, whilst providing ecological enhancement, will not erase the impact of a change of use of land to residential.

Policy 1 of the Brancaster Neighbourhood Plan requires development to take into account key features of views within the AONB. Policy 9 relates to landscape character and adverse impacts on the AONB.

Policy 8 of the Neighbourhood Plan relates to view of heritage assets. P4 within the explanatory text includes the subject barn as part of an important viewpoint which the Parish aims to protect.

Whilst consideration has been given to the design of the scheme to mitigate light spill and retain/enhance the utilitarian nature of the building, the scale of the building is such that long views will be visible across the landscape. As noted by the Norfolk Coast Partnership, the change of use of land and associated domestication will have an impact on the landscape and given that the land rises to the south, the building in its more modern altered form and landscaping would be more visually prominent in the AONB to its detriment.

Whilst it is noted that the applicant has sought to resolve matters, on the basis of the above, the application is considered contrary to the NPPF, Policies CS06, CS07, CS08 and CS12 of

the Core Strategy, and Policy DM15 of the SADMPP and Policies P1, P8 and P9 of the Brancaster Neighbourhood Plan in relation to design and impacts on the AONB.

### **Heritage Impact**

The Applicants have provided a statement by a qualified conservation architect in relation to the history of Dutch Barns, noting that the retention of the barn would retain a rare example of such a building. As noted by the Conservation Officer above, the building is not considered to be a non-designated heritage asset for the purposes of the NPPF or the Development Plan. Therefore, its retention is not considered to provide any benefits which would result in the application being supported by Policies CS08 or CS12.

Notwithstanding the above, if the application were to be assessed as a non-designated heritage asset, the application proposes significant external changes and extensions to an extent that the functional characteristics of the building, which provide much of its historic interest, are vastly altered and lost. The provision of multiple extensions in a modern style and including prominent balconies, courtyards and sedum roofs when combined with the material changes proposed would not retain the character of the building as would be required by planning policies.

### **Highway Safety:**

Access and parking areas are provided in accordance with the required standard. The lawful use of the site could generate a level of traffic such that the residential use of the site as one dwelling will not impact on highway safety in the vicinity.

The existing hardstanding to the front of the building is largely proposed to remain and will provide adequate parking/turning areas on site.

The application therefore complies with Policies CS08, CS11, DM15 and DM17 of the Local Plan.

### **Impact on Protected Sites:**

Six statutory designated sites are located within a 2km radius of the application site, including The Wash and North Norfolk Coast Ramsar sites, Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

Natural England provided comments regarding recreational disturbance of surrounding protected sites which have been reiterated by the Norfolk Coast Partnership. The LPA can confirm that the Habitat Mitigation Fee (£185.93) was paid on submission of the application.

The Norfolk Coast Partnership manages the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and assists the Borough Council of King's Lynn and West Norfolk (BCKLWN) by facilitating their Habitats Monitoring and Mitigation (HMM) Fund. Developers within the BCKLWN boundary are required to pay a levy per dwelling to the Borough Council in order to help monitor and mitigate the adverse effects of increasing visitor numbers to Natura 2000 sites resulting from the increased development. These Natura 2000 sites include those such as Barrow Common and the North Norfolk Coast SAC, SPA and Ramsar site. Considering the single dwelling proposed under this application and the prior payment of this fee, no significant impact is considered likely as a result of increased potential for recreation disturbance of protected sites in the immediate vicinity.

The application complies with the NPPF (2021) and Policies CS08, CS12 and DM19 of the Local Plan in regard to impacts on protected sites and the Habitat Mitigation Fee.

### **Landscaping and Biodiversity**

The garden area is proposed to be landscaped with an aim of restoring habitats and increasing biodiversity on site, as designed by a suitably qualified landscape architect. This will enable some biodiversity benefit as a result of the overall scheme however given the extent of land involved and the use of the land as garden post-development, the benefits of this are limited, hard to control and would not warrant approval of the application on these grounds. Full details of the proposed planting/landscaping scheme could be conditioned.

The proposed landscaping scheme could provide some benefit to the ecology of the immediate which is supported by Policies CS08 and CS12 of the Local Plan.

### **Other Material Considerations:**

*Protected Species* – A ecological survey provided as part of this application indicates limited potential for protected species such as bats and owls to be impacted by the proposed development. No further surveys are necessary however the report provided sets out mitigation measures and enhancements such as controlling external lighting and construction techniques which could be conditioned. Proposed planting and hedgerows could also be conditioned in line with the recommendations.

*Impact on Neighbours* - Separation distances between the proposed dwelling and the closest houses on Common Lane are more than adequate and will allow both future residents and neighbours to enjoy good quality residential amenity.

*Lighting* – Norfolk Coast Partnership recommend conditions relating to the position and type of external lighting proposed – to preserve dark skies and minimise light pollution. Natural England reiterated this, requesting conditions to control lighting in like with the Principles of the Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lights. This document sets out key considerations in relation to the position and type of light fitting and the implications for light spill and glare etc. It is considered that external lighting conditions could adequately control the impact on the AONB with regard to lighting.

*Contamination* As a result of the previous use of the site, there is potential for contamination to be present on the site. A desk study has been provided which recommends further investigation to categorise the site and allow further consideration of impacts. Conditions are therefore recommended in line with the recommendations of this report. Subject to these conditions, the contamination impacts are likely to comply with the requirements of the NPPF (2021).

*Crime and Disorder* There are no known crime and disorder impacts

### **CONCLUSION**

The application proposes the creation of a new dwelling outside of the development boundary. New development in the countryside is restricted to the exceptions permitted by Policy DM2 of the SADMPP (2016) and Policy CS06 of the Core Strategy (2011). Policy DM2 lists several exceptions for residential development in the countryside, none of which apply to this scheme.

The utilitarian appearance of the building does not make a positive contribution to the landscape. The wording of Policy CS06 is aimed at preventing the conversion of buildings such as this for residential use, limiting the exceptional policy to apply only to buildings that positively contribute to the landscape which is not the case in this instance.

The building is not considered to be a non-designated heritage asset for the purposes of the NPPF or the Development Plan. Therefore, its retention is not considered to provide any benefits which would result in the application being supported by Policies CS08 or CS12.

Whilst the benefits of the redevelopment of previously developed land are noted, because of the site's position in the countryside and outside of the main built extent of the settlement, the application is not considered to represent the redevelopment of suitable brownfield land for the purposes of Para 120 of the NPPF (2021).

The Agent's design and access statement which refers to measures in place to protect from adverse impacts on light spill and outlines the biodiversity benefits of the proposed landscaping is noted, however these considerations are not considered to outweigh the conflict with Policy CS06 discussed above or otherwise justify the creation of a new dwelling in the countryside.

The application is therefore considered contrary to overarching aims of the NPPF (2021), Policies CS01, CS02, CS06 and CS08 of the Core Strategy (2011) and Policies DM1 and DM2 of the Site Allocations and Development Management Policies Plan (2016).

## **RECOMMENDATION:**

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

- 1 Core Strategy Policy CS06 states that in rural areas, conversion to residential use will only be considered where: the existing building makes a positive contribution to the landscape; a non-residential use is proven to be unviable; the accommodation to be provided is commensurate to the site's relationship to the settlement pattern; and the building is easily accessible to existing housing, employment, and services.

By reason of its form, scale and utilitarian appearance in an area of open countryside, the existing building is not considered to make a positive contribution to the landscape. Whilst the benefits of the redevelopment of previously developed land are noted, as a result of the site's position in the countryside and outside of the main built extent of the settlement, the application is not considered to represent the redevelopment of suitable brownfield land for the purposes of Para 120 of the NPPF (2021).

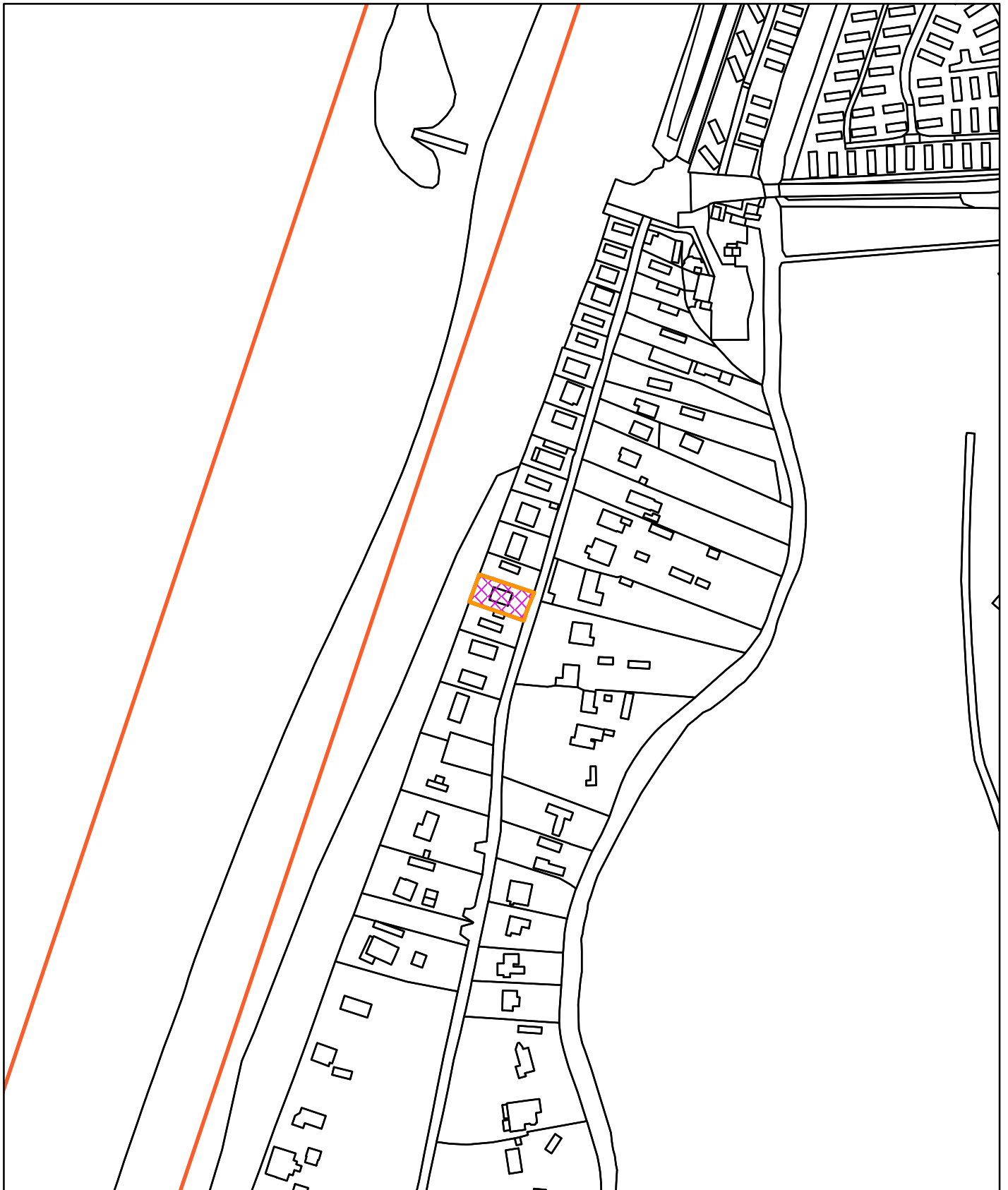
The proposal therefore constitutes the creation of a new dwelling in a location which is not supported by the local plan, contrary to Paragraph 79 of the NPPF, Policies CS01, CS02 and CS06 of the Core Strategy (2011), and Policies DM1 and DM2 of the SADMP (2016).

- 2 Whilst consideration has been given to the design of the scheme to mitigate light spill and retain/enhance the utilitarian nature of the building, the scale of the building is such that long views will be visible across the landscape. The change of use of land and associated domestication would have an impact on the landscape given that the land rises to the south and the building in its more modern altered form and associated landscaping would be more visually prominent in the AONB to its detriment. On this

basis, the application is considered contrary to comply with the NPPF, Policies CS06, CS07, CS08 and CS12 of the Core Strategy, and Policy DM15 of the SADMPP and Policies P1, P8 and P9 of the Brancaster Neighbourhood Plan.

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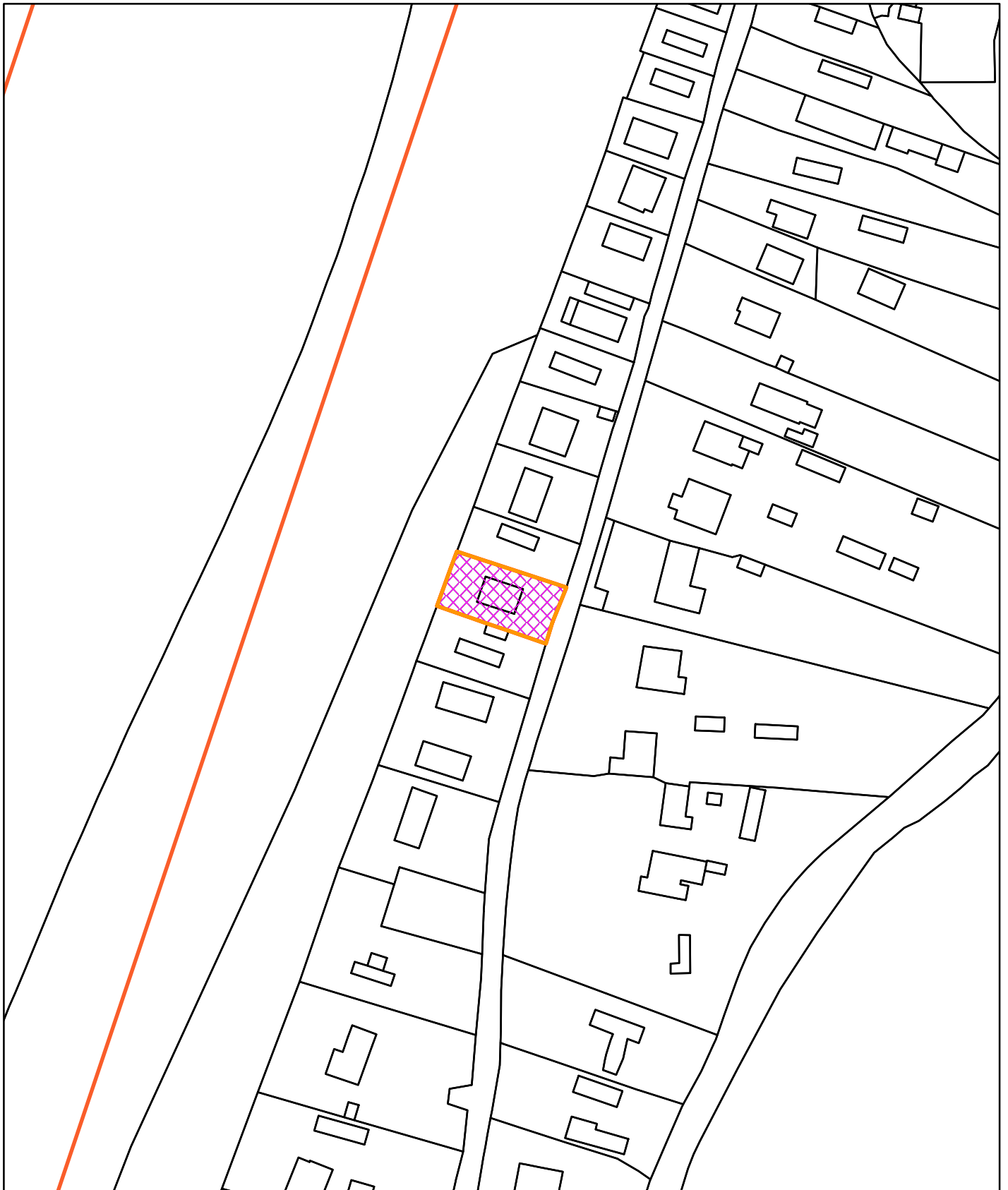
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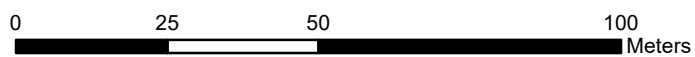


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<b>Parish:</b>	<b>Heacham</b>	
<b>Proposal:</b>	<b>First Floor Extension</b>	
<b>Location:</b>	<b>The Bolt Hole 51A South Beach Heacham Norfolk PE31 7LH</b>	
<b>Applicant:</b>	<b>Mr Stuart Deadman</b>	
<b>Case No:</b>	<b>22/01447/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Connor Smalls</b>	<b>Date for Determination: 4 November 2022 Extension of Time Expiry Date: 10 February 2023</b>

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

**Neighbourhood Plan:** Yes

**Case Summary**

This application proposes both internal and external alterations to an existing beach house, including raising the roof height to create a first floor with a rear balcony.

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

**Key Issues**

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

**Recommendation**

**APPROVE**

**THE APPLICATION**

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

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

## **SUPPORTING CASE**

The owners of The Bolt Hole have been visiting this area of Heacham since they were 11 years old and since purchasing the property in 2021, it has become a much used and well-loved family holiday home. However, due to the needs of their growing family with two young children this application for a first floor extension has been submitted to enable improvements to the holiday home that will allow seasonal use by the family for many more years to come. The proposed first floor extension has been carefully designed to ensure it meets the requirements of all local planning policies but particularly Policy DM18 given the property lies with the coastal flood risk hazard zone.

By building upwards, within the same footprint as the existing property, the first floor extension proposed would provide a safer and more child friendly holiday home for the family going forwards.

No additional habitable rooms are proposed but instead the improvements sought would merely enlarge what is already there to give extra space for a young family. Currently there is only a small shower room, but the extension proposed will enable a bathtub to be put in for the children. Additionally by moving the existing 2 bedrooms upstairs, this will provide extra space for the owners children to share, along with providing safer refuge for the family as a whole.

Numerous properties along the beach have been improved in recent years as people seek to adapt their holiday homes to make them safer and useable for generations to come. As a result there are already several two storey properties in close proximity to the site, along both South and North beaches. The character of the area is therefore mixed with very few properties appearing alike, meaning the first floor extension proposed would not be at odds with existing development or appear overly prominent in the landscape.

In order to comply with Policy DM18, any replacement dwelling in this location would have to have all habitable accommodation above ground floor level so it makes sense that a proposed extension to an existing property should be allowed to provide the same flood risk benefits by moving existing habitable rooms upstairs.

It is noted that the Parish Council have objected to the application on the grounds that the proposal is “adding extra living space within a flood zone” but that does not conflict with adopted planning policies. Policy DM18 clearly allows for extensions to existing properties but they should not materially increase the amount of habitable rooms, on the basis that this could lead to an increase in the number of people at risk. In this case, no additional habitable rooms are provided and the intention of the owners is just to provide slightly enlarged rooms for their own family that already use the property, meaning that no additional people would be put at risk.

Although the height of the holiday home would increase, no additional footprint is proposed and there is ample separation between the neighbouring properties (Nos 51 - Alouette and 52 - Seahorses) to ensure there would be no undue overshadowing or loss of light. Furthermore, no first floor windows to habitable rooms would be provided on either flank elevation, ensuring there would be no significant overlooking or loss of privacy to the occupiers of the neighbouring properties either side.

Whilst a rear balcony is proposed to make the most of the sea views, obscure glazing would be provided to either side to ensure no direct overlooking towards the neighbouring properties.

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In light of the above, the proposed modest extension clearly complies with Policies DM15 and DM18 of the Council's Site Allocations and Development Management Policies Plan (2016), Policies 3 and 5 of the Heacham Neighbourhood Plan (2022), along with the provisions of the NPPF (2021). We therefore respectfully request that Members of Planning Committee take full account of the positive recommendation of the case officer and approve this application.

## **PLANNING HISTORY**

2/98/1721/F: Application Refused: 04/02/99 - Variation of condition 2 of planning permission

2/84/0677/F to allow year round occupation

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT**

The Parish Council object to both the original and amended schemes regarding; adding extra living space within a flood zone/increased habitable space, the height is not in character to adjacent properties as well as Neighbourhood Plan Policy 5, 10 - this would impact on the neighbouring properties.

### **Emergency Planning Officer: NO OBJECTION**

Originally objecting due to an increase in habitable rooms, once amended with no increase in habitable rooms the Emergency Planning Officer raises no objection:

The revised plans seem to indicate that the extension does not now increase the habitable space and I am happy to withdraw my original objection made under the DM18 Policy. I would recommend though that the following points are considered for conditioning to any permission granted:

- The dwelling will only be occupied between 1st April and 30th September in any one year
- A flood warning and evacuation plan will be prepared to the satisfaction of the local authority for the property and retained on site

### **Environment Agency: NO OBJECTION :**

Following an amended scheme complaint with DM18, the EA raise no objection, recommending that there is no ground floor sleeping accommodation. Consideration is also recommended to be given to flood resilient measures which are included within the EA's response on the online file.

**REPRESENTATIONS: TWO** letters of **OBJECTION** to original submissions regarding the following:

- Not compatible with DM5- replacement dwellings.
- The extension to the dwelling is entirely out of scale and character with the immediate locality, and with the historic properties situated along South Beach.
- Levels.
- No street scene plans.
- Height.

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- Materials.
- No existing and proposed area calculations.
- Contrary to DM15- overbearing, overshadowing and excessive and out of keeping scale. ]
- Contrary to DM18- increase of habitable floor space.
- ‘Creep’ of oversized and out of keeping buildings on South Beach.
- Impact on character of the area.
- Sewerage.
- Glazing and impact on AONB and wildlife.
- Impact on flood defence due to footfall.

**ONE** letter of **OBJECTION** to amended submission regarding the following:

**As above**, with the addition of:

- Flood risk/DM18- whilst there are no extra rooms the area is at risk of flooding(flood Zone 3).
- Additional visual supporting evidence.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS07** - Development in Coastal Areas

**CS08** - Sustainable Development

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

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

**DM15** – Environment, Design and Amenity

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

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 3:** Residential Extensions

**Policy 5:** Design Principles

## **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

## **PLANNING CONSIDERATIONS**

The main considerations are:

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

### **Principle of Development**

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

### **Form and Character**

The existing building consists of a single storey brick, pitched roof dwelling raised from ground level with a notable area of decking to the south side elevation. The existing height is approximately 5.4m, the width is approximately 6.5m and the length is approximately 9.8m.

The proposal has been amended over time in order to respond to officer feedback and the requirements of DM18. The original proposal consisted of raising the roof to a total height of approximately 7.3m at the ridge and approximately 5.6m at the eaves. The extension is over the existing footprint of the dwelling with no extensions to the front (east), sides (north and south) or rear (west). The rear elevation included a balcony as well as extensive glazing to the majority of the elevation.

The height has been reduced from that originally proposed (which was an approximately 2.4m increase from existing). Alongside this, the extensive glazing to the rear has been drastically reduced. The floor plan has also been amended to respond to DM18 as discussed below.

This application now proposes several different elements. First and most notable, is the increase in height to facilitate a first floor. The ridge would be raised from the existing 5.4m by approximately 1.6m whilst the eaves would also be raised by approximately 1.6m. The roof would now have a ridge height of approximately 6.6m above ground level and height of approximately 4.9m to the eaves. The roof would be of tiles to match existing and brickwork would be to match that at ground floor.

To the front elevation (east), one existing ground floor window would be replaced by a door with steps up. At first floor two uniformly sized windows are proposed matching the existing window at ground floor.

To the south side elevation, a new glazed sliding door is shown to be retained in the large opening facing onto existing decking. Next to this, an existing door and window would become a window, no first-floor windows are proposed. To the north side elevation, ground floor windows remain the same with one new window at first floor serving a hall area.

To the rear (west elevation), at ground floor the two windows would be connected to make one large opening. At first floor, a double door would open onto a balcony area extending approximately 1.5m from the elevation.

It is considered that the changes and additions to the main dwelling are in keeping and maintain the established general appearance, bulk and scale of the existing dwelling. Whilst increasing in height, the dwelling would continue to be in scale with the locality to an acceptable degree. The proposal would have an acceptable impact on the street scene and a refusal could not be substantiated. The design and materials would respect the existing dwelling and neighbouring properties, with most materials matching the existing.

A recent appeal decision allowing an application in the South Beach area (Planning Application Ref: 20/01854/F) acknowledges that "The wider 'South Beach' site is shaped such that development at the northern end of the site is densely arranged on both sides of the access road before the site opens out in its southern half". This site is also located within the northern, dense area as described by the Inspector. The inspector considered that there are a variety of scales within the locality mostly ranging from single storey to 1.5 storey. However, given the height and scale of some 1.5 storey dwellings, 2 storey dwellings in the area have not and do not appear 'conspicuously larger'. The Inspector considered a two storey dwelling to be appropriate with the 'rhyme and pattern' of dwellings in the locality, appearing in keeping and offering graduation and variety in building heights, comparable with the area.

Also of note is the recent approval at Planning Committee of application ref: 22/01083/F. This application proposed among other elements, the increase in height to facilitate a larger first floor. The ridge was proposed to be raised by approximately 1.3m whilst the eaves would be raised by approximately 1m. In the South Beach area this provides a more up to date development that was also assessed against the Heacham Neighbourhood Plan and found to be acceptable.

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

### **Impact on Neighbour Amenity**

It is not considered that there would be any adverse or significant impact on neighbour amenity as a result of this proposed development. There are no new first floor side facing windows other than one serving a hall (a non-habitable space), offering no unacceptable overlooking potential. To the rear balcony, most views are focused to the rear of the property towards the sea with 1.8m privacy screens shown on plans to each side preventing lateral overlooking.

Regarding neighbour amenity, the Inspector of the above appeal (Planning Application Ref: 20/01854/F) considers that due to the form and character of this area of South Beach, that plots and relationships between dwellings are constrained, gaps between properties are mostly uniform and quite limited. It is not considered that any subsequent policy changes at national or neighbourhood plan level alter this assessment of the area. Within this application, the extension is over the footprint of the existing dwelling maintaining the existing gaps. There is a separation of approximately 3.5 to the northern boundary and 4m to the southern boundary. From the main dwelling there is a total of approximately 9.7m to the northern dwelling/caravan and approximately 9.5m to the southern dwelling/caravan with a single storey outbuilding between.

Taking into account the Inspectors approach to the recent appeal in the area, recent committee decisions and the limited increased in height, it is not considered that there would

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be any significant or adverse amenity impacts that could warrant a refusal. The proposal therefore complies with CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016, Policies 3 and 5 of the Heacham Neighbourhood Plan and the NPPF.

## **Flood Risk**

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

### **“Extensions**

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

The scheme originally proposed four bedrooms, representing an increase of two. This has been amended to remove additional habitable rooms. Based on the above, the proposed development would accord with the requirements of DM18 now amended. Whilst increasing in size, there would remain two bedrooms, now at first floor with an en-suite and dressing room area created. At ground floor, the living, dining, kitchen and bathroom/shower room remain with a new utility/boot room. Whilst slightly altered there would be no change in the number of habitable rooms. The Emergency Planning Officer raises no objection to this proposal and considers it to be in accordance with DM18 as the development is unlikely to increase the number of people at risk from flooding.

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

## **Any other material considerations**

### **Parish Council Response**

Issues raised by the Parish Council are addressed in the above report, policy 10 refers to open space and is not relevant to this development.

### **Emergency Planning Officer Response**

The EPO has suggested conditions regarding a Flood Warning and Evacuation Plan as well as occupancy restrictions between 1st April and 30th September in any one year. The Flood Warning and Evacuation Plan is included as an informative as is standard practice for application where this is requested. As this **is not** a replacement dwelling DM18 does not state additional occupancy restrictions are required, so this is not included as it is not a policy requirement for extensions. The original dwelling also includes an occupancy restriction as existing from April to October.

### **Third Party Comments**

Most issues raised by Third Party comments have been addressed in the above report. DM5-replacement dwellings is not relevant to this application as this is not a replacement dwelling and the site is within the Neighbourhood Plan boundary. Levels are detailed on plans as remaining the same and sufficient plans have been submitted to determine the application. Existing and proposed area calculations are not required by any policy relevant to this application. As this is an existing dwelling sewerage details are not required. The level of

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glazing has been reduced and the Environment Agency have raised no objection due to any impact on flood defence due to footfall, as this is an existing dwelling it would not be reasonable to consider this as any reason for refusal. The site does not fall within the Norfolk Coast Area of Outstanding Natural Beauty.

## **CONCLUSION**

To conclude, the proposed development now amended, would present a visually in keeping and in scale addition taking into account the locality and recent decision making at appeal and Planning Committee. The proposed materials would either match the existing or have an appearance that would preserve the character of the locality. As such, the street scene and wider visual amenity impact is considered acceptable. Due to the constrained nature of the locality and existing gaps as existing, it is not considered that there would be any significant or adverse neighbour amenity impacts.

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

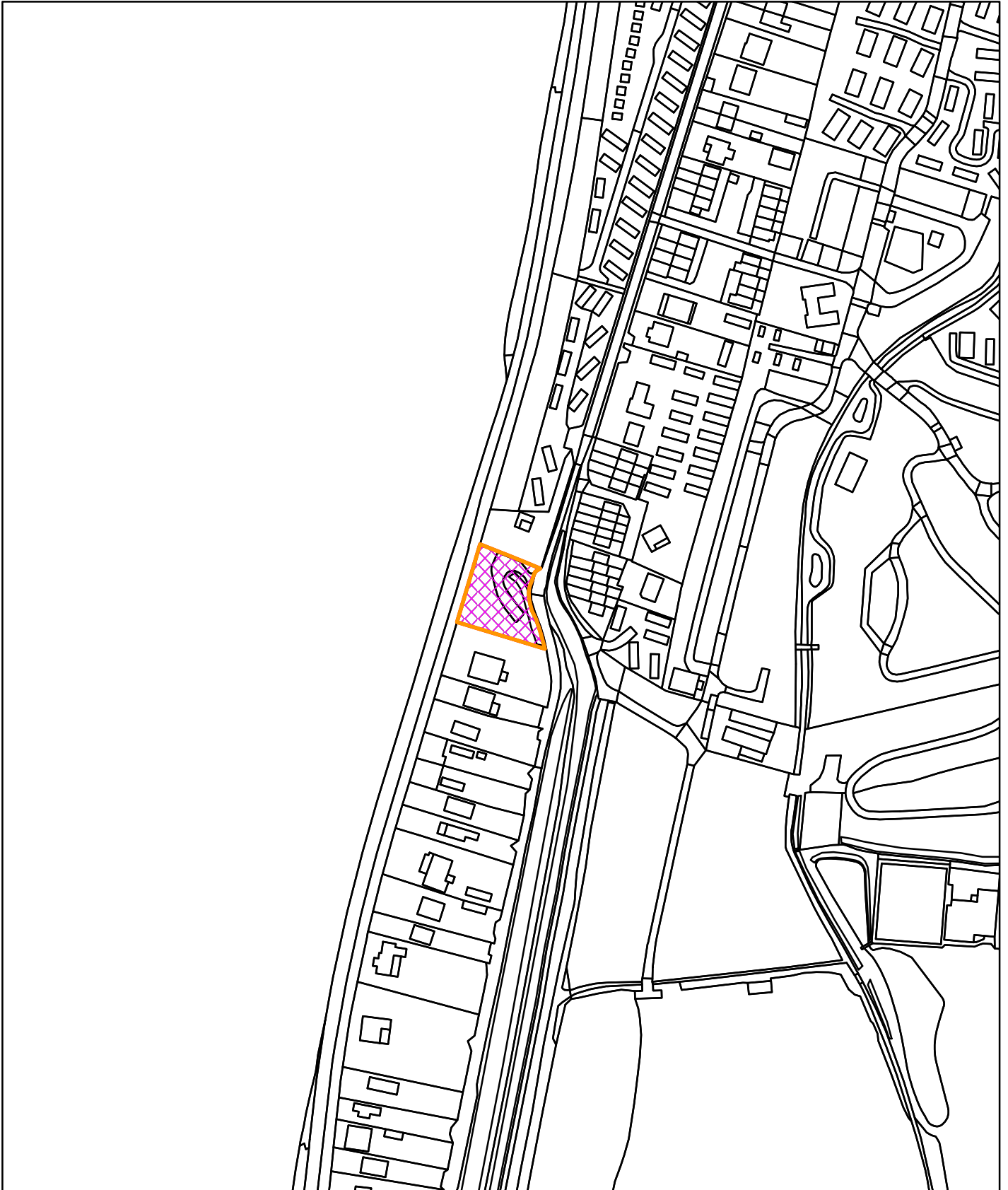
## **RECOMMENDATION:**

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: SITE PLAN & LOCATION PLAN, Drawing Number: SB-H-N-SL01 A, PROPOSED FLOOR PLANS, Drawing Number: SB-H-N-03 D and PROPOSED ELEVATIONS, Drawing Number: BR-H-N-05 E.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

22/01400/F

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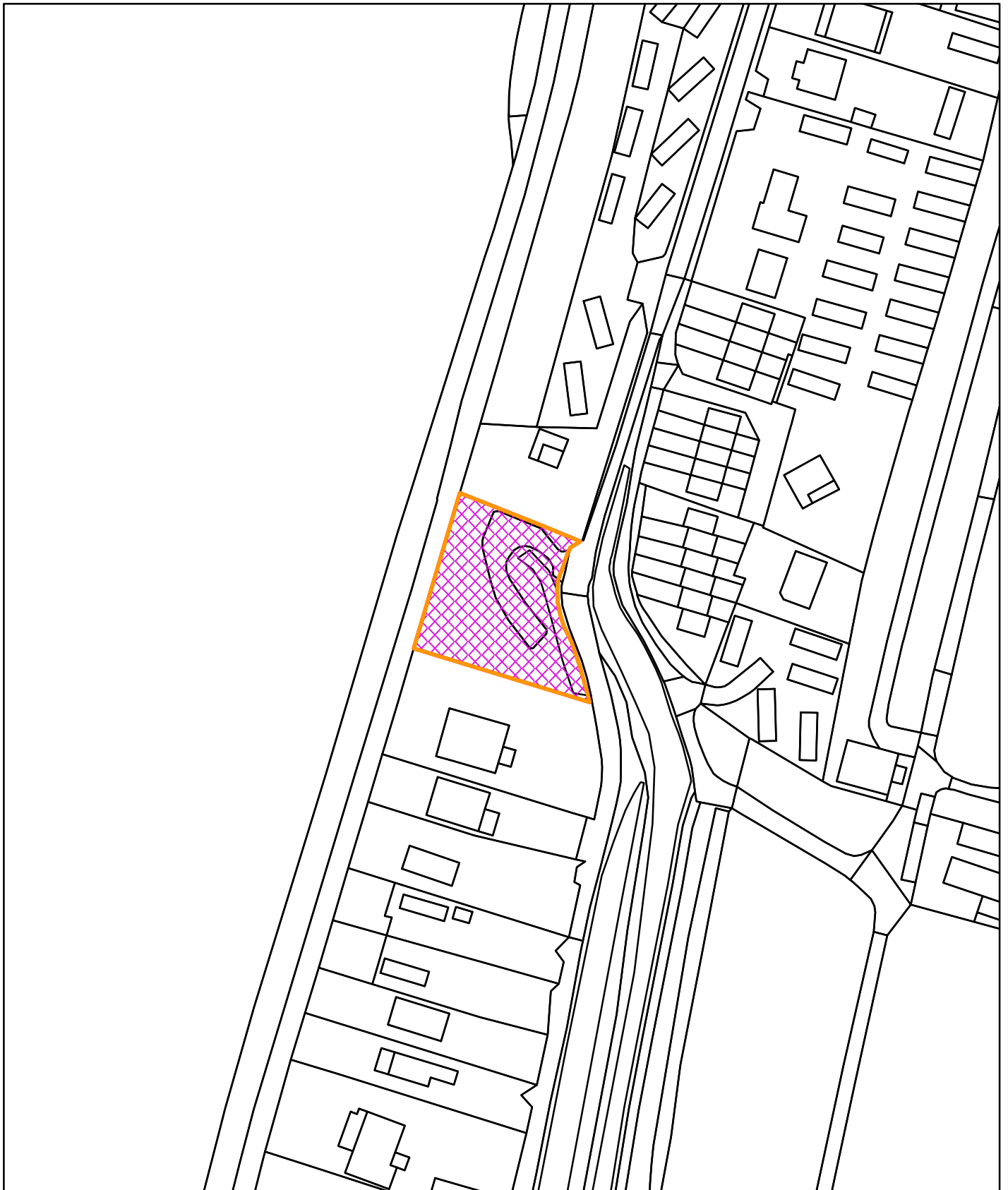
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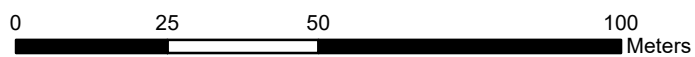


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<b>Parish:</b>	<b>Heacham Hunstanton</b>	
<b>Proposal:</b>	<b>Mixed Use Pied-a-Tier holiday accommodation with an integral Coastwatch and Coastguard observatory tower with monitoring station</b>	
<b>Location:</b>	<b>64 North Beach Heacham Norfolk PE36 5BA</b>	
<b>Applicant:</b>	<b>David Taylor Associates</b>	
<b>Case No:</b>	<b>22/01400/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 27 October 2022</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Dark and Cllr Parish

**Neighbourhood Plan:** Yes

### **Case Summary**

The application seeks consent for the construction of a mixed use holiday accommodation with an integral Coastwatch/Coastguard Observatory tower at a site known as 64 North Beach Heacham. The site is within Flood Zones 3a and 3b of the Borough Council's SFRA (2018) and within the Coastal Hazard Zone outlined within the Site Allocations and Development Management Plan (2016) and is therefore at significant risk of flooding.

Whilst in close proximity to South Beach Road at Hunstanton, the application site is within the parish of Heacham and the Heacham Neighbourhood Plan Policies therefore apply.

### **Key Issues**

Principle of Development  
Form and Character  
Flood Risk  
Highway Safety  
Neighbour Amenity  
Other Material Considerations

### **Recommendation**

**REFUSE**

## THE APPLICATION

The application seeks consent for the construction of a mixed-use holiday accommodation with an integral Coastwatch/Coastguard Observatory tower at a site known as 64 North Beach, Heacham. The site is wholly within the Coastal Hazard Zone outlined within the Borough Council's SFRA (2018) and the Site Allocations and Development Management Plan (2016) and is therefore at significant risk of flooding.

Whilst in close proximity to South Beach Road at Hunstanton, the application site is within the Parish of Heacham and the Heacham Neighbourhood Plan Policies therefore apply.

A four-storey building is proposed, including the undercroft raised floor levels at ground level. The building has been designed in a contemporary style with areas of sedum/mixed planted roof, significant expanses of glazing and a combination of hardie plank cement boards and zinc cladding.

The coastal watch tower and open viewing terrace is on the top floor, accessed via a separate staircase. At the first and second floors, the residential accommodation consists of an open plan kitchen & dining space, utility room, large wrap around balcony, at upper ground floor, and two/three bedrooms and an additional balcony above.

## SUPPORTING CASE

The Agent was given the opportunity to provide a condensed supporting statement for inclusion in this report however none has been provided.

## PLANNING HISTORY

19/01029/F: Application Refused: 06/08/19 - Use of the land as a garden and retention of associated shed - 64 North Beach  
Heacham

19/00393/F: Application Withdrawn: 17/05/19 - Use of the land for the parking of a motorhome only in the period 1st April to 30th September each year, retention of timber shed and hard surfacing to ramp - 64 North Beach

## RESPONSE TO CONSULTATION

**Heacham Parish Council: OBJECTION** with the following comments:

'Heacham Parish Council objects to this planning application on the basis that the description of a mixed use Pied-a-Tier Holiday home is:- A pied-a-terre (plural: pieds-a-terre; French for "foot on the ground") is a small living unit, e.g. apartment or condominium, usually located in a large city some distance away from an individual's primary residence.

Kevin Kent, District Emergency Planning Officer, in his email of 12th Sept 2022 at 13:14, mentions DM18 but DOES NOT mention the Heacham Neighbourhood plan policy 4 PRINCIPAL HOMES, this is going to be a second or holiday home and against the principles laid down in the Heacham Neighbourhood Plan.

It was Hunstanton Town Council who have replied support, probably because of the Tower. Even though they say it is a coastguard tower the Pied-a-terre is basically a second/holiday home.

It would be good to have a coastguard station on this part of The Wash, but not a second dwelling.

We object to the plan as presented but would not object to a Coastguard tower with toilets and kitchen facility for the coastguards, similar to but cannot recall whether it was Mundesley or Cromer'

**Hunstanton Parish Council: SUPPORT** - stating that they have considered flood risk

**Highways Authority: NO OBJECTION:** in relation to highways issues only, as this proposal is remote from the adopted public highway, does not affect the current traffic patterns or the free flow of traffic, Norfolk County Council does not wish to restrict the grant of consent.

**Environment Agency: OBJECT** with the following comments:

'We have reviewed the information as submitted and we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

The site is situated within Flood Zone 3 (high probability of flooding) in our Flood Map for Planning and falls within Flood Zone Category 3 and the Coastal Hazard Zone of the Borough Council of King's Lynn and West Norfolk's Strategic Flood Risk Assessment.

The proposals are contrary to Policy DM18 as the proposed site for the new dwelling is located within the Coastal Flood Risk Hazard Zone. The Borough Council of Kings Lynn and West Norfolk Site Allocation and Development Management Policies Plan, Policy DM18 states the following:

"The following developments will not be permitted within Tidal Flood Zone 3 (including climate change) as designated on the Strategic Flood Risk Assessment (SFRA) Maps:

- New dwellings;
- New or additional park homes/caravans."

The FRA (FLOOD RISK ASSESSMENT - 01/09/2022) identifies the site as being within the Coastal Flood Risk Hazard Zone therefore it is clear contradiction of the SADMP policy.

The proposals would increase the amount of people and property at risk therefore we object on these grounds.

We do however acknowledge the benefits of a coastguard monitoring station and would have no objection in principle to the proposal of this structure if it was submitted without the associated new dwelling'

**Emergency Planner: OBJECT** with the following comments:

'I would object as it is contrary to the Site Allocations & Development Management Policies Plan section DM18 - Coastal Flood Risk

Hazard Zone (Hunstanton to Dersingham). This states that:

New Developments

The following developments will not be permitted within Tidal Flood Zone 3 (including climate change) as designated on the Strategic Flood Risk Assessment (SFRA) Maps:

New dwellings;

New or additional park homes/caravans'

*Further to additional comments received by the Agent, the Emergency Planner responded as follows:*

'The development is predominately a new residential accommodation in an area that is covered by a policy (DM18) that seeks to resist additional development which would increase the number of people at risk from flooding.

Moving onto its additional use. On its own, I would not object to this as flood evacuation for those carrying out this role have been addressed and the submitted flood evacuation plan is fit for purpose for this activity.

There are various technical aspects of its use as coast watch observation site which I would suggest could be clarified:

- There appears to be no external marine band antennas visible on the drawings. The handheld coverage of the intended frequencies would be limited so I would expect external antennas and a fixed set to be used.
- Observation sight lines from the tower should perhaps be considered- the coast is curved in various places in that location and the intended coverage of the beaches as indicated in the application may not work as intended. There maybe other more suitably located sites in the area.
- Access to the site from the byway seems quite restricted and there only appears space for one vehicle on the layout using this facility.'

#### **PROW: NO OBJECTION**

'We have no objection in principle to the application but would highlight that access to the site is via a Public Right of Way, known as Heacham Byway Open to All Traffic 3 and Footpath 1 is in the vicinity. There is no responsibility upon the Highway Authority to maintain the route of BOAT3 to facilitate private vehicular access. It would be expected that any damage caused to this Public Right of Way by the exercise of the private rights remains with the private rights holders to repair.

The full legal extents of these PROW must remain open and accessible for the duration of the development and subsequent occupation'

**Natural England: NO OBJECTION** Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

**Environmental Health & Housing - Environmental Quality: NO OBJECTION** No potential sources of contamination are identified in our records, or in the information provided by the applicant.

#### **REPRESENTATIONS**

**HM Coastguard** Provided letter in support of watchtower, stating the following comments (summarised):

'The idea that a station might be possible at Hunstanton would certainly be looked upon favourably by me and my team here who cover that geographical area'

**National Coastwatch** Provided letter in support of watchtower, stating the following comments (summarised):

'Currently the operational surveillance in the Wash area is shared between Skegness and the new station at Brancaster. Neither is able to see into the Wash or along the Hunstanton/Heacham coastal strip and this leaves a gap for surveillance. The area encounters an exceptional number of RNLI and HMCG call outs and experience shows that having a well-equipped NCI station in a high incident location can, by early intervention, substantially reduce blue light call outs and risk.

It would not be possible in the short/medium term for NCI to establish a new facility along the Hunstanton/Heacham shoreline, due to the lack of appropriate sites and coupled with the current economic difficulties experienced by charities nationwide. Consequently, NCI is truly grateful to this public spirited benefactor with a social responsibility for the opportunity to create a state of the art facility, in a perfect location and at a substantial saving to the charity.'

**Cllr Gidney: SUPPORT** stating comments surrounding the safety benefits of the watch tower. The holiday home enables the look out to come forward.

**ELEVEN** letters of **SUPPORT**, summarised as follows:

- Opportunity to provide a needed lookout facility for Coastal Watch and the Coastguards free of charge
- Dwelling has been designed with consideration to flood risk
- Good/attractive design
- Improve current appearance of site
- Need for more holiday accommodation
- Flood warning systems have improved over time

**FOUR** letters of **OBJECTION**

- Closure of previous 'right of way'
- Request that Anglian Water are consulted as a result of potential impacts on Anglian Water assets
- Queries as to whether proposed tower is in most suitable location, beach in view from the tower is less used than elsewhere
- Tower could be built and not used or ultimately converted to further accommodation
- Overshadow existing properties
- Noise and disruption during construction
- Planning policy set to prevent increased people and property at risk
- EA flood warning information shows significant higher numbers of tides exceeding 4.1m AOD and spread more throughout the year
- Not just direct risk from flooding, but impacts of debris from other buildings impacted by tidal surge
- Unattractive proposed additional 1.2m flood barrier
- Highway safety due to position of access and hill

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS07** - Development in Coastal Areas



**CS08** - Sustainable Development

**CS12** - Environmental Assets

**CS13** - Community and Culture

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

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

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

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 1:** Small Scale \*(windfall and infill) development

**Policy 4:** Principal Residence Requirement

**Policy 5:** Design Principles

**Policy 8:** New Business Developments Combining Living and Modest Employment

**Policy 9:** Holiday Accommodation

**Policy 15:** Settlement Breaks

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main considerations are:

Principle of Development

Form and Character

Flood Risk

Highway Safety

Neighbour Amenity

Other Material Considerations

### **Principle of Development**

The application proposes the construction of a 'Pied-a-terre' holiday home with a coastguard watch tower at North Beach Heacham.

The site comprises open land to the north of dwellings along North Beach, Heacham, immediately adjacent to the main built extent of Hunstanton. The site forms a currently open gap between these two settlements and is wholly within the Coastal Hazard Zone outlined on the policies map within the SADMPP.

The site is outside of the development boundary for Heacham shown on Inset map G47 of the SADMPP (2016), which excludes all development around North Beach and South Beach. The creation of a new dwelling on site is therefore contrary to Policy DM2 of the SADMPP (2016).

In relation to Policy DM11, 'Touring and Permanent Holiday Sites' the policy specifically resists applications for development within the Coastal Hazard Zone. The proposal therefore also fails to comply with this policy.

The Agent's primary argument in support of the principle of the application relates to the consideration that the building proposed does not meet the definition of a dwelling and therefore certain policies of the development plan do not apply.

Case Law commonly maintains that the distinctive characteristic of a 'dwellinghouse' is its ability to afford those who use it the facilities required for day-to-day private domestic existence. Within *Gravesham BC v SSE & O'Brien* [1984], the Inspector observed that the fact that a second home is not lived in all year does not prevent it from being a dwellinghouse.

The flood risk policies relating to new residential units therefore apply in this instance, regardless of whether the application is described as a dwelling or as a holiday home or 'pied-a-terre'.

The potential benefits of a coastguard watch tower is acknowledged and the comments from the HM Coastguard and the National Coastwatch are noted. Letters from both parties reference the benefits a watch tower may provide for Hunstanton, however do not justify or evidence an operational need or necessity. The principle of the construction of a watch tower along the coast is acceptable based on community facility policies and encouraging tourism (CS08, CS10 and DM9), however this application must be assessed with reference to the proposed residential unit.

The management and maintenance/availability of the coastguard tower would also need to be secured in perpetuity, and no mechanism has been put forward for this. There is therefore no guarantee that the observatory would come forward or be made available for community benefit alongside the creation of the holiday let/dwelling and this has an impact on balancing the harm vs the benefit of the proposal as a whole.

The application site is within Flood Zone 2, 3a and 3b of the Borough Council's SFRA (2018) and is within the Coastal Hazard Zone. Policy DM18 sets out the requirements for development in the Coastal Hazard Zone.

### *Policy DM18*

The importance of protecting risk to life as a result of flooding is clarified within Policy DM18 of the SADMPP (2016) which is also referred to within the Neighbourhood Plan.

Policy DM18 states: 'The following developments will not be permitted within Tidal Flood Zone 3 (including climate change) as designated on the Strategic Flood Risk Assessment (SFRA) Maps:

- New dwellings;
- New or additional park homes/caravans.'

The policy later states the following in relation to changes of use:

'Any proposed Change of Use will not be permitted if, as a result of the change, the flood risk vulnerability (as defined in the National Planning Practice Guidance) would be increased.'

Whilst the holiday accommodation proposed would have an occupancy restriction and could be constructed with flood resilience and resistance measures in place, these factors do not entirely overcome the risk of flooding as required within the NPPF (2021) and the development plan. Irrespective of the occupancy restrictions, the creation of a new unit of residential accommodation is contrary to Policy DM18 of the SADMPP (2016). This policy position has been consistently upheld at appeal (LPA references 18/00414/UNAUTU, 19/00209/UNAUTU, 21/01529/F).

This section of the coastline is considered to be at very high risk of tidal flooding with only a one in 50 year (2% annual probability) standard of protection. The required standard of protection from tidal flood risk, as stipulated in the National Planning Practice Guidance is one in 200 years (0.5% annual probability).

The Wash Shoreline Management Plan (SMP) identified uncertainties over the future management of the flood defences between Hunstanton and Wolferton Creek (west of Dersingham) beyond 2025 – Heacham, and this application site falls within this stretch of coastline. The unpredictability of flood defences in the future suggests that new dwellings proposed in this position cannot be deemed safe for their lifetime.

This section of the coastline is considered to be at very high risk of tidal flooding with only a one in 50 year (2% annual probability) standard of protection. The required standard of protection from tidal flood risk, as stipulated in the National Planning Practice Guidance is one in 200 years (0.5% annual probability).

Section 14, para 155 of the NPPF clearly states that 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

The creation of a new residential unit would lead to an increase in people and property at risk in the event of a flood. The occupancy restrictions or structural elements proposed do not outweigh this risk and there are no wider benefits to the community that would make this development appropriate in the Coastal Hazard Zone. The application is contrary to Policy DM18 of the Site Allocations and Development Management Policies Plan.

### *Heacham Neighbourhood Plan*

Policy 1 of the Heacham Neighbourhood Plan (NP) refers to infill development within the development boundary for Heacham being supported. As noted above, the application site is outside of the Development Boundary and the application therefore conflicts with Policy 1 of the NP.

Policy 4 of the NP is the principal residence requirement policy, which states that due to the impact upon the local housing market of the continued growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. The applicant does not intend to occupy the dwelling as their principal residence.

Policy 5 requires development to deliver high quality design, making reference to development recognising and reinforcing the character of local areas in relation to height, scale, spacing and materials. The proposed development is equivalent to 4 storeys in height,

including the undercroft storage area at ground level. Whilst it is accepted that by nature, a watch tower would exceed the typical height of surrounding dwellings, the overall bulk of the proposed dwelling, including significant raised balcony/terrace spaces, is at odds with the mixed character of the street scene.

Policy 8 of the NP is not considered to apply in this instance, as the residential accommodation proposed will not be occupied directly in association with the coastguard watch tower (in regards to a business tied dwelling or similar).

The application site is outside of the 'existing tourist sites' map outlined in the NP. Policy 9 sets out criteria which new holiday accommodation must comply with. The policy states that new holiday accommodation beyond existing defined holiday areas will only be supported where the proposals:

- '1. Maintain the distinction between the contrasting holiday centres of Heacham and Hunstanton and do not diminish the physical separation between these centres; and
2. Do not have any unacceptable impact on local infrastructure, including green infrastructure; and
3. Minimise any visual and physical impact on the village by including, where appropriate, a landscaping plan incorporating the use of landform, native trees and locally appropriate planting; and
4. Are not directly adjacent to any residential areas; and
5. Do not need to be accessed through the village centre of Heacham; and
6. Incorporates high quality accommodation for which adequate parking and servicing arrangements are provided; and
7. Can demonstrate a link to wider tourism or land use initiatives that provide demonstrable benefits to the local area.'

Considering the wording of this policy, proposals must comply with each element in order to be supported by the NP.

The proposal site forms a current open and undeveloped gap between dwellings at North Beach and the south extent of Hunstanton. The LPA consider that the infilling of this gap will fail to maintain this physical separation between the settlements, consolidating the built form of the immediate vicinity. The LPA also do not consider that the scale of the proposal minimises any visual impact, neither does it incorporate sufficiently high-quality accommodation. The proposal is immediately adjacent to residential properties at North Beach.

Policy 15 of the NP further reinforces the need for development to not detract from the visual separation of Heacham and Hunstanton.

Overall, the principle of development is considered contrary to the overarching aims of the NPPF (2021), Policies CS01, CS02, CS08 of the Core Strategy (2011) and Policies DM1, DM2, DM11, DM15 and DM18 of the SADMPP (2016) and Policies 1, 4, 5, 9 and 15 of the Heacham Neighbourhood Plan.

Whilst the construction of an independent coastwatch tower may be considered acceptable in the event an application were submitted, this application proposes a residential use outside of the development boundary and in an area where development of this nature is heavily restricted by reason of flood risk.

The application site also fails to comply with the Heacham Neighbourhood Plan, with the Applicant not intending to occupy the dwelling as a Principal Residence and by reason of the site's design and position, in a current gap between Heacham and Hunstanton.

## **Form and Character**

The application site currently comprises a small gap between Heacham and Hunstanton, whilst individually the amenity provided by the open site is limited, the spacing it provides preserves the separation between the settlements of Heacham and Hunstanton, which is protected by Policy 9 of the Neighbourhood Plan.

A four-storey building is proposed, including the undercroft raised floor levels at ground level. The building has been designed in a contemporary style with areas of sedum/mixed planted roof, significant expanses of glazing and a combination of hardie plank cement boards and zinc cladding.

The coastal watch tower and open viewing terrace is on the top floor, accessed via a separate staircase. At the first and second floors, the residential accommodation consists of an open plan kitchen & dining space, utility room, large wrap around balcony, at upper ground floor, and two/three bedrooms and an additional balcony above.

The character of this part of North Beach is mixed, with a range of materials and dwelling styles, including a mix of character however there is a degree of consistency when it comes to the scale and overall height of dwellings. The dwellings immediately to the south of the site are 2.5 storeys, including storage/non-habitable rooms at ground floor.

To the north, the dwellings closest to the site along South Beach Road, Hunstanton are on significantly lower land and are not experienced in the same way or in relation to the same setting. The site's prominent position on the top of the hill, combined with the increased scale of the proposed results in the design having a significant impact on the locality.

The contemporary nature of the design, including elements of zinc cladding, hardie plank boarding and large expanses glazing, combined with the scale of the building results in a building that will not integrate comfortably into the wider street scene and is considered contrary to Policy 130 of the NPPF (2021), Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

## **Flood Risk**

In line with the NPPF (2021) applications in areas of flood risk must pass the sequential and exceptions tests.

The application site, as discussed above is within Flood Zones 2, 3a and 3b and within the Coastal Hazard Zone. Whilst a coastguard tower is considered water-compatible development as per annex 3 of the NPPF, as a residential use is included, the development must be considered as a whole and is therefore more vulnerable.

Whilst the FRA submitted as part of this application states that due to the historic presence of a dwelling on site, the sequential test is not required, the LPA disagrees with this statement. In relation to a previous use, the agent has provided photos of a dwelling on site in the 1970s, the FRA states that this timber framed bungalow was destroyed as a result of severe damage during the 1978 flood. It is clear that no dwelling currently exists on site and that any residential use has been abandoned as a result of demolition and the passage of time. There is no extant fall-back position which would allow a residential use on site.

The LPA therefore considers that the sequential test is required, as the development of a residential unit and coastguard tower on site would increase the flood risk vulnerability of the site.

Limited information has been provided as part of this application to determine why alternative sites at a lower risk of flooding could not accommodate the proposed development. No information has been provided to ascertain why this site is the most appropriate location for the coastguard tower and without evidence to demonstrate why alternative areas which are not within the Coastal Hazard Zone are not suitable for the residential element of the development, the LPA cannot determine the sequential test to be passed.

In relation to the exceptions test, the FRA submitted as part of this application outlines resistance and resilience measures however as the site is within the Coastal Hazard Zone, the proposal would continue to put people and property at risk. With no mechanism to control the management and use of the Coastguard tower by the applicant, the LPA do not consider that the un-securable community benefit of the coast watch tower would outweigh the risk to people and property as a result of the new residential unit on site.

The application is therefore considered contrary to Paragraphs 159-165 of the NPPF (2021) and Policy CS08 of the Core Strategy (2011).

### **Highway Safety**

North Beach coincides with Heacham Byway Open to All Traffic 3 however is not an adopted road and is not maintained by the Local Highway Authority who state no objections to the proposal. Whilst the construction of a new residential unit and coastguard tower will lead to net increase in traffic, considering the existing levels of traffic and properties served by North Beach, the proposed development is unlikely to lead to any adverse impact on highway safety of users.

The Public Rights of Way officer raises no objection to the proposed plans.

Parking and turning areas are provided in separate areas for the residential use and the coastguard tower. Hard landscaping details could be conditioned as part of any approval.

The application therefore complies with policies CS08 and CS11 of the Core Strategy (2011) and policy DM15 of the SADMPP (2016) in regard to highway safety and access.

### **Neighbour Amenity**

An un-observed window is proposed on the third floor, facing south towards the existing residential dwelling No. 63 North Beach. Remaining windows on this elevation are obscure glazed. The unobserved window serves the staircase as well as adjoining second lounge/third bedroom. Whilst this window will provide a viewpoint towards neighbouring dwellings and their private amenity spaces, given the site topography and surrounding site characteristics and layout, the proposed window is not considered likely to lead to significant impacts on the amenity of this dwelling.

Comments were received relating to overbearing/overshadowing. Given the orientation of surrounding dwellings, no significant overbearing or overshadowing impacts are considered likely as a result of the proposal.

The application therefore complies with the NPPF (2021), Policy CS08 of the Core Strategy (2011) and policy dM15 of the SADMPP (2016) in regard to impact on neighbours.

## Other Material Considerations

*Previous Use* - The agent has provided photos of a dwelling on site in the 1970s. It is clear that no dwelling currently exists on site and that any residential use has been abandoned as a result of demolition and the passage of time. There is no extant fall-back position which would allow a residential use on site.

*Response to Representations* – Neighbour comments refer to the closure of a 'public right of way' on site which previously provided access to the beach. There is no record of a formal right of way on site. Notwithstanding the length of time the access was used, the LPA has no power to require an application to reopen an unofficial right of way. The PROW team at Norfolk County Council raise no objection to the proposal.

A neighbour comment also requested Anglian Water were consulted as a result of potential impacts on Anglian water assets near the site. The application is below the threshold that Anglian Water provides comments on. Any impact on potential assets underground must be considered by the applicant and agent prior to commencement.

Neighbour comments also referred to noise and disturbance during construction. These comments are noted however given the scale of the application any noise is likely to be short-term only. It is not considered necessary to impose restrictive construction hours/times conditions.

*Ecology and Protected Sites* Natural England raise no objection to the proposal, stating no impacts on protected sites are likely. The proposed development site is currently vacant land and is not considered to meet the requirements for protected species surveys outlined in the PPG. The development is considered to comply with Policies cS08 and CS12 of the Core Strategy (2011).

*Crime and Disorder* There are no known crime and disorder impacts.

## CONCLUSION

The application seeks consent for the creation of a 'pied-a-terre' holiday home outside of the development boundary for Heacham and on land considered to comprise an important gap between the settlements of Heacham and Hunstanton. The construction of a Coastguard Watch tower is also proposed.

No operational need has been established which would require a dwelling in association with the watchtower. Applications for new dwellings in the Coastal Hazard Zone are consistently refused and upheld on appeal.

The development proposes new residential accommodation in an area that is in flood zones 2, 3a and 3b and is covered by Policy DM18 that seeks to resist any development which would increase the number of people at risk from flooding.

Policy DM18 of the SADMPP (2016) recognises the significant risk to life associated with development in the Coastal Hazard Zone, which has a significantly higher risk of flooding than elsewhere in the Borough.

The proposed development is not considered to pose any public benefit to an extent that would warrant approval of an application where additional lives and properties would be at risk in a flood event. A watchtower/observatory could be considered acceptable subject to policy, however there is no need for a residential element alongside it.

As a result of the site's position outside of the development boundary and within the Coastal Hazard Zone, the application is considered contrary to the overarching aims of the NPPF (2021), policies DM2, DM11 and DM18 of the SADMPP (2016) and Policies 1 & 4 of the Heacham Neighbourhood Plan. The site's design and position also erodes the spacing between the settlements of Heacham and Hunstanton, contrary to Policies 9 and 15 of the Neighbourhood Plan.

**RECOMMENDATION:**

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

- 1 The proposal includes the creation of a new residential unit within the Coastal Hazard Zone as identified within Policy DM18 of the Site Allocations and Development Management Policies Plan (2016). The creation of new residential accommodation, irrespective of the flood resilience and resistance measures put in place would increase the number of people and properties at risk during a flood event. The application is therefore considered contrary to paragraphs 159-167 of the NPPF (2021), Policy CS08 of the Core Strategy (2011) and Policies DM11 and DM18 of the SADMPP (2016).
- 2 The proposal includes the creation of a new residential unit on land which is outside of both the development boundary and the tourist site areas within the Heacham Neighbourhood Plan. The principle of the construction of a dwelling on site, irrespective of whether the proposal is for short stay accommodation or more permanent use is contrary to the provisions of the development plan. The creation of a new residential unit in this position is contrary to the overarching aims of the NPPF (2021), Policy CS02 and CS08 of the Core Strategy (2011), Policy DM2 of the SADMPP (2016) and Policies 1 and 4 of the Heacham Neighbourhood Plan.
- 3 The proposal site forms a current open and undeveloped gap between dwellings at North Beach and the south extent of Hunstanton. The infilling of this gap will fail to maintain this physical separation between the settlements, consolidating the built form of the immediate vicinity. The proposal would infill a current open gap between the settlements of Heacham and Hunstanton, contrary to Policies 9 and 15 of the Heacham Neighbourhood Plan.



22/02008/F

Land To The Rear of Reed House High Street Hilgay Downham Market PE38 0LH



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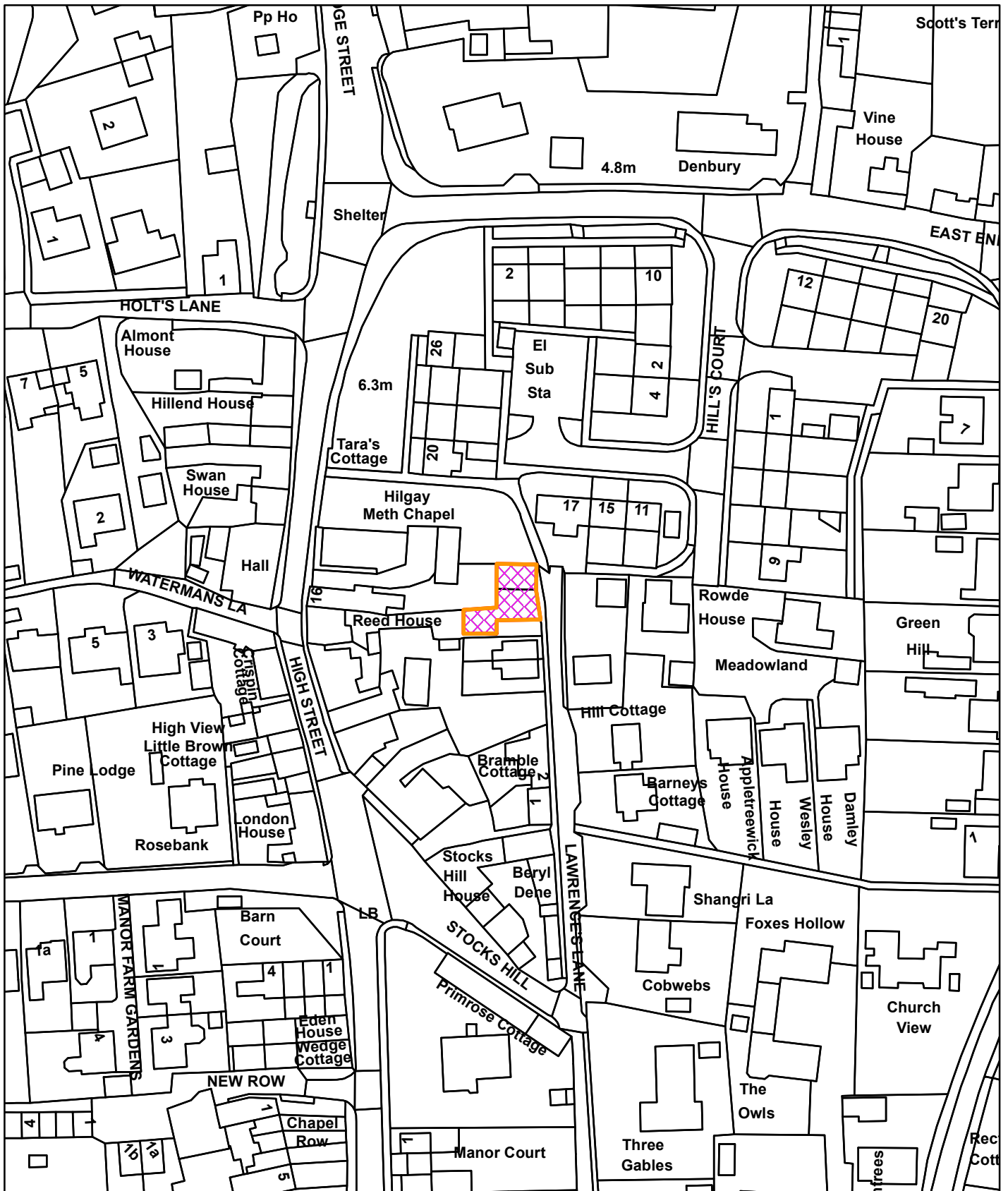
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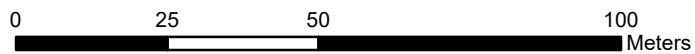


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<b>Parish:</b>	<b>Hilgay</b>	
<b>Proposal:</b>	<b>VARIATION OF CONDITION 1 OF PLANNING PERMISSION 19/02091/RM: Reserved matters application for proposed new two storey, three bedroom dwelling</b>	
<b>Location:</b>	<b>Land To The Rear of Reed House High Street Hilgay PE38 0LH</b>	
<b>Applicant:</b>	<b>Phil Rowe</b>	
<b>Case No:</b>	<b>22/02008/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs C Dorgan</b>	<b>Date for Determination: 18 January 2023 Extension of Time Expiry Date: 9 February 2023</b>

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

**Neighbourhood Plan:** No

### **Case Summary**

This application seeks retrospective planning consent for an amended design of a single two storey dwelling house on land to the rear of Reed House, High Street, Hilgay. Access for the dwelling is via Lawrence's Lane.

Outline consent was approved on appeal for a two storey three bedroom dwelling (ref:17/00780/O) and the reserved matters application permitted under delegated powers (ref: 19/02091/RM).

The dwelling constructed is not in accordance with the approved plans at reserved matters, specifically the positioning and size of the windows on the rear (north) elevation and front (south) elevation. Therefore, the application seeks to regulate this.

### **Key Issues**

- Principle of Development
- Form and Character
- Neighbour Amenity
- Other Material Considerations

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

This application seeks retrospective planning consent for the amended design of a single two storey dwelling house on land to the rear of Reed House, High Street, Hilgay. Access for the dwelling is via Lawrence's Lane.

Outline consent was approved on appeal for a two storey three bedroom dwelling (ref:17/00780/O) and the reserved matters application permitted under delegated powers (ref: 19/02091/RM).

The dwelling constructed is not in accordance with the approved plans at reserved matters, specifically the positioning and size of the windows on the rear (north) elevation and the front (south) elevation. Therefore, the application seeks to regulate this.

The site plan does not require amendments, in this regard the development was as previously approved.

## **SUPPORTING CASE**

The original planning application gained planning permission in February 2020. We submitted the slight variation to the design on 15th November 2022 which consisted of a slight alteration in the position of the first floor windows (they are now sitting slightly higher) and the rear elevation hallway window has been lengthened.

Cllr Alan Holmes has stated that a window has been added in breach of the original planning application, but this is not the case, there was already a window in this position, the window in question has only been lengthened. The window is not positioned in a habitable room – just in the hallway, so should not affect anyone's amenity.

Mr and Mrs Thomas from 17 Hills Court have concerns with the size of the windows, but the only window that has changed size is the hallway window – as above, so should not affect their amenity any further.

We believe the changes that have been made are an improvement to the design, if you would like to check the previous drawings that gained permission in comparison to the new alterations, we think you may agree. I have attached these drawings for your information. We are also willing to compromise and would be happy to re-glaze the lower part of the hallway window in obscure glass, if this is deemed necessary.

We hope you consider these alterations as an improvement to the property and the street scene, as we do, and trust that this supporting statement has resolved any misunderstanding with the design.

## **PLANNING HISTORY**

19/02091/RM: Application Permitted (Delegated decision): 28/02/20 - Reserved matters application for proposed new two storey, three bedroom dwelling - Land To The Rear of Reed House

17/00780/O: Application Refused (Delegated decision): 23/06/17 - Outline Application: Proposed new two storey, three bedroom dwelling - Reed House. Allowed on Appeal.

## **RESPONSE TO CONSULTATION**

### **Parish Council: NO COMMENTS RECEIVED**

**REPRESENTATIONS TWO** letters of **OBJECTION** received, the issues are summarised below –

- The sizing of windows currently on the property have made a larger impact on our privacy, possibly also we may have lost some value of our property
- The original plans were passed despite objections and should have been adhered to.
- The building is much higher than I had expected and for those properties in Hills Court and Lawrence's Lane whose properties it overlooks, I would expect there to be loss of privacy from any variation on window size/positioning.
- Although not part of this variation application, concern raised that the side of the property is not clearly marked and appears to have swallowed up a small area of public highways land between the footpath and side of the house. I am therefore objecting to any variation and would wish the property boundary line to be clearly marked along Lawrence's Lane.

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

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

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

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

## **PLANNING CONSIDERATIONS**

The main issues are:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Other Material Considerations

### **Principle of Development:**

The application site has an existing outline planning consent for a new two storey, three-bedroom dwelling which was won at appeal (ref- 17/00780/O). The reserved matters application (19/02091/RM) granted consent in accordance with the outline consent. This

current application seeks retrospective consent to amend the design of the dwelling previously approved.

Therefore, the principle of development is accepted on the site, as determined via the applications detailed above.

### **Form and Character**

The dwelling approved at RM stage was a simple symmetrical two storey dwelling, with a ridge height of 7.7m. This height reflects neighbouring dwellings, for example Swallows Nest has a ridge height of 7.6m. The materials proposed have been agreed and reflect those in the locality.

The height of the dwelling constructed is as approved, as is the siting of the dwelling. The side elevations of the dwelling do not include any windows/ doors and no amendments are proposed.

The front elevation of the dwelling at ground floor is as approved, however at first floor the three windows have been repositioned so they now sit directly under the eaves. Previously there was a gap of approximately 0.5m from the eaves to the top of the windows. The size of the windows themselves has not changed.

The rear elevation differs the most from the approved plans. At ground floor the two windows have been reduced in width. At first floor the two bedroom windows have been repositioned to sit directly under the eaves, although the windows remain the same size. The central landing window has been increased in size from a standard 1m square window to an elongated window which is 2.4m in height.

In terms of the form and character of the development the amended design is not contrary to the development plan (specifically the NPPF, policy CS08 of the Core Strategy (2011) and policy DM15 of the Site Allocations and Development Management Policies Plan (2018)).

### **Neighbour Amenity**

Objectors raise concerns regarding the dwelling constructed, that the windows installed give rise to increased overlooking of neighbouring dwellings primarily to the north of the application site.

The principle of the construction and design of a new two storey three-bedroom dwelling is already accepted on this site as a result of the existing planning consents.

The dwelling is set to the east of 16 High Street and there is some distance between the two however there are no windows proposed for either side elevations of the dwelling. To the east of the dwelling are the garages/ parking for Swallows Nest. To the south is no.16 Lawrence's Lane. The repositioning of the first-floor windows on the front (south) elevation do not have a greater impact in terms of overlooking neighbouring dwellings to the south of the site, in comparison with the scheme previously approved.

To the north of this dwelling are no.s 15 and 17 Hill's Court. The reduction in size of windows at ground floor on the rear (north) elevation does not have a detrimental impact on neighbouring dwellings. The first-floor windows to the bedrooms on the rear elevation have been repositioned. The rear elevation window for bedroom 1 has been obscure glazed as was previously approved. This is the secondary window to bedroom 1 with the main unobscured window being on the south elevation. Therefore, this window does not result in overlooking into neighbours dwellings/ gardens. The window to bedroom 2 overlooks a

communal area of public green space and parking, as well as towards no.20 High Street. There is approximately 19m from the dwelling to the boundary fence of no.20 and there are no windows on the side elevation of the dwelling no.20. Therefore, this relationship is considered acceptable. The enlarged central window serving the landing/ staircase at first floor has seen a significant increase in size to in excess of 2m in depth. Again, this window primarily overlooks the area of communal green space and parking to the north. While this window is at approximately 8m in distance (at the closest point) to the boundary fence of no.17 Hills Court, no.17 is at an angle of 45 degrees from the window. This coupled with the use of the room as a landing (a non-habitable room), and the decreasing height and therefore views as the resident will walk down the stairs means that this relationship is also considered acceptable.

The application submitted is considered to accord with the NPPF, policy CS08 of the Core Strategy (2011) and policy DM15 of the Site Allocations and Development Management Policies Plan (2018).

### **Other Material Considerations:**

#### Access/ Parking and Public Right of Way –

The dwelling has been constructed in accordance with the approved site plan and this application does not seek to amend this. A neighbour raises concerns that the side of the dwelling is not clearly marked and appears to have swallowed up a small area of public highway land between the footpath and side of the house. However, given the dwelling has been constructed in accordance with the previously approved plans, which received no objections from the Local Highway Authority or the Public Rights of Way Officer the scheme is considered acceptable. The PROW footpath has been protected as was.

There is a small piece of land between the dwelling and the footpath which is outside of the 'red line'. This was previously overgrown and has recently been laid to shingle. This land has not been encroached upon by the development and therefore this is an ownership/ management issue rather than forming part of this application.

#### Objections raised –

The principle of development, the height of the dwelling, and the siting of the dwelling were all considered and approved under previous planning consents. This application does not seek to amend these, and therefore are not for consideration as part of this application.

Any reduction in value of a neighbouring dwelling is not a material planning consideration.

#### Conditions –

It is suggested that the relevant conditions are carried forward from the reserved matters consent.

### **CONCLUSION**

The application seeks amendments to a previously approved scheme on land to the rear of High Street, Hilgay. The dwelling has been constructed and therefore the application is retrospective to regularise the current built form. There are no proposed revisions to the site plan, or the height of the dwelling. The variation is in the form of the placement and size of windows on the north and south elevations. Objections have been received from two neighbouring residents stating that the windows increase the ability for overlooking from the

dwelling to neighbouring dwellings/ gardens to the north. The relationship between the application site and neighbouring dwellings has been considered in detail above, and the scheme as built is not considered to cause additional harm as a result of the revisions. The application is in accordance with Policies CS06, CS08 (of the Core Strategy) and DM15 (of the Site Allocations and Development Management Policies Plan) and as such is duly recommended for approval.

## **RECOMMENDATION:**

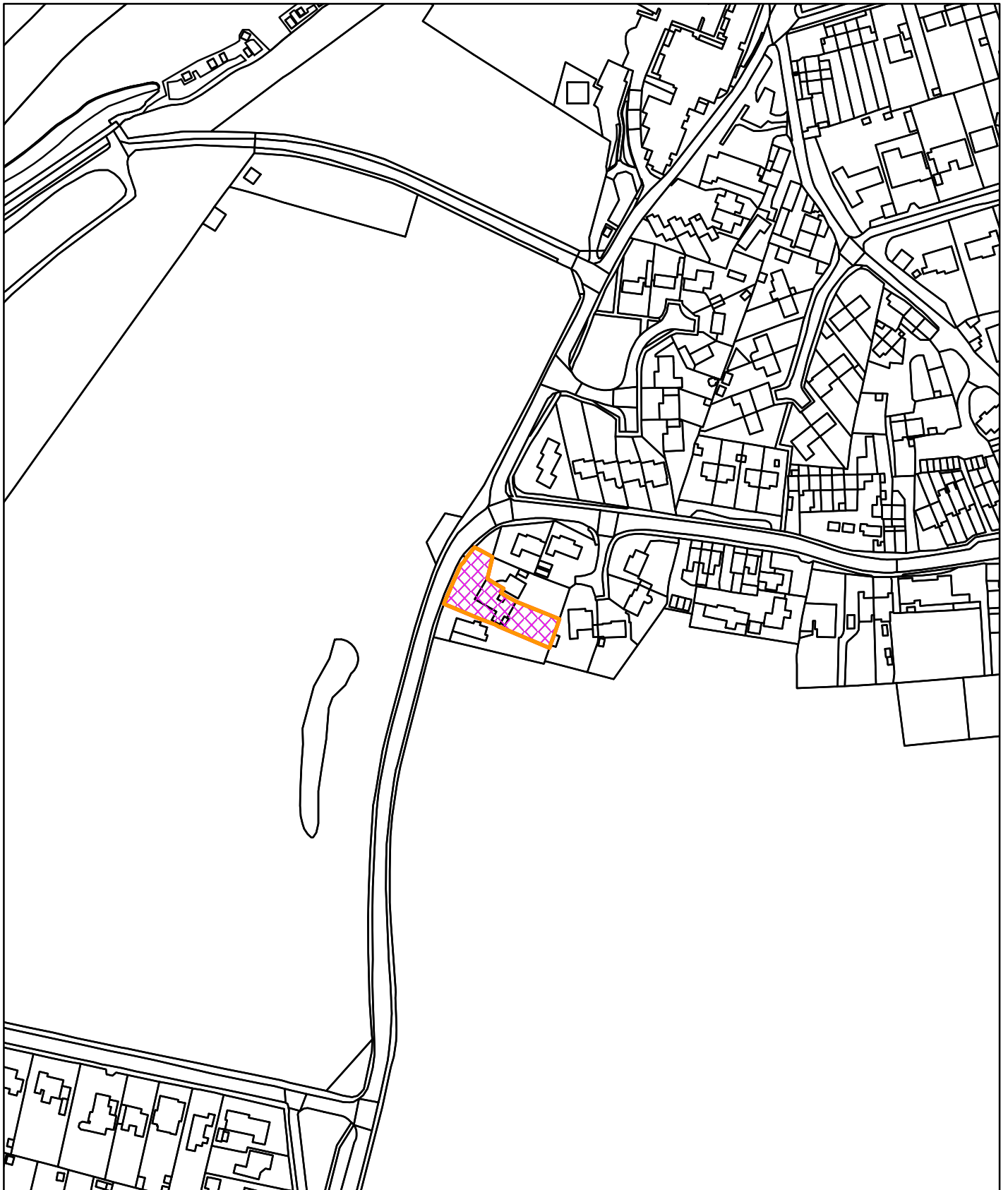
**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos- AH0919172/08 Rev B, AH1022-211-01 and Site location plan).
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Before the first occupation of the dwelling hereby permitted the window at first floor on the north elevation and serving bedroom 1 as shown on Drawing No. AH1022-211-01 shall be fitted with obscured glazing. The window shall be permanently retained in that condition thereafter.
- 2 Reason: To protect the residential amenities of the occupiers of nearby property.
- 3 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), shall be allowed without the granting of specific planning permission.
- 3 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.
- 4 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class B 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), the enlargement of the dwelling house consisting of an addition or alteration to its roof shall not 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.



22/00230/F

Corner House Cromer Road Hunstanton Norfolk PE36 6HP



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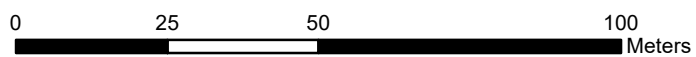
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25/01/2023

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<b>Parish:</b>	<b>Old Hunstanton</b>	
<b>Proposal:</b>	<b>Creation of new holiday let by subdivision of the existing unit. Addition of new dormer windows and dwarf wall to the fore. Increase in size of patio area to the rear</b>	
<b>Location:</b>	<b>Corner House Cromer Road Hunstanton Norfolk PE36 6HP</b>	
<b>Applicant:</b>	<b>Will Clayton</b>	
<b>Case No:</b>	<b>22/00230/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 7 June 2022 Extension of Time Expiry Date: 10 February 2023</b>

**Reason for Referral to Planning Committee** – Officer recommendation is contrary to the views of the Parish Council & referred by Sifting Panel

**Neighbourhood Plan:** No

**Case Summary**

Full planning permission is sought for the subdivision of an existing bed and breakfast/dwelling to allow use as one self-contained holiday let alongside associated dwellinghouse. Dormer windows are proposed alongside internal alterations.

The site is located off Cromer Road, Old Hunstanton and comprises a Grade II Listed Building and it's curtilage.

The application site is wholly within the Development Boundary for Old Hunstanton as outlined on inset map G67 of the SADMPP (2016).

**Key Issues**

- Principle of Development
- Highway Safety
- Form and Character and Impact on Listed Building
- Impact on Neighbours
- Other material considerations

**Recommendation**

**APPROVE**

## THE APPLICATION

Full planning permission is sought for the subdivision of an existing bed and breakfast/dwelling to allow use as one self-contained holiday let alongside the associated dwellinghouse. Dormer windows are proposed alongside internal alterations.

The site is located off Cromer Road, Old Hunstanton and comprises a Grade II Listed Building and its curtilage.

Access is proposed to be retained as existing, with a dual-access driveway to Cromer Road. The existing parking area to the front of the building will be improved to allow further space for vehicles to park.

The existing building was most recently in use as a Bed and Breakfast with associated owners' accommodation. According to information available to the LPA, up to six bedrooms were let at any one time. The proposal seeks consent to change the use parts of the dwelling previously used as the B&B to allow use as one self-contained holiday let. The proposed holiday let use is considered to give rise to fewer vehicle movements than the unrestricted bed and breakfast.

External alterations include the addition of dormers to the front roof slope and replacement of dormer windows to the rear. An existing patio space will be extended to the rear of the dwelling. The remaining alterations are internal and include the creation of a hidden bookcase doorway to subdivide the units.

The application site is outside of the Old Hunstanton Conservation Area.

## SUPPORTING CASE

None received.

## PLANNING HISTORY

22/00231/LB: Pending Consideration : - Listed Building: Creation of new holiday let by subdivision of the existing unit. Addition of new dormer windows and dwarf wall to the fore. Increase in size of patio area to the rear. - Corner House

2/93/1292/LB: Application Permitted: 10/01/94 - Installation of three dormer windows at 2nd floor level and internal alterations to bathroom - The Corner House

2/93/1291/F: Application Permitted: 10/01/94 - Installation of three dormer windows at 2nd floor level - The Corner House

## RESPONSE TO CONSULTATION

**Old Hunstanton Parish Council: OBJECT** on the following grounds:

Response dated 22.04.22

'1. Access to and from the properties onto a major, busy road is extremely poor. 2. The increase in vehicles using the properties (4 dwellings) could be at least 8 vehicles and the

22/00230/F

Planning Committee  
6<sup>th</sup> February 2023

parking does not provide enough spaces including turning bays as backing off onto the A149 would be most dangerous.'

Response dated 19.08.22

'Since we made our comments (22nd April) a Traffic Management Plan (TMP) has been proposed, because of our concerns about the safety of cars exiting the site. The Highways Development Management Officer (17th May) had said that a 43m splay is needed for safe exit rather than the 20m available now. He has yet to reconsider the application in the light of the TMP. The TMP recommends exit only from the exit furthest from the corner. Several parishioners have advised that they driven out of that exit many times and never felt safe.

We have no objection to the dormer windows'

No response was received to the re-consultation, which expired on 16th November 2022, despite the Local Highway Authority having responded to the application at the time of consultation.

### **Highways Authority: NO OBJECTION**

The Local Highway Authority raise no objection to the proposal on the basis that the site's use as a Bed and Breakfast has been demonstrated and forms a fallback position in relation to existing traffic levels.

## **REPRESENTATIONS**

### **FIVE letters of OBJECTION**

- Traffic management - unsafe access as a result of inadequate visibility
- Lack of parking spaces
- Potential for overlooking from dormer windows
- Highway access unsafe and unsuitable parking layout
- Increase in height, windows and privacy, overpowering in relation to surrounding dwellings, making suggestion of single storey
- Comments relating to the previous owners' vehicles stored on site
- Suggestion that bat survey is required

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS10** - The Economy

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

22/00230/F

**DM11** – Touring and Permanent Holiday Sites

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **Planning Considerations**

The Key Issues are:

Principle of Development

Highway Safety

Form and Character and Impact on Listed Building

Impact on Neighbours

Other material considerations

## **Principle of Development**

The application seeks consent for the change of use of part of a dwelling, most recently in use as a Bed and Breakfast, to allow use as a holiday let. The rear of the dwelling will be retained in use as the owner's accommodation, with internal alterations. Building operations include the installation and replacement of dormer windows and various internal alterations to facilitate the change of use. Extended patio area is proposed to the rear.

The site is located in development boundary of Old Hunstanton which is categorised as a Rural Village in CS02 of the Core Strategy (2011). Both residential and commercial development, including use for holiday lets/tourism purposes is acceptable in principle in this position in accordance with policies CS02, CS08 and CS10 of the Core Strategy (2011) and Policies DM2, DM11 of the SADMPP (2016)..

In terms of the use of the house, as discussed above, the Applicant has submitted a statement referring to the house's building's previous use as a Bed and Breakfast, which resulted in up to 6 bedrooms being let at anytime, alongside the owner's accommodation. Whilst it is evident that the precise number of rooms occupied at any time could fluctuate throughout the year, the impact of the tourism use must be assessed based on this previous use as an extant fallback position.

Information submitted with this application demonstrates the use of the site in a mixed use as a bed and breakfast with separate owners' accommodation has occurred for a period of in excess of 20 years. This has been evidenced through a witness statement from a neighbouring resident as well and links to reviews available online.

The proposed development subdivides the house internally via a hidden door in a bookcase to allow the front rooms, previously let separately in association with the bed and breakfast use, to be let as one larger self-contained holiday let. It is clear from information submitted that this use is intended to be short-term holiday lets for families/groups rather than an independent dwelling. The rear of the dwelling will be retained for use by the Applicant/Owner.

Whilst the bed and breakfast use will be lost, the use as a holiday let would continue to provide benefits to the local tourist economy. The retention of existing businesses is supported by policies at both a local and national level. With an existing tourism-led use established on site, the principle of development is considered to comply with Policies CS10 and DM11 of the Local Plan.

A management plan has been provided to demonstrate that the front portion of the building will be let as a single holiday let to groups. By nature of the proposal, the use of this part of the building by one group, and the remainder of the house by another single family group (the owner/applicant), the impact on surrounding uses is considered likely to be less than the impact of individual room by room lets. In light of the lack of outdoor amenity space available to the holiday let, conditions are recommended to ensure that the uses remain linked in perpetuity.

### **Highway Safety**

The dwelling has existing access to Cromer Road. As a result of its position on the corner, visibility splays are restricted and any increase in use would not be considered acceptable for highway safety reasons.

A traffic management plan has been provided alongside a revised site plan, indicating how visiting vehicles will be guided to park to allow a one-way system through the existing dual access driveway. Minor amendments to the frontage treatment and landscaping will be made to facilitate additional parking area, although this has not been requested by the Local Highway Authority.

No specific details are available in regard to vehicle movements over the course of the site's use as a Bed and Breakfast. One review website provided by the Agent shows a total number of 8143 reviews, however another totals 27 reviews. The ownership of the site has since changed. It's therefore not possible to get a clear picture of the exact level of traffic which would previously occur. However, on the basis of the use of up to 6 bedrooms as a Bed and Breakfast being lawful and unrestricted, the fallback position would allow for a significant number of cars visiting the site. The proposed use as a holiday let is unlikely to exceed historic levels.

The Local Highway Authority raise no objections to the proposal on the basis that the existing lawful use as a bed and breakfast would have a significant and unrestricted level of traffic. The proposed use as one holiday let alongside the associated dwelling is not considered likely to lead to any increase in use of the currently substandard access.

Subject to conditions controlling the proposed use, the proposed development will not lead to detrimental impacts on highway safety and complies with the NPPF (2021), Policy CS11 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

### **Form and Character and Impact on Listed Building**

The application site comprises a Grade II Listed Building, described within Historic England's official Listing as Early 19th Century 2 storey, 3 bay house with 2 further 2 storey piles to the rear. The house is comprised of red brick with a black glazed pantile roof.

Whilst the dormer windows on the front elevation will be visible as a result of the site's prominent position on this corner of Cromer Road, the proposed changes are not considered to lead to any adverse impact on the historic significance of the Listed Building, or on the form and character of the street scene.

Dormer windows to the rear are proposed on the front-most portion of the building, therefore partly shielded by the existing roofing to the east. As replacements of existing dormer windows and considering the details to accord with the dormers proposed on the front elevation, the dormers will not lead to any adverse impact on visual amenity.

The Conservation Team raised no objections to the proposed alterations and additions, which include the addition of dormer windows on the front elevation, replacement of existing dormer windows to the rear, and various internal alterations. A patio area is proposed to the rear which will have no impact on the site's historic significance.

The associated listed building application (ref 22/00231/LB) will control submission of material and joinery details to ensure that the final design is appropriate.

The development as a whole is not considered likely to lead to any harm to the significance of the designated heritage asset, in compliance with Section 16 of the NPPF (2021), Policy CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

### **Impact on Neighbours**

Dormer windows are proposed on the front and rear facing roof slope of the front part of the dwelling. Two existing dormers on the rear elevation provide an existing viewpoint to the east/rear of the site. The replacement of these windows with alternative dormers will not lead to greater impacts on the adjoining dwellings.

To the front, dormer windows will provide a viewpoint to Cromer Road and will not lead to a loss of privacy for any adjoining residents.

With consideration given to the existing lawful use as a bed and breakfast and considering the lack of independent outdoor amenity space for visitors to the holiday let, the proposed use is considered unlikely to lead to any adverse impacts in regards to noise and disturbance of surrounding dwellings.

The application therefore complies with the NPPF, Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

### **Other material considerations**

#### *Ecology*

A neighbour objection refers to bats potentially in the roof space. The roof space to be altered (via changes to dormers) as part of this application is in existing use for residential purposes. The proposal does not meet the requirements of the PPG in relation to protected species surveys. In the event any protected species are encountered during the development, separate controls are in place to protect from harm. The impact on protected species and ecology is therefore considered acceptable in compliance with Policy CS12 of the Core Strategy (2011).

#### *Response to Representations:*

A neighbour objection was received in relation to an increase in height and an associated impact on the amenity of an adjoining dwelling. No increase in height is proposed as part of this application. The only external changes relate to fenestration, primarily the insertion of dormer windows in the roof of the front facing roof slope. Existing dormers in the rear



elevation will be replaced to match however with existing dormers in this position, they are unlikely to lead to any adverse impact on surrounding properties.

The Concerns raised by the Parish Council are addressed above.

## **CONCLUSION**

The application seeks consent for the change of use of an existing dwelling/bed and breakfast to allow use of the front portion of the dwelling as a self-contained holiday let alongside the owners accommodation. Limited external changes are proposed, including the addition of dormers on the front facing roof slope and the replacement of existing dormers to the rear.

The proposed alterations are not considered to lead to harm to the character or significance of the Grade II Listed Building, subject to conditions.

With the previous bed and breakfast use generating high levels of traffic, the proposed holiday let is not considered likely to lead to highways impacts to an extent that would warrant refusal. The use of the front of the site as a single holiday let, when combined with the retained owners accommodation to the rear, is unlikely to exceed the historic levels of traffic associated with the unrestricted B&B use. For the avoidance of doubt, a condition is recommended to ensure compliance with the traffic management plan submitted as part of this application.

Overall, the development is considered to comply with the NPPF (2021), Policies CS08, CS10 and CS12 of the Core Strategy (2011) and Policies DM11 and DM15 of the Site Allocations and Development Management Policies Plan (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 protect the public right of way which crosses the site until such time as it has, if necessary, been formally diverted, in accordance with the NPPF.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
  - A.01
  - A.03
  - A.05
  - A.06
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The holiday let accommodation (identified in red on Dwg No A.05) hereby approved shall be used for short stay accommodation (no more than 28 days per single let) only and shall at no time be occupied as a person's sole or main place of residence. The owners shall maintain an up-to-date register of lettings/occupation and

shall make the register available at all reasonable times to the Local Planning Authority.

- 3 Reason: The site lies within in an area in which the Local Planning Authority would not normally permit permanent residential development. This permission is granted because accommodation is to be used for holiday purposes only in accordance with the NPPF.
- 4 Condition: The holiday let accommodation shall be held and operated in connection with the main dwelling labelled as Owners Accommodation on dwg No. A.05 and shall at no time be sold or utilised as a separate and unassociated unit.
- 4 Reason: In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality.
- 5 Condition: The use of the holiday let hereby permitted shall be carried out in accordance with the Traffic Management Plan received 12th July 2022.
- 5 Reason: In the interests of maintaining highway efficiency and safety in accordance with the NPPF (2021)

**PLANNING COMMITTEE – 6 FEBRUARY 2023**

**APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**PURPOSE OF REPORT**

- (1) To inform Members of the number of decisions issued between the production of the January Planning Committee Agenda and the February agenda. 162 decisions issued 153 decisions issued under delegated powers with 9 decided by the Planning Committee.
- (2) To inform Members of those applications which have been determined under the officer delegation scheme since your last meeting. These decisions are made in accordance with the Authority’s powers contained in the Town and Country Planning Act 1990 and have no financial implications.
- (3) This report does not include the following applications – Prior Notifications, Discharge of Conditions, Pre Applications, County Matters, TPO and Works to Trees in a Conservation Area
- (4) Majors are assessed against a national target of 60% determined in time. Failure to meet this target could result in the application being dealt with by Pins who will also receive any associated planning fee.

**RECOMMENDATION**

That the reports be noted.

Number of Decisions issued between

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
<b>Major</b>	5	3	2		4	<b>80%</b>	60%	0	0
<b>Minor</b>	67	55	12	46		<b>69%</b>	80%	3	4
<b>Other</b>	90	87	3	79		<b>88%</b>	80%	2	0
<b>Total</b>	<b>162</b>	<b>145</b>	<b>17</b>						

Planning Committee made 9 of the 162 decisions, 6%

## PLANNING COMMITTEE – 6 FEBRUARY 2023

### 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

100

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
01.09.2022	13.01.2023 <b>Application Permitted</b>	22/01762/F	Hill Farm Boughton Long Road Barton Bendish King's Lynn Extension to the existing agricultural building, rainwater harvesting tank and an extended concrete apron around the tank and extension, including vehicle access tracks into the building. The proposals also include landscaping features such as grassed areas and trees planting in order to improve the appearance of the site and provide screening	Barton Bendish

25.07.2022	12.01.2023 <b>Application Permitted</b>	22/01503/F	Long Meadow Fring Road Great Bircham King's Lynn VARIATION OF CONDITIONS OF PLANNING PERMISSION 17/01390/FM: Proposed demolition of existing dwelling and construction of 12 residential dwellings	Bircham
29.09.2022	14.12.2022 <b>Application Permitted</b>	22/01733/F	Birstgate House Market Lane Brancaster KINGS LYNN Proposed extension and alterations to dwelling (Redesign)	Brancaster
07.10.2022	11.01.2023 <b>Application Permitted</b>	22/01912/F	12 Sawyers Yard Brancaster Norfolk PE31 8FW Loft Conversion and Installation of new rear dormer, new gable windows on new upper floor	Brancaster
12.10.2022	23.12.2022 <b>Application Permitted</b>	22/01916/F	4 Old Roman Walk Brancaster King's Lynn Norfolk Extension and alterations to bungalow.	Brancaster
18.10.2022	23.12.2022 <b>Application Permitted</b>	22/01845/F	25 Dale End Brancaster Staithe Norfolk PE31 8DA Proposed Rear Extension	Brancaster
31.10.2022	04.01.2023 <b>Application Permitted</b>	22/01927/F	Courtyard Main Road Brancaster Staithe King's Lynn Single storey front extension, two storey side extension, render building, new windows to existing house through with change to North facing first floor sizes	Brancaster

16.08.2022	12.01.2023 <b>Application Permitted</b>	22/01459/F	Burnham Rise Herrings Lane Burnham Market King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/01466/F: REMOVAL OR VARIATION OF CONDITIONS 2, 7, 8 AND 9 OF PLANNING PERMISSION 19/01471/F: Existing house and associated garden structures are to be demolished. A 2-storey replacement dwelling - three timber pavilion structures with pitched roofs on a masonry plinth is proposed. The scheme includes a driveway and associated hardstanding for vehicle parking	Burnham Market
30.08.2022	13.01.2023 <b>Application Permitted</b>	22/01545/F	Cherry Trees Church Walk Burnham Market KINGS LYNN Retrospective permission for erection of two sheds to the rear of the site	Burnham Market
01.09.2022	10.01.2023 <b>Application Permitted</b>	22/01768/F	Sussex Farm Ringstead Road Burnham Market KINGS LYNN VARIATION OF CONDITIONS 2, 3, 4, 6, 8 and 10 OF PLANNING PERMISSION 21/01558/F in respect of Barn 9 21/01558/F Variation of condition 2 of planning permission 20/00904/F 20/00904/F Proposed conversion of barns to 9No residential dwellings with associated works.	Burnham Market

14.10.2022	12.01.2023 <b>Application Permitted</b>	22/01938/F	Sussex Farm Ringstead Road Burnham Market Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/01558/F: To amend barns 1 and 2 and parking / storage for barns 2 and 3	Burnham Market
24.10.2022	16.12.2022 <b>Application Permitted</b>	22/01876/F	Anna 15 Market Place Burnham Market Norfolk Extension to Existing Retail Unit	Burnham Market
24.10.2022	14.12.2022 <b>Application Permitted</b>	22/01948/LB	Anna 15 Market Place Burnham Market Norfolk Extension of existing Retail Unit	Burnham Market
06.09.2022	23.12.2022 <b>Application Refused</b>	22/01600/F	2 Gravel Hill Mill Road Burnham Overy Town King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/02495/F: Replacement two storey rear extension with lean-to	Burnham Overy
23.08.2022	18.01.2023 <b>Application Permitted</b>	22/01676/F	1 Blacksmiths Yard Walsingham Road Burnham Thorpe KINGS LYNN Boat store extension to covered parking and garden shelter with wood burner/flue	Burnham Thorpe
09.09.2022	13.01.2023 <b>Application Permitted</b>	22/01785/F	Whitehall Farm Walsingham Road Burnham Thorpe King's Lynn Proposed is a singular pod for guests along with utilising an existing parking area. The pod will be situated on a small area of land within the site operators's ownership.	Burnham Thorpe

18.11.2022	20.01.2023 <b>Application Permitted</b>	22/02068/F	Buntings Creake Road Burnham Thorpe King's Lynn Side/Rear single storey extension	Burnham Thorpe
14.03.2022	09.01.2023 <b>Application Refused</b>	22/00533/OM	Land West of A149 Picnic Site Dersingham Bypass Dersingham Norfolk Outline Application: Creation of electric charging stations and commercial properties and improved access from the highway.	Dersingham
20.09.2022	10.01.2023 <b>Application Permitted</b>	22/01817/F	Wood Villa 92 Hunstanton Road Dersingham KINGS LYNN Proposed 2.6m high boundary wall to garden and soil excavation works to residential curtilage to prevent damp issues to dwelling, with the resultant spoil spread over the Applicant's land.	Dersingham
05.10.2022	23.12.2022 <b>Application Permitted</b>	22/01872/F	Tit Willow 16 Park Hill Dersingham King's Lynn Proposed cart shed following removal of existing hardstanding parking area	Dersingham
31.10.2022	23.12.2022 <b>Application Permitted</b>	22/01925/F	20 White Horse Drive Dersingham King's Lynn Norfolk Demolition of conservatory. Single storey rear extension, loft conversion & associated works	Dersingham



14.04.2022	19.12.2022 <b>Application Permitted</b>	22/00779/F	2 Grove Farm Barns High Street Docking King's Lynn To fit Solar Panels to be supplied under the council 'Solar Together Norfolk' scheme to the south facing roof slope	Docking
17.06.2022	12.01.2023 <b>Application Permitted</b>	22/01247/F	Chalfont House High Street Docking King's Lynn Proposed rear single storey flat roof extension. Replacement of deteriorated existing windows with residence 9 painswick double glazed PVC windows. New sweet chesnut featheredge external cladding to existing single storey dwelling and dormers as indicated on proposed plan. Demolition of the existing integral garage and bedroom at first floor level to the existing single storey dormer building. Construction of new detached double garage with sweet chesnut feather edge cladding	Docking
02.09.2022	12.01.2023 <b>Application Permitted</b>	22/01772/F	(Former Granary's Site) Choseley Road Docking KINGS LYNN VARIATION OF CONDITION 1 OF PLANNING PERMISSION 22/00388/F: (Variation of condition 1 of planning permission 21/00887/F to change drawings)	Docking

29.09.2022	22.12.2022 <b>Application Permitted</b>	22/01728/F	Three Acres Brancaster Road Docking King's Lynn Construction of single storey extension	Docking
13.10.2022	23.12.2022 <b>Application Permitted</b>	22/01821/F	3 Stanhoe Road Docking King's Lynn Norfolk Side extension to Dwelling House	Docking
18.10.2022	23.12.2022 <b>Application Permitted</b>	22/01852/F	10 Bradmere Lane Docking King's Lynn Norfolk Annexe to main house for family.	Docking
03.11.2022	23.12.2022 <b>Application Permitted</b>	22/01951/F	Hazeldene Stanhoe Road Docking King's Lynn Demolition of an existing single storey rear extension and two porches (to the front and rear of the existing bungalow). Creation of a new side extension, alterations to the existing roof, installation of new cladding to the existing house and single storey outbuilding, installation of replacement windows and an Air Source Heat Pump	Docking
11.11.2022	13.01.2023 <b>Prior Approval Cannot be Granted</b>	22/02043/PACU6	Heifer Cattle Shed Docking Lodge Farm Fakenham Road Docking Prior Approval Under Schedule 2, Part 3, Class R: Change of use with no associated operational development from an agricultural building to a use falling within C1 of the Use Classes Order comprising an inn.	Docking

22.12.2022	18.01.2023 <b>Application Permitted</b>	20/01643/NMA_2	Robinia Cottage Station Road Docking KINGS LYNN NON MATERIAL AMENDMENT TO PLANNING APPLICATION 20/01643/F - Extension and alterations to dwelling	Docking
24.03.2022	20.12.2022 <b>Application Permitted</b>	22/00605/O	Meads 44 London Road Downham Market Norfolk OUTLINE APPLICATION SOME MATTERS RESERVED: Construction of 3 dwellings	Downham Market
14.07.2022	20.01.2023 <b>Application Permitted</b>	22/01443/FM	157 And 159 Bexwell Road Downham Market Norfolk PE38 9LJ Demolition of existing dwellings and re-development to provide a 72 bedroom care home (Use Class C2) together with associated access, car and cycle parking, structural landscaping and amenity space provision.	Downham Market
12.09.2022	22.12.2022 <b>Application Permitted</b>	22/01636/F	Donnadell Howdale Road Downham Market Norfolk Variation of conditions 1, 4 and 5 of Planning Consent 21/00634/F: Construction of two dwellings and garages following demolition of existing bungalow	Downham Market
01.11.2022	15.12.2022 <b>Application Permitted</b>	22/01937/F	86 Howdale Road Downham Market Norfolk PE38 9AH Single storey extension to rear of existing bungalow	Downham Market

02.11.2022	22.12.2022 <b>Application Permitted</b>	22/01945/F	Plot 1 A St John's Business Estate Downham Market Norfolk VARIATION OF CONDITION 2 OF PLANNING PERMISSION 21/00930/F: Construction of a Class B2, B8 and E(g) unit with ancillary trade counter sales, associated parking and refuse storage	Downham Market
10.11.2022	05.01.2023 <b>Application Permitted</b>	22/02011/F	6 Maple Road Downham Market Norfolk PE38 9PY Construction of a domestic garage	Downham Market
10.11.2022	03.01.2023 <b>Application Permitted</b>	22/02013/LB	27 - 29 Bridge Street Downham Market Norfolk PE38 9DW retrospective removal of modern office partitions and doors and installation of temporary internal access ramp for a period of five years	Downham Market
29.11.2022	09.01.2023 <b>GPD HH extn - Not Required</b>	22/02143/PAGPD	17 Winnold Street Downham Market Norfolk PE38 9FE Single storey rear extension which extends beyond the rear wall by 4.05m with a maximum height of 3.32m and a height of 2.60m to the eaves	Downham Market
27.09.2022	15.12.2022 <b>Application Permitted</b>	22/01816/F	Nor-Ray House The Green East Rudham KINGS LYNN Rear two storey extension, removal of garage roof to make open courtyard, alterations to front of house windows	East Rudham

04.11.2022	09.01.2023 <b>Application Permitted</b>	22/01959/LB	Summer End Farmhouse Summer End Gayton Road East Walton Installation of ground mounted and roof mounted Photovoltaic arrays and associated inverter, electrical distribution and battery systems.	East Walton
16.09.2022	16.12.2022 <b>Application Permitted</b>	22/01826/O	Strawberry Cottages 52 Church Road Emneth Wisbech OUTLINE APPLICATION WITH SOME MATTERS RESERVED: Proposed new dwelling	Emneth
05.12.2022	05.01.2023 <b>AG Notification NOT REQD</b> <b>Prior -</b>	22/02175/AG	Manor Farm Corkway Drove Feltwell Norfolk Agricultural building for storage of irrigation equipment used on surrounding agricultural land	Feltwell
02.09.2022	19.12.2022 <b>Application Permitted</b>	22/01585/F	Church Farm High Street Fincham King's Lynn Phased development of - Phase 1 - demolition works to remove 2 pole barns covering former cattle yards and partially collapsed parts of barns and outbuildings and clearance of debris from the site in order to carry out contamination and ecology surveys - Phase 2 - conversion of barns complex to form two new dwellings	Fincham
08.11.2022	03.01.2023 <b>Application Permitted</b>	22/01984/F	22 Churchill Crescent Fincham King's Lynn Norfolk Construction of replacement front porch on dwelling to aid accessibility	Fincham

31.08.2022	16.12.2022 <b>Application Permitted</b>	22/01563/F	6 Docking Road Fring King's Lynn Norfolk Demolition of existing conservatory to allow for a new rear extension. Internal layout alterations to allow for a new ground floor bedroom and infill french doors to existing garage aperture with new/reclaimed shutter garage doors to match existing. Infill of pergola to allow for 1 x new shed	Fring (VACANT)
17.11.2022	15.12.2022 <b>Application Permitted</b>	20/00219/NMA_1	The Seasons 37 Docking Road Fring KINGS LYNN NON-MATERIAL AMENDMENT to Planning Permission 20/00219/F: Single and two storey extensions to dwelling following demolition of existing single storey outhouse, timber cladding of existing garage and internal alterations	Fring (VACANT)
16.09.2022	18.01.2023 <b>Application Permitted</b>	22/01667/F	Janus Back Street Gayton King's Lynn Extensions to existing dwelling	Gayton
16.11.2022	18.01.2023 <b>Application Permitted</b>	22/02045/F	6 Edward Ward Court Gayton Norfolk PE32 1FR Addition of trellis to an existing boundary fence. Height of fence and trellis 2.10m	Gayton
31.10.2022	18.01.2023 <b>Application Permitted</b>	22/01931/F	Ivy Cottage 3 Mill Lane Great Massingham King's Lynn Side and rear extensions to 3 Mill Lane, Great Massingham PE32 2HT	Great Massingham

21.11.2022	18.01.2023 <b>Application Permitted</b>	22/02074/F	Tall Trees 72 Station Road Great Massingham King's Lynn Proposed Remodeling & Alterations	Great Massingham
04.03.2022	11.01.2023 <b>Application Permitted</b>	22/00375/F	6 Gayton Road Grimston King's Lynn Norfolk Proposed first floor extension, external and internal alterations	Grimston
24.08.2022	14.12.2022 <b>Application Refused</b>	22/01519/LB	Elder Farm Elder Lane Grimston King's Lynn Retrospective internal and external works to dwelling including part retrospective renovation and use of outbuilding as a non-self-contained residential annexe, retrospective construction of stone pond in the south garden and demolition of the pole barn	Grimston
03.10.2022	14.12.2022 <b>Application Permitted</b>	22/01746/F	Boughmore Farm Fen Lane Pott Row King's Lynn Single Storey Side and Rear Extension	Grimston
05.10.2022	16.12.2022 <b>Application Permitted</b>	22/01766/F	17 Low Road Grimston King's Lynn Norfolk Single storey extension on rear of two storey dwelling	Grimston
25.04.2022	19.01.2023 <b>Application Permitted</b>	22/00717/F	50A North Beach Heacham King's Lynn Norfolk Proposed replacement dwelling, incorporating part retention, alteration and new substructure elements	Heacham

23.08.2022	12.01.2023 <b>Application Permitted</b>	22/01664/F	Heacham Hall 58 Hunstanton Road Heacham KINGS LYNN Construction of replacement house, partial demolition of existing 1980s house, construction of replacement boathouse and new home office/gym, new access driveway and associated landscaping works	Heacham
30.08.2022	19.01.2023 <b>Application Permitted</b>	22/01546/F	12 Rolfe Crescent Heacham King's Lynn Norfolk Single storey side extension & alterations to bungalow.	Heacham
28.10.2022	23.12.2022 <b>Application Permitted</b>	22/01921/F	The Hut 50A South Beach Heacham Norfolk Retrospective Planning Application For The Replacement Of A Raised Deck	Heacham
31.10.2022	17.01.2023 <b>Application Permitted</b>	22/01928/F	Invermore Hunstanton Road Heacham King's Lynn Proposed erection of 2 bay car port	Heacham
22.08.2022	17.01.2023 <b>Application Permitted</b>	22/01497/F	117 Main Street Hockwold cum Wilton Norfolk IP26 4LW Rear and side extensions.	Hockwold cum Wilton
18.10.2022	20.01.2023 <b>Application Permitted</b>	22/01847/F	The New Inn 50 Station Road Hockwold cum Wilton Norfolk Retrospective: Demolition and rebuild of single storey rear extension to New Inn. Creation of new gateway in existing wall.	Hockwold cum Wilton



04.08.2022	22.12.2022 <b>Application Permitted</b>	22/01390/F	PRIVATE Car Park Beach Road Holme next The Sea Norfolk Installation of parking ticket machine and pole-mounted automatic number plate recognition camera	Holme next the Sea
03.12.2021	23.12.2022 <b>Application Permitted</b>	21/02321/F	1 Queens Gardens Hunstanton Norfolk PE36 6HD Proposed two-storey, 4-bed replacement dwelling	Hunstanton
23.08.2022	11.01.2023 <b>Application Permitted</b>	22/01509/F	Foxhaven 52 Kings Lynn Road Hunstanton Norfolk Proposed Extension and Alterations to existing dwelling	Hunstanton
24.08.2022	21.12.2022 <b>Application Permitted</b>	22/01520/F	80 Waveney Road Hunstanton Norfolk PE36 5DQ Single storey rear extension, extending 3.3m from the rear wall of the original house (retrospective)	Hunstanton
05.09.2022	23.12.2022 <b>Application Permitted</b>	22/01769/F	Caravan Park 17 South Beach Road Hunstanton Norfolk Retention of touring Caravan Park	Hunstanton
12.09.2022	23.12.2022 <b>Application Permitted</b>	22/01637/F	Scent With Flowers 34 Greevegate Hunstanton Norfolk Proposed Change of Use - Ground Floor Commercial (Use Class E) to Residential Flat (Use Class C3) with alterations.	Hunstanton
06.10.2022	23.12.2022 <b>Application Permitted</b>	22/01779/CU	Glenberis 6 St Edmunds Avenue Hunstanton Norfolk Change of use from B & B to residential	Hunstanton

31.10.2022	20.01.2023 <b>Application Permitted</b>	22/01926/F	Flat 19 33 South Beach Road Hunstanton Norfolk demolish existing conservatory to replace with new walled structure to form kitchen	Hunstanton
10.11.2022	03.01.2023 <b>Application Permitted</b>	22/02010/F	7 Queens Drive Hunstanton Norfolk PE36 6EX Rear single story extension to dwelling with internal alterations	Hunstanton
10.11.2022	03.01.2023 <b>Application Permitted</b>	22/02040/F	Cliff Court Cliff Terrace Hunstanton Norfolk Replacement of existing balustrades and privacy screens with new glass balustrades and privacy screens.	Hunstanton
22.08.2022	16.12.2022 <b>Application Permitted</b>	22/01495/F	Tesco Campbells Meadow King's Lynn Norfolk Proposal install new sprinkler tank and pump room with armco barrier enclosure	King's Lynn
22.08.2022	19.12.2022 <b>Application Permitted</b>	22/01500/F	11A Empire Avenue King's Lynn Norfolk PE30 3AU Proposed Side Extension to Existing Dwelling	King's Lynn
20.09.2022	14.12.2022 <b>Application Permitted</b>	22/01672/F	22 Valingers Road King's Lynn Norfolk PE30 5HD The erection of 1no. dwelling fronting North Everard Street.	King's Lynn
23.09.2022	04.01.2023 <b>Application Permitted</b>	22/01698/F	1 Tawny Sedge King's Lynn Norfolk PE30 3PW Proposed single storey rear extension and retention of garden room/shed	King's Lynn

23.09.2022	21.12.2022 <b>Application Permitted</b>	22/01699/F	46 County Court Road King's Lynn Norfolk PE30 5EJ 3 Replacement Windows And 1 New Replacement Front Door To Property	King's Lynn
26.09.2022	14.12.2022 <b>Application Permitted</b>	22/01862/F	St Johns Vicarage Blackfriars Road King's Lynn Norfolk Extension and alterations to night shelter	King's Lynn
04.10.2022	22.12.2022 <b>Application Permitted</b>	22/01880/F	Anmer Terrace London Road King's Lynn Norfolk Windows replacement of front elevation facing London Road.	King's Lynn
05.10.2022	09.01.2023 <b>Application Permitted</b>	22/01882/F	San Luigi House 46 Extons Road King's Lynn Norfolk Single Storey and Two Storey Extensions to Dwelling	King's Lynn
07.10.2022	04.01.2023 <b>Application Permitted</b>	22/01793/F	Costa Coffee Clenchwarton Road Freebridge Services West Lynn King's Lynn Install two rapid electric vehicle charging stations within the car park. Two existing parking spaces will become EV charging bays, along with associated equipment	King's Lynn
13.10.2022	05.01.2023 <b>Application Permitted</b>	22/01822/LB	10 St Johns Terrace Blackfriars Road King's Lynn Norfolk Install a small room on the upstairs landing to facilitate a toilet	King's Lynn
21.10.2022	06.01.2023 <b>Application Permitted</b>	22/01874/F	75 Tennyson Road King's Lynn Norfolk PE30 5NG Erection of front porch extension and single-storey rear extension	King's Lynn

24.10.2022	16.12.2022 <b>Application Permitted</b>	22/01887/F	39 London Road King's Lynn Norfolk PE30 5QE Replacement windows	King's Lynn
26.10.2022	23.12.2022 <b>Application Permitted</b>	22/01914/F	Queen Elizabeth Hospital Gayton Road Queen Elizabeth Hospital Site King's Lynn Proposed demolition of The Inspire Centre, Proposed construction of a single storey childrens day nursey for hospital staff and construction of a single storey hospital vaccination centre (Use class C2), with associated infrastructure and landscaping.	King's Lynn
04.11.2022	09.01.2023 <b>Application Permitted</b>	22/02016/LB	1 Thoresby College Queen Street King's Lynn Norfolk To afix a small green plaque to the Queen Street elevation which will give information about the history of the building	King's Lynn
08.11.2022	17.01.2023 <b>Application Permitted</b>	22/01981/F	17 Extons Place King's Lynn Norfolk PE30 5NP Proposed Loft Conversion including Dormer and Velux rooflights to Side	King's Lynn
11.11.2022	10.01.2023 <b>Application Permitted</b>	22/02020/F	24 Jermyn Road King's Lynn Norfolk PE30 4AE Demolition of existing garage/store and extensions to bungalow and construction of new detached garage	King's Lynn

14.11.2022	12.01.2023 <b>Application Permitted</b>	19/00548/NMA_1	White Walls 8 Grimston Road South Wootton King's Lynn NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 19/00548/F: Single storey extension to the front and rear of the property	King's Lynn
14.11.2022	09.01.2023 <b>Application Permitted</b>	22/02024/F	White Walls 8 Grimston Road South Wootton King's Lynn Retrospective application for as built annexe	King's Lynn
15.11.2022	12.01.2023 <b>Application Permitted</b>	22/02034/F	56 Gayton Road King's Lynn Norfolk PE30 4EL Proposed two storey rear extension, new single storey front porch.	King's Lynn
15.11.2022	10.01.2023 <b>Application Permitted</b>	22/02038/F	Pierpoint House 28 Horsleys Fields King's Lynn Norfolk Proposed Flag Pole	King's Lynn
16.11.2022	05.01.2023 <b>Application Permitted</b>	22/02044/LB	Alms Houses Gaywood Road King's Lynn Norfolk Replacing some windows at Gaywood Almshouses	King's Lynn
18.11.2022	14.12.2022 <b>Application Permitted</b>	19/00351/NMAM_2	The Nar Ouse Regeneration Area (NORA) Wisbech Road King's Lynn Norfolk NON MATERIAL AMENDMENT TO PLANNING APPLICATION 19/00351/RMM - RESERVED MATTERS: Erection of mixed use units - Enterprise Zone	King's Lynn

22.11.2022	16.01.2023 <b>Application Permitted</b>	22/02093/F	HSBC 21 New Conduit Street King's Lynn Norfolk Replacement of the existing external through the window machine with new model. New external CCTV camera to be installed.	King's Lynn
22.11.2022	16.01.2023 <b>Application Permitted</b>	22/02094/A	HSBC 21 New Conduit Street King's Lynn Norfolk Replacement of existing external machine signage with new.	King's Lynn
22.11.2022	18.01.2023 <b>Application Permitted</b>	22/02095/F	11 Middlewood King's Lynn Norfolk PE30 4RS Upgrade of the front and rear elevations including replacement of PVC cladding infill with render; Provision of new 2m fence on front elevation with new hardstanding; replacement of existing window with patio door to the front of the property; replacement of existing conservatory with an extension; and new garden room for dual use as ancillary space for the dwelling and part time use for a home business.	King's Lynn
23.11.2022	06.01.2023 <b>Application Permitted</b>	22/02103/F	Ponders End International Hamlin Way Hardwick Narrows King's Lynn VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/02065/FM: Erection of new building for Class E and B8 uses	King's Lynn

08.12.2022	18.01.2023 <b>GPD HH extn - Approved</b>	22/02201/PAGPD	3 Margaret Rose Close King's Lynn Norfolk PE30 4UN Proposed single storey extension to rear of existing bungalow Length 5.175M, Width 4.125M, Height 2.350M to the eaves	King's Lynn
01.08.2022	16.12.2022 <b>Application Permitted</b>	22/01345/F	21 Walton Road Marshland St James Wisbech Norfolk Proposed Extensions and Alterations to Bungalow with Standing of 2No Caravans During Construction	Marshland St James
10.11.2022	11.01.2023 <b>Prior Approval - Not Required</b>	22/02042/PART14	Askew And Barrett (Pulses) Ltd 108 - 110 Smeeth Road Marshland St James Norfolk Prior Approval under Schedule 2 Part 14 Class J: Installation of 356.44 kWp roof-mounted solar PV system	Marshland St James
14.12.2022	19.01.2023 <b>Prior Approval - Not Required</b>	22/02225/AG	Land S of The Gatehouse Sixth Field S And NE of Marchveil Middle Drove Black Drove Marshland St James Norfolk Construction of pole barn for livestock	Marshland St James
04.08.2021	18.01.2023 <b>Application Refused</b>	21/01560/F	1 Warren Cottage Brandon Road Methwold Thetford Retrospective application for pond (non commercial use)	Methwold
23.05.2022	19.01.2023 <b>Application Refused</b>	22/00907/F	Land E of 8A To 8D Globe Street Methwold Norfolk Construction of 2 dwellings	Methwold

23.11.2022	18.01.2023 <b>Application Permitted</b>	22/02104/F	Heath Bungalow Brandon Road Methwold Thetford Proposed detached garden room	Methwold
14.02.2022	17.01.2023 <b>Application Refused</b>	22/00237/FM	William George Recycling Limited Mineral Storage And Transfer Station Mill Drove Blackborough End Change of use from barren restored portion of the gravel pit site to create a small private test track and demonstration of electric quad bikes and buggies	Middleton
01.03.2022	18.01.2023 <b>Application Refused</b>	22/00345/F	Holkham View 115 Burnham Road North Creake Norfolk Proposed Replacement Dwelling and Garage (Self-Build)	North Creake
06.10.2022	20.12.2022 <b>Application Permitted</b>	22/01776/F	Hilltop 65 Burnham Road North Creake Fakenham Installation of external insulation and two conservation style roof lights.	North Creake
09.11.2022	20.01.2023 <b>Application Permitted</b>	22/01990/F	90 West Street North Creake Fakenham Norfolk A timber pent shed with a steel 'Plastisol' roof. 1 door to the West and a window facing North.	North Creake
08.06.2022	20.01.2023 <b>Application Permitted</b>	22/00993/F	The House On The Green Ling Common Road North Wootton King's Lynn Proposed residential development	North Wootton



09.11.2022	13.01.2023 <b>Application Permitted</b>	22/01994/CU	49 St Augustines Way Priory Court South Wootton Norfolk CHANGE OF USE FROM BEAUTY SALON TO CAFE / BISTRO	North Wootton
13.10.2022	11.01.2023 <b>Application Permitted</b>	22/01823/F	Crisps Yard Common Drove Northwold Thetford Construction of agricultural storage building	Northwold
21.01.2022	18.01.2023 <b>Application Permitted</b>	22/00092/F	Land Adjacent To Bridge House Waterworks Road Old Hunstanton Norfolk Construction of 2 dwellings and associated works	Old Hunstanton
15.07.2022	09.01.2023 <b>Application Permitted</b>	22/01468/F	The Barn Church Road Old Hunstanton Hunstanton Hard and soft landscaping and external lighting to driveway and front and side garden and associated works	Old Hunstanton
05.08.2022	19.12.2022 <b>Application Permitted</b>	22/01399/LB	76 Old Hunstanton Road Old Hunstanton Hunstanton Norfolk Listed Building Application: Proposed internal works including the removal of studwork internal walls, proposed secondary glazing and extension of the mezzanine area to form a new family bathroom. The external works to consist of the replacement of a small rear window due to rotting and replacement side door with additional internal blocking up as required	Old Hunstanton

23.08.2022	23.12.2022 <b>Application Permitted</b>	22/01510/F	Plumtree Cottage Sandy Lane Old Hunstanton Hunstanton Single storey rear extension and front porch (retrospective)	Old Hunstanton
23.09.2022	17.01.2023 <b>Application Permitted</b>	22/01695/F	1 Mariners Court Golf Course Road Old Hunstanton Hunstanton The proposed works include demolition of the garage and the addition of a three storey side extension and a dormer loft extension. Reconstruction of the conservatory, including timber framed glazing and a living roof, is also proposed.	Old Hunstanton
12.09.2022	11.01.2023 <b>Application Permitted</b>	22/01640/F	Land 70M W of 54 Well Creek Road Outwell Wisbech Erection of storage shed.	Outwell
07.10.2022	13.01.2023 <b>Application Permitted</b>	22/01792/F	Scotts Field Barn 47 Hall Road Outwell Norfolk Proposed 2 Storey and Single Storey Extension With Double Detached Garage	Outwell
25.10.2022	15.12.2022 <b>Application Permitted</b>	22/01896/F	Magnolia Lodge 25 Hall Road Outwell Wisbech REMOVAL OF CONDITION 2 OF PERMISSION 2/82/1525/D/BR: Erection of House and Garage and formation of vehicular access(Condition 2 is an Agricultural Occupancy Restriction)	Outwell

21.09.2022	19.12.2022 <b>Application Permitted</b>	22/01681/F	The Old Stables Pentney Lane Pentney Norfolk Two Storey front extension and First Floor extension to existing including internal alterations and Cart Shed	Pentney
04.10.2022	19.12.2022 <b>Application Permitted</b>	22/01757/F	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
09.11.2022	04.01.2023 <b>Application Permitted</b>	22/01999/F	Old Police House 16 Westgate Street Shouldham King's Lynn Single storey extension to rear of existing dwelling (amended scheme to approved 21/02075/F)	Shouldham
01.11.2021	19.12.2022 <b>Application Refused</b>	21/02119/LB	The Coach House Snettisham House St Thomas Lane Snettisham Retrospective extension to existing annex	Snettisham
26.08.2022	12.01.2023 <b>Application Permitted</b>	22/01538/F	35 Shelduck Drive Snettisham King's Lynn Norfolk Two storey side extension and alterations	Snettisham
11.08.2022	23.12.2022 <b>Application Refused</b>	22/01472/F	Old Butchers Shop 54 Back Street South Creake Fakenham Demolition of section of South boundary wall	South Creake
26.09.2022	14.12.2022 <b>Application Permitted</b>	22/01705/F	Flint House 16 - 18 Back Street South Creake Norfolk Erection of single storey rear extension	South Creake

19.07.2022	20.12.2022 <b>Application Permitted</b>	22/01474/O	Playters 8 Common Lane South Wootton King's Lynn OUTLINE WITH ALL MATTERS RESERVED: Proposed Residential dwelling following subdivision of site	South Wootton
29.09.2022	23.12.2022 <b>Application Permitted</b>	22/01727/F	48 Grimston Road South Wootton King's Lynn Norfolk Proposed New Dwelling	South Wootton
22.11.2022	13.01.2023 <b>Application Permitted</b>	22/02087/F	8A Recreation Drive Southery Norfolk PE38 0NB Rear single storey extension and extend existing rear roof dormer	Southery
26.10.2022	10.01.2023 <b>Application Permitted</b>	22/01909/F	Beulah House Bircham Road Stanhoe KINGS LYNN Proposed Rear Extension to Provide Open Plan Kitchen/Dining and Living Space, Loft Conversion to Provide Home Office Space, Internal alterations	Stanhoe
22.11.2021	15.12.2022 <b>Application Permitted</b>	21/02247/FM	Land Opposite Flint Farm Oxborough Road Stoke Ferry Norfolk Use of land for standing of shepherd's huts for holiday use with a reception hut, recycling/waste storage and bike storage, landscaping and water treatment plant	Stoke Ferry
01.11.2022	12.01.2023 <b>Application Permitted</b>	22/01935/F	Church Barn Creake Road Syderstone King's Lynn Proposed Cart shed (amended design)	Syderstone

29.09.2022	15.12.2022 <b>Application Permitted</b>	22/01738/O	Threeways 77 Wanton Lane Terrington St Clement King's Lynn OUTLINE WITH ALL MATTERS RESERVED: Proposed new dwelling	Terrington St Clement
28.10.2022	15.12.2022 <b>Application Permitted</b>	22/01922/F	15 Perkin Field Terrington St Clement King's Lynn Norfolk Single storey extension to side of detached dwelling	Terrington St Clement
26.07.2022	22.12.2022 <b>Application Permitted</b>	22/01521/F	20 School Road Terrington St John Wisbech Norfolk Two storey side extension and alterations to dwelling	Terrington St John
09.06.2022	23.12.2022 <b>Application Refused</b>	22/01002/F	Tucks Close High Street Thornham Hunstanton New vehicular access to dwelling.	Thornham
17.06.2022	17.01.2023 <b>Application Refused</b>	22/01058/F	Land North of Coach House High Street Thornham Norfolk Retention of 2 metre high fence to the eastern boundary of the land	Thornham
13.09.2022	19.01.2023 <b>Application Permitted</b>	22/01814/F	Quavers High Street Thornham Hunstanton Variation of Condiiton 1 of Planning Permission 22/00369/F to allow alterations to Plot 3	Thornham
10.11.2022	19.01.2023 <b>Prior Approval - Approved</b>	22/02041/PACU3	Shoreboat Farm Lynn Road Tilney All Saints King's Lynn Notification for Prior Approval for change of use of agricultural building to dwelling (Schedule 2, Part 3, Class Q)	Tilney All Saints

19.07.2022	05.01.2023 <b>Application Permitted</b>	22/01264/F	5 High Road Tilney cum Islington Norfolk PE34 3BL Proposed annex extension to side of dwelling.	Tilney St Lawrence
07.09.2022	23.12.2022 <b>Application Permitted</b>	22/01614/F	In Focus May Cottage Main Road Titchwell Separation of the retail space (at ground floor) from the attached residential use.	Titchwell
26.09.2022	20.12.2022 <b>Application Permitted</b>	22/01858/F	Manor Farm Main Road Titchwell Norfolk VARIATION OF CONDITIONS 2, 6, 17 AND 23 OF PLANNING PERMISSION 21/00940/F: Demolition of the existing modern agricultural barn, conversion of three barns to form 6 dwellings provision of bin and cycle store, parking, hard and soft landscaping and associated works.	Titchwell
23.09.2022	14.12.2022 <b>Application Permitted</b>	22/01818/F	Ridgewood 127A School Road Upwell Wisbech Construction of a detached garage	Upwell
08.11.2022	09.01.2023 <b>Application Permitted</b>	22/01980/F	Russ-Aron 102 School Road Upwell Wisbech Proposed Rear Extension	Upwell
22.02.2022	19.01.2023 <b>Application Refused</b>	22/00293/O	Multi-Flora Walnut Road Walpole St Peter Norfolk Outline application with all matters reserved for demolition of a single dwelling and proposal for 6 new self-build dwellings	Walpole

03.05.2022	13.01.2023 <b>Application Permitted</b>	22/00878/F	Homewood Bustards Lane Walpole St Peter Norfolk Proposed residential development comprising 2 detached dwellings	Walpole
29.09.2022	17.01.2023 <b>Application Permitted</b>	22/01739/O	6 Folgate Lane Walpole St Andrew Wisbech Norfolk OUTLINE WITH ALL MATTERS RESERVED: Demolition and removal of pre-fabricated bungalow, to replace with three bedroom bungalow using traditional building methods.	Walpole
25.10.2022	03.01.2023 <b>Application Permitted</b>	22/01965/F	The Birches Chalk Road Walpole St Peter Norfolk Demolition of existing garage and construction of new garage, formation of new lounge roof, loft conversion, re-cladding external walls and internal alterations	Walpole
8.11.2022	20.01.2023 <b>Application Permitted</b>	22/02081/F	Hillcrest Police Road Walpole St Andrew Wisbech Variation of Condition 2 of Planning Permisison 22/00122/F: Conversion of Garage to 2 Bed Annexe	Walpole
22.07.2022	05.01.2023 <b>Application Permitted</b>	22/01294/F	Rixstead 23 Sutton Road Walpole Cross Keys King's Lynn 2 Storey Extension, to right hand side of existing building with cladding to gable wrapping around partially to side. Cladding to existing single storey front and rear elevation on right hand side of building.	Walpole Cross Keys

19.08.2022	05.01.2023 <b>Application Permitted</b>	22/01651/F	Crown Cottage 116 Sutton Road Walpole Cross Keys KINGS LYNN VARIATION OF CONDITION 2 OF PLANNING PERMISSION 19/00750/F: Demolition and reconstruction of end of terrace domestic dwelling following severe fire damage	Walpole Cross Keys
21.09.2022	20.12.2022 <b>Application Permitted</b>	22/01841/F	West Holme Nursery 65 Station Road Walpole Cross Keys Norfolk Demolition of existing polytunnels and proposed extension to existing building along with proposed hardstanding.	Walpole Cross Keys
05.12.2022	22.12.2022 <b>Application Permitted</b>	22/00751/NMA_1	The Bungalow Wilkins Road Walsoken Wisbech NON MATERIAL AMENDMENT TO PLANNING PERMISSION 22/00751/F: Replacement dwelling and new culvert access	Walsoken
10.10.2022	20.12.2022 <b>Application Permitted</b>	22/01800/F	Joydene 117 Downham Road Watlington King's Lynn Front porch, roof alterations including new dormers to front and rear and alterations to front driveway.	Watlington
06.10.2022	10.01.2023 <b>Application Permitted</b>	22/01782/F	Rosemary Barn Home Farm Tumbleyhill Road West Acre Proposed outbuilding to provide a workshop and office space.	West Acre
19.10.2022	16.01.2023 <b>Prior Approval - Approved</b>	22/01863/PACU3	Sebastapol Farm Mill Road West Walton Wisbech Prior Notification: Barn Conversion to dwelling	West Walton



19.10.2022	15.12.2022 <b>Application Permitted</b>	22/01941/F	35 Spencer Close West Walton Norfolk PE14 7EN Proposed single storey rear extension and replace existing flat roof with pitched roof	West Walton
14.11.2022	20.01.2023 <b>Application Refused</b>	22/02022/O	Land West of 41 River Road West Walton Norfolk Outline application with all matters reserved for proposed new residential dwelling replacing the existing demolished dwelling on the site	West Walton
26.10.2022	13.01.2023 <b>Application Permitted</b>	22/01910/F	Little Lanterns 33 Fir Tree Drive West Winch King's Lynn Proposed rear extension, roof alterations, render / cladding to the existing dwelling, alterations to dwelling including new porch and removal of chimney and construction of a garden room in the rear garden.	West Winch
12.01.2022	22.12.2022 <b>Application Permitted</b>	22/00055/F	Peace Haven Fen Road Wiggshall St Mary Magdalen King's Lynn Retrospective application for Change of Use of existing kennels for breeding of dogs	Wiggshall St Mary Magdalen

04.10.2022	20.01.2023 <b>Application Permitted</b>	22/01892/F	Plot 4 Land South of 85 Stow Road Stow Road Wigenhall St Mary Magdalen VARIATION OF CONDITION 1 OF PLANNING PERMISSION 21/00253/F: Reserved Matters application: Construction of 9 dwellings	Wigenhall St Mary Magdalen
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