



Planning Committee

Agenda

Monday, 2nd September, 2024
at 10.00 am

in the

Assembly Room
Town Hall
Saturday Market Place
King's Lynn
PE30 5DQ

Also available to view at:

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

*Please note – the Committee will visit the site of the major application, 24/00622/FM, prior to the meeting. It is aimed to commence the meeting at approximately 10.00am.



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200
Fax: 01553 691663

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, 2nd September, 2024

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

TIME: 10.00 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 Monday 29 July 2024 (previously circulated).

3. DECLARATIONS OF INTEREST (Page 5)

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 Chair 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. CHAIR'S CORRESPONDENCE

To receive any Chair's correspondence.

7. RECEIPT OF LATE CORRESPONDENCE ON APPLICATIONS

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

8. INDEX OF APPLICATIONS (Page 6)

The Committee is asked to note the Index of Applications.

9. DECISION ON APPLICATIONS (Pages 7 - 68)

The Committee is asked to consider and determine the attached Schedules of Planning Applications submitted by the Assistant Director.

10. QUALITY OF DECISIONS (Page 69)

The Committee is asked to note the report.

11. DELEGATED DECISIONS (Pages 70 - 98)

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

To: Members of the Planning Committee

Councillors B Anot, T Barclay, R Blunt, A Bubb, R Coates, M de Whalley, T de Winton, P Devulapalli, S Everett, D Heneghan, S Lintern (Vice-Chair), T Parish (Chair), S Ring, C Rose, Mrs V Spikings, M Storey and D Tyler

Major Applications

Please be advised that the Committee will visit the site of the major application, 24/00622/FM as listed in the agenda, prior to the meeting. The meeting will then commence at 10.00am.

Site Visit Arrangements for other applications

When a decision for a site inspection is made at the meeting, consideration of the application will be adjourned, the site visited, and the meeting reconvened on the same day the visit takes place, where a decision on the application will then be made.

If there are any site inspections arising from this meeting, these will be held on **Thursday 5 September 2024** (time to be confirmed).

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 30 August 2024**. Please contact borough.planning@west-norfolk.gov.uk or call (01553) 616818 or 616234 to register.

For Major Applications

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

For Minor Applications

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

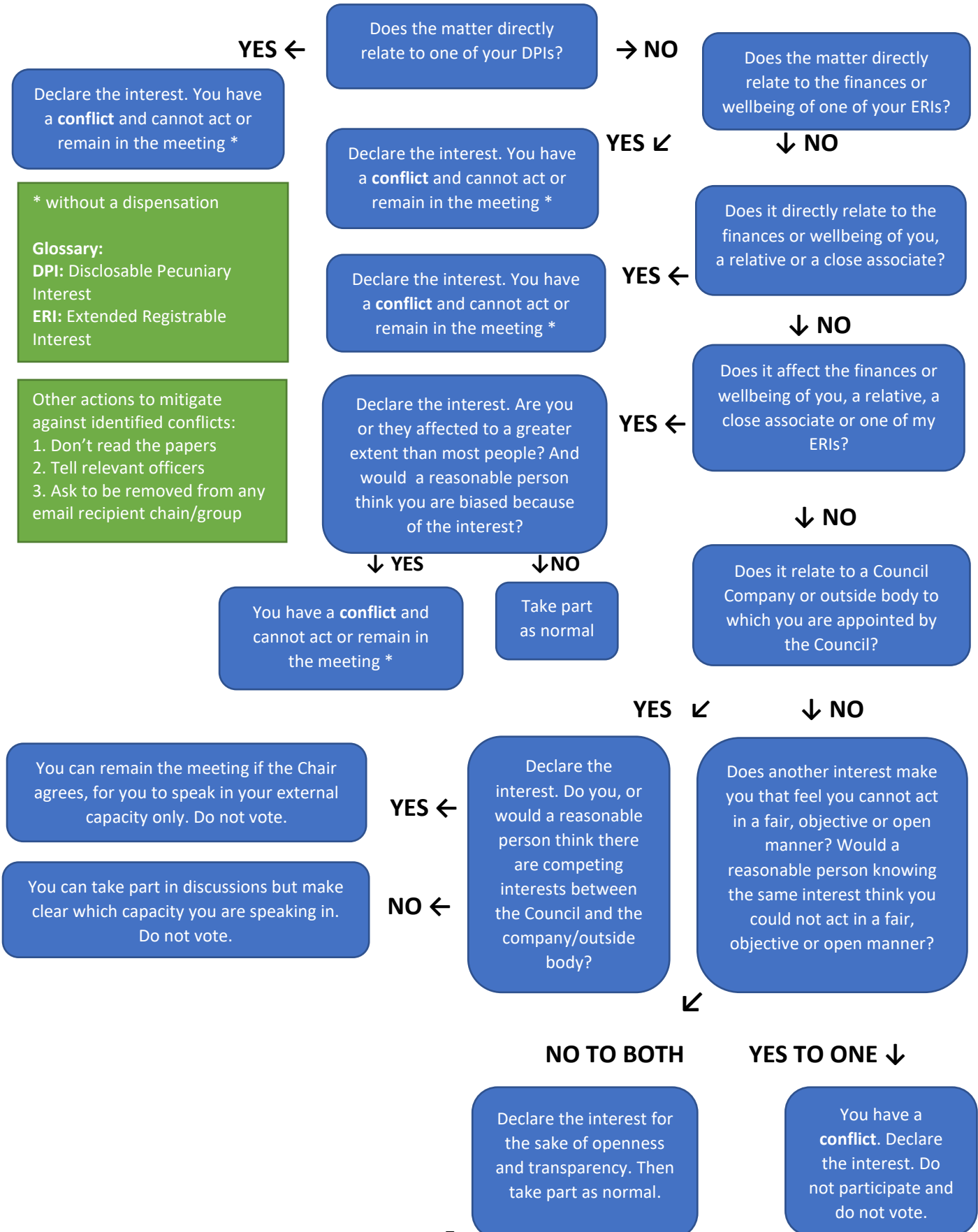
For Further information, please contact:

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

DECLARING AN INTEREST AND MANAGING ANY CONFLICTS FLOWCHART



START

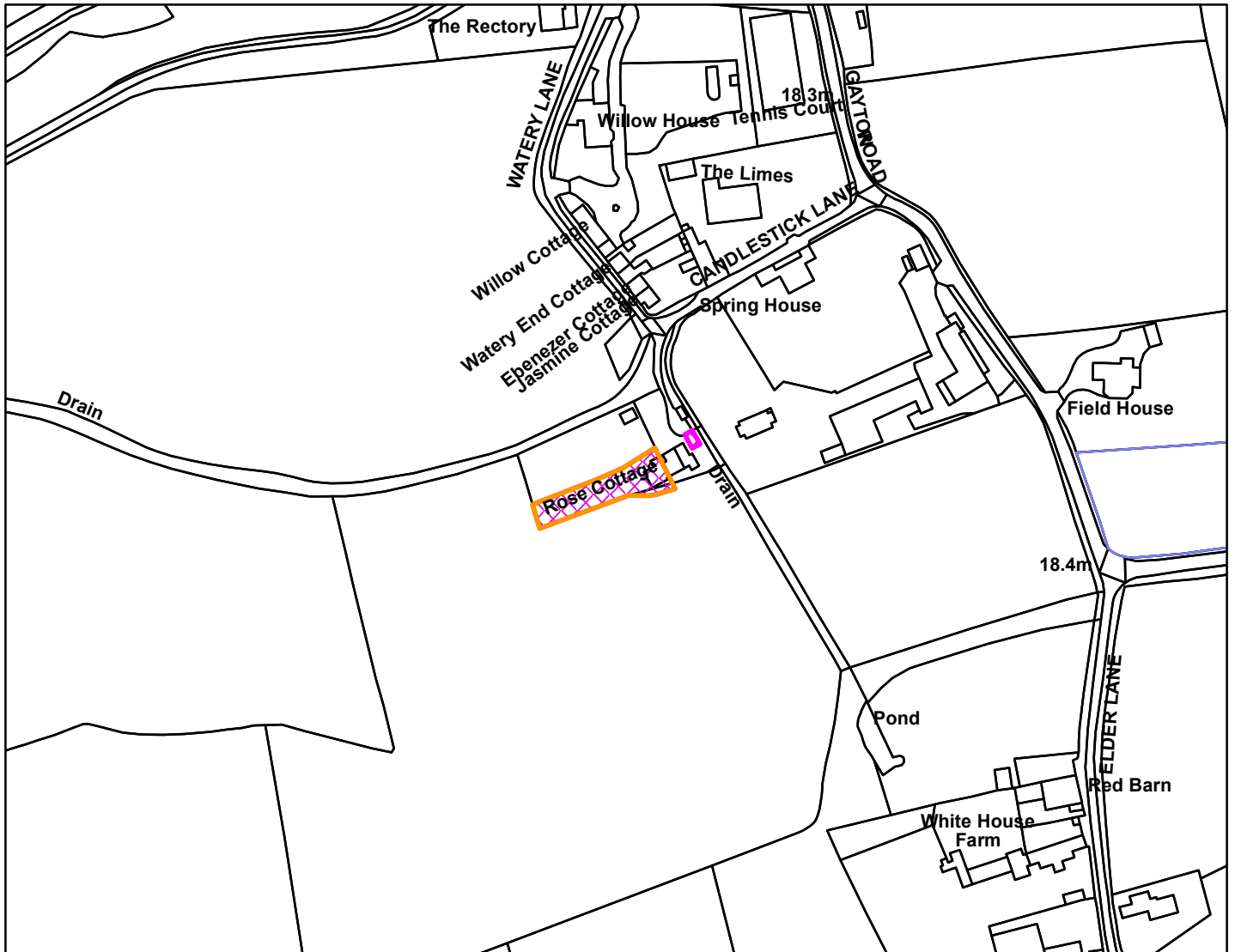


**INDEX OF APPLICATIONS
TO BE DETERMINED BY THE PLANNING COMMITTEE AT THE MEETING
TO BE HELD ON MONDAY 02 SEPTEMBER 2024**

Item No.	Application No. Location and Description of Site Development	PARISH	Recommendation	Page No.
DEFERRED ITEMS				
9/1(a)	23/01446/F Rose Cottage Watery Lane Grimston King's Lynn PE32 1BQ Proposed extension and alterations to existing dwelling.	GRIMSTON	APPROVE	7
MAJOR DEVELOPMENTS				
9/2(a)	24/00622/FM NHS St James Medical Practice County Court Road King's Lynn PE30 5SY Conversion of St.James Medical Centre to 11 Flats (Change of Use)	KINGS LYNN	APPROVE	25
OTHER APPLICATIONS/APPLICATIONS REQUIRING REFERENCE TO THE COMMITTEE				
9/3(a)	24/00349/F Cedar Lodge 2 Hamilton Road West Old Hunstanton Hunstanton PE36 6JB Replacement Dwelling.	OLD HUNSTANTON	APPROVE	44
9/3(b)	24/01136/F 60 School Road Tilney St Lawrence King's Lynn PE34 4QZ REMOVAL OF CONDITION 5 OF PLANNING CONSENT M.3950 : Site for Erection of Bungalow (Outline Application)	TILNEY ST LAWRENCE	APPROVE	63



Rose Cottage Watery Lane Grimston King's Lynn PE32 1BQ



Legend

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Scale: 1:2,500

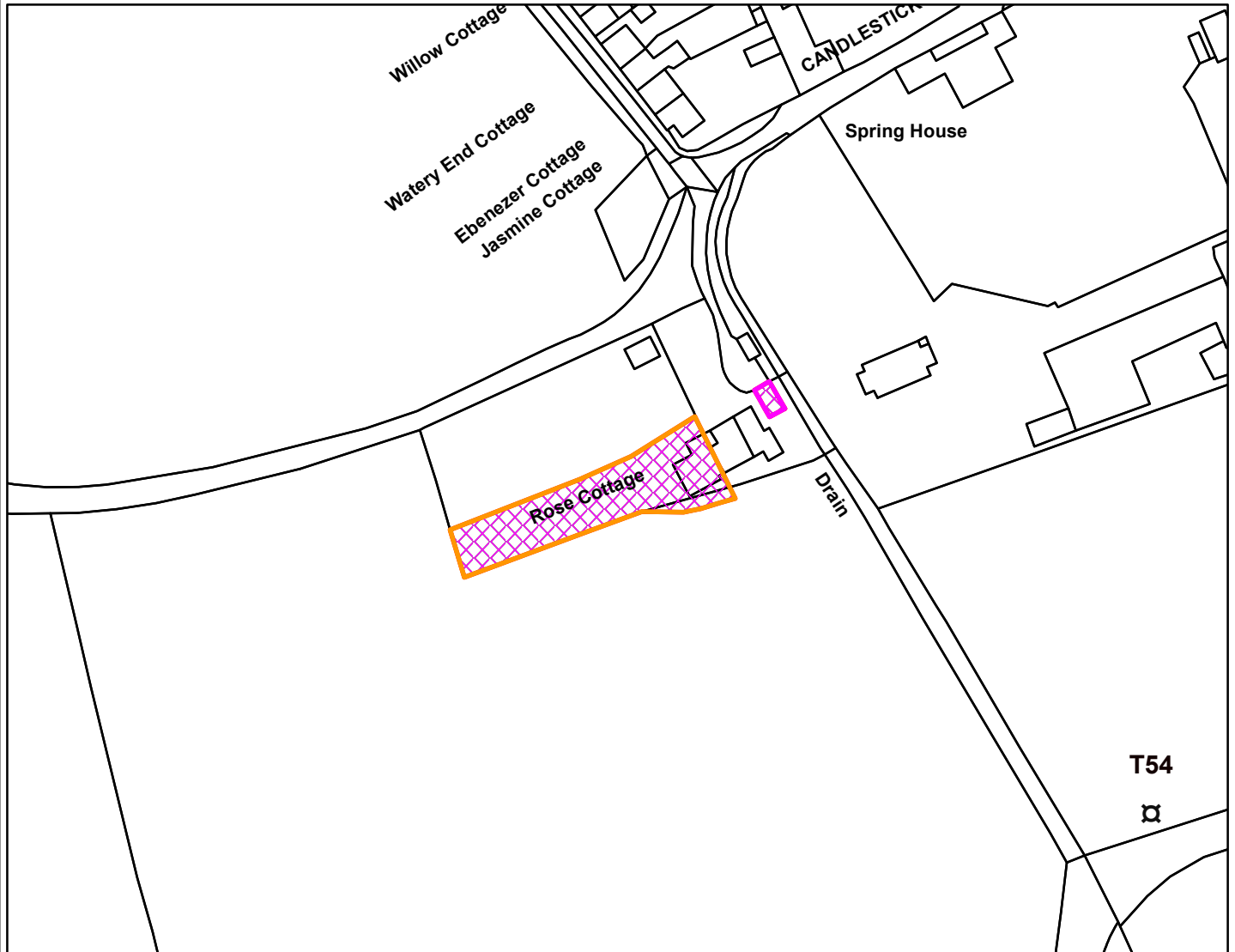
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Organisation	BCKLWN
Department	Department
Comments	
Date	14/08/2024
MSA Number	0100024314



Rose Cottage Watery Lane Grimston King's Lynn PE32 1BQ



Legend

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Scale: 1:1,250

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Organisation	BCKLWN
Department	Department
Comments	
Date	14/08/2024
MSA Number	0100024314

Parish:	Grimston	
Proposal:	Proposed extension and alterations to existing dwelling.	
Location:	Rose Cottage Watery Lane Grimston King's Lynn	
Applicant:	Mr And Mrs Howling	
Case No:	23/01446/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 12 September 2023 Extension of Time Expiry Date: 6 September 2024

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

Neighbourhood Plan: No

Case Summary

Members Update

The application was deferred at the Planning Committee of 29th July 2024 in order to seek further clarification in relation to parking requirements, the status of neighbouring land to the north in terms of use as garden space as well as the civil matters on site.

The report has been amended to reflect this, with additional clarification/information included within the officer's report in bold. In addition, late representations from the previous application are included within this report, again in bold.

The application site relates to one of an existing pair of cottages within rural Grimston, outside of the Development Boundary for the village. These cottages are classed as non-designated heritage assets as they appear on the First OS Map (1879-1886), and still retain their traditional form and character. The attached neighbouring cottage is to the east of the dwelling and site, with the neighbour's plot wrapping around to the north of the application site. To the south and west lie open agricultural fields.

The application itself seeks planning permission for a two-storey side extension to the west of the property.

Key Issues

- Principle of development
- Form and character
- Impact on neighbour amenity
- Parking and highway safety
- Protected species
- Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

THE APPLICATION

The application site relates to an existing pair of two storey, pitched roof cottages within rural Grimston. The existing dwelling forming this application currently includes a single storey side projection to the west. The site is outside of the Development Boundary for the village and these cottages are classed as non-designated heritage assets as they appear on the First OS Map (1879 - 1886), and still retain their traditional form and character. The attached neighbouring cottage is to the east of the dwelling and site, with the neighbours plot wrapping around to the north of the application site. To the south and west lie open agricultural fields.

The application itself seeks planning permission for a two-storey side extension to the west of the property with matching eaves and a slightly lower ridge. The extension would be approx. 3.9m wide, approx. 7.6 m deep (approx. 4.8m deep to the side facing gable and approx. 2.8m to the rear projection) and approx. 6.8m high. Materials would include facing brick and red clay pantiles. The extension would be set back from the front elevation with a side facing gable. To the rear, the projection would have a rear facing gable in line with the existing two storey rear projection.

SUPPORTING CASE

The application is recommended for approval by the Planning Officer.

Consultation/Planning Process:

Consultation has been had with both the Planning Officer and Conservation, the application proposal has been revised from the applicant's original design to a reduced scheme, in terms of height, width and material to achieve a proposal which has a recommendation for approval from the Planning Officer.

Appearance:

The extension is subservient to the main cottages, uses traditional brick and tiled finishes in accordance with Conservation Officer desired appearance. The extension continues the row of cottages.

Scale:

The scale of the extension is in keeping with the existing cottages, whilst being subservient.

Access:

Access will remain to the property as current, unaffected by the proposed extension, the drawings (Existing and Proposed) throughout have identified the land in ownership of the applicant (edged red). These plans were issued to highways as part

of the planning consultation period and have been considered by the Highways Authority (see below responses).

Highways Consultation responses

(Sets out NCC Highways responses and lack of objection which are available online and summarised within the officer's report).

It is noted the Parish Council have commented upon parking/access but this will remain as existing to the dwelling. The highways authority have been consulted as part of the planning process and as above have no issue with the proposed dwelling extension, the proposal is not for an additional property but extension of the existing dwelling to provide the applicant with desired space/reconfigured layout.

Parish Council Comment:

The other matter raised by the Parish Council (in addition to highways – see above) was the roof finish and overall appearance of the cottage, this has been addressed as part of the planning process with review of the proposed extension design (including materials, volume, mass) in consultation with the Conservation Officer, addressing their initial comments with the reduced subservient extension, using materials to match the existing property, this includes the proposal for the roof tile to match the existing cottages.

Elected Member Planning Committee Call-In:

Notes the councillor call in for this application, whilst acknowledging that the matters raised were based upon the original proposed extension.

It is considered that the proposed scheme responds the character with the adjoining property as well as the (non-designated) local heritage area with the revised scheme noting the Conservation Officers comments. The proposal would not impact upon neighbouring amenity, the proposed extension would be a modest residential side extension. The extension would not now exceed 50% of the existing dwellings footprint.

Comments have been raised by neighbours, which as part of the planning process is their right, the planning determination must be determined under planning policy and this application is recommended for approval by the Planning Officer – the application has been subject to amendment from the original scheme and the extension proposed.

Conservation Officer Comment:

As above, the current proposed extension addressed the Conservation Officer initial comments with reduced ridge height for subservience, use of traditional materials, omission of timber cladding, the applicant has considered the views of the authority officers (both Planning and Conservation) for the extension with this reduced scheme which is subservient to the main cottages, continues the cottage row and reflects the local vernacular/material use.

Arboriculturist Consult:

No comment was raised by authority officer.

Ecologist:

An Ecology Consultant was appointed and undertook ecology survey/report including bat surveys and report, identifying need for bat provision which is understood and will be accommodated as part of an approval determination – approval subject to related condition for Bat Mitigation Licence to be obtained to facilitate works.

Historic England:

No comment was raised by Natural England to the proposed extension.

Historic Environment:

Our client understands the potential condition requested in relation to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021). para. 205.

Summary:

The proposal has been considered, in consultation with the authority (and their consultees) to provide an extension to the applicant's property. The design and scale have been considered/reviewed, ditto the finish, to provide a proposal which is supported and recommended for approval by the Authority on planning policy/grounds which all applicants should be based upon, therefore we trust that the Planning Committee will support this application and the officer recommendation.

PLANNING HISTORY

2/98/0712/F: Application Permitted: 08/07/98 - Construction of replacement garage – delegated decision.

RESPONSE TO CONSULTATION

Parish Council: OBJECT

No comment received to latest plans.

To previous scheme:

The Council did not support the revised application on the following grounds:

- i) The increase in bedrooms would require an extra parking space, due to the single-track nature of both Watery Lane and Candlestick Lane there is insufficient space for car parking on the Highway, and from the earlier responses to the application there is no additional privately owned space.
- ii) The roof material did not match the existing, nor is in keeping with the overall appearance of the cottage.
- iii) In the Council's view there is no suitable vehicular access or not enough access to the property.

Highways Authority: NO OBJECTION (summarised for clarity):

An additional bedroom (from 2-3) would not put it in the next band where an additional space would be reviewed (NCC Parking Standards). Ultimately, the parking guidance is to protect the users of the public highway from unsafe parking on the highway. Candlestick Lane and Watery Lane are narrow and unlikely to be parked on. There is also a length of private drive leading to the space which could be utilised. That is why Highways do not recommend an objection but that is not to say consideration could be given from a social and domestic viewpoint.

Additional comment:

It has been indicated that the driveway may not be available for vehicles to park due to ownership and private access rights of way issues. Nevertheless, the view of the highway authority remains unchanged in that any vehicles associated with this development would still not park on the surrounding highway.

Conservation Officer: NO OBJECTION (to final amended scheme)

Historic England: NO COMMENT

Historic Environment: NO OBJECTION

Several medieval inhumations were found in the garden of Rose Cottage and the adjacent house in the 1970s. It is unclear what the burials relate to. It has been suggested that this may have been the site of a medieval church. Roman and medieval pottery has also been found on the site.

Consequently, there is potential that significant heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance may be affected by the proposed development.

Conditions are recommended relating to a programme of archaeological mitigatory work which would be attached to any approval.

Ecologist: NO OBJECTION

The application is supported by a `nocturnal bat survey Report` (Biome Consulting, 2024). The result of these surveys identified a common pipistrelle day roost and a brown long eared bat day roost within the building. A licence will be required to facilitate the works as recommended within the report. If you are minded to grant consent please condition the requirement for a mitigation licence prior to the commencement of works on the house.

Informative:

The bats surveys undertaken in support of this application are only valid for 1 year. If the project is delayed beyond 01 June 2025 updated surveys will be required to inform the mitigation required to facilitate the works Bat boxes are recommended within the report and these should be installed as per the recommendations within the Nocturnal Bat Survey Report.

Arboricultural Officer: NO COMMENT

REPRESENTATIONS

Councillor de-Whalley Call in (comments relate to original scheme):

I have awaited discussion of this application at Grimston Parish Council, this evening so as to hear local representations.

Concerns include:

- The proposal being out of character with the adjoining property as well as the (non-designated) local heritage area.
- Loss of neighbouring amenity.
- Footprint of extension being greater than 50% of the existing dwelling.
- Scale of local opposition/public representations.

Third-party Objections:

Third Party Correspondence from previous Late Representations (summarised for clarity): THREE public OBJECTIONS:

- **Reiterates that the marked boundary to the South is incorrect, intruding into the neighbouring field.**
- **Reiterates that there is no access for construction works from the neighbouring field to the South and West of the site.**
- **Development is too big for the plot with poor choice of materials given setting in village.**
- **Archaeology impact.**
- **Impact on neighbour amenity.**
- **Drainage problems in area.**
- **Impact on rare chalk stream.**
- **No access to site, nowhere for the delivery of materials or parking during construction – where do the Highway Authority think vehicles will park and how will they access the site area for deliveries without causing damage and disruption, noise and pollution?**
- **Impact on both Watery Lane and Candlestick Lane in terms of parking, damage as well as safety.**
- **Cars have parked in the private car park who do not live in the cottages before.**
- **Potential for vehicles to reverse down Candlestick Lane, stopping and reversing off of the B1153 on Gayton Road. A banks man is not permitted to direct traffic on a public highway. This road has limited visibility at the Junction on Candlestick Lane and cars do not always adhere to the 30mph limit.**
- **Frequently commercial vehicles acting on behalf of Anglian Water reverse the full length of Watery Lane and Candlestick Lane to access the pumping station and damage the surrounding grass verges.**

ONE OBJECTION for the latest set of plans (summarised for clarity):

- Concerns are reiterated regarding overdevelopment of site/loss of open space, overlooking and loss of privacy, highway issues including vehicular access and highway safety as well as impact on historical character and appearance of area, addition of third bedroom, capacity of physical infrastructure (public drainage / Anglian Water pumping station on Watery Lane outside property), loss of residential amenity and adverse impact upon nature conservation interests and biodiversity opportunities.
- Additional points not already made by public objections include:

- Proposed overdevelopment is contrary to Policy DM15, as it goes directly against protecting and enhancing the amenity of its wider environment, heritage and cultural value, whilst failing to fairly consider the impact on the site itself and on us as neighbours.
- On the original planning portal forms in 'Parking', the applicants falsely stated that proposed works would not affect existing car parking arrangements. This is untrue and an attempt to mislead any planning decision.
- Owners of Appletree Cottage use this small single lane driveway day and night for parking vehicles and also own a pantile roofed 18th century wash house on the middle of the driveway (marked on plans) which requires constant daily access to for tools and maintenance. There is a five-bar gate (not shown on plans) providing further access to the property towards the end of the drive and we also require constant access to this.
- Joe Crowley, from BBC's Countryfile, recently spotted and confirmed water voles present in the stream adjacent to the properties.

Previous scheme:

TWENTY ONE OBJECTIONS from **ELEVEN** objectors regarding (summarised for clarity):

- Impact of proposal on harmony of existing historic cottages.
- Harmful visual impact as a result of materials, form, design and scale contrary to Policy DM 5. As confirmed at appeal Policy CS06 of the Core Strategy requires development to maintain local character.
- Harmful visual impact on locality including view from Candlestick and Watery Lane.
- The extension would have a footprint twice the size of the current cottage.
- Omission of outbuildings (installed without planning permission) on application site from plans and associated loss of garden space/overdevelopment.
- Rare chalk stream running nearby.
- Impact on archelogy – previous medieval remains and Roman artefacts have been found on site.
- Impact of development on protect species (such as nesting bats, egrets, owls and a red kite) as well as impact from lighting.
- No practical way to construct the development. Rose Cottage has no access to its property except on foot, over a path belonging to Appletree Cottage (neighbouring dwelling). This is not a shared path and neighbours own this land and applicants have the right to walk across the path and to make repairs to the current property only. This is noted clearly in Appletree Cottage (neighbouring dwelling) deeds: "SUBJECT TO the existing right of way on foot only over the Property for the purpose of access to and egress from the adjoining property known as Rose Cottage and SUBJECT ALSO TO any existing rights for the passage and running of water soil and electricity through the drains sewers pipes cables and wires serving Rose Cottage NOW laid in under or over the Property"
- There is no parking for Rose Cottage, except for one car in the garage. There would be no room for storage or for site vehicles on the drive adjacent to Appletree Cottage where neighbours park car/s daily.
- Appletree Cottage (neighbouring dwelling) has priority right of access to the front of the property via this drive, 'day and night both by motor vehicle and on foot'. So no skips or equipment can be left there. This is also stated in deeds.
- Watery Lane is also single lane road and not suitable for any heavy site traffic for deliveries or for parking for contractors.
- The area alongside the Anglian Water pump house regularly floods during high rainfall & access to the pump house is required many times using a large tanker.
- Impact on neighbours amenity during construction as they work from home including traffic, the age of houses, digging foundations, heavy machinery and demolishing existing

structure all against a party wall as well as overhanging cables and shared utilities points and pipes, dust and noise.

- Owners of Rose Cottage who do not live there and have left the property empty since July 1st 2022.
- Overlooking of neighbours front and back garden.
- Impact on trees to the front of the application site in front of house.
- Impact of views from nearby footpath.
- Bigger property means more waste water which is already a bad problem in Grimston. Anglian Water have failed to sort the water sewage problem that is already acute in Watery Lane, any further load on this system will be a significant problem .
- Bedrooms going from 2 to 3 would increase parking requirement which cannot be achieved on site. Applicants have stated that proposed works will NOT affect existing car parking arrangements.
- The red line on the southern side of the plan is not the correct boundary and protrudes into neighbouring field. The correct one is the line above it (to the North). There is no access from the field to the south.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Parking and highway safety
- Protected species
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

Grimston (with Gayton and Pott Row) is designated as a Key Rural Service Centre under policy CS02 in the Local Development Framework- Core Strategy 2011. However, this application site falls outside of the development boundary for Grimston. Policy DM 2 – Development Boundaries of the Site Allocations & Development Management Policies Plan states; “The areas outside development boundaries (excepting specific allocations for development) will be treated as countryside where new development will be more restricted and will be limited to that identified as suitable in rural areas”.

Therefore, this application needs to be considered against Policy DM 5 – Enlargement or Replacement of Dwellings in the Countryside. This policy states; “Proposals for replacement dwellings or extensions to existing dwellings will be approved where the design is of a high quality and will preserve the character for appearance of the street scene or area in which it sits. Schemes which fail to reflect the scale and character of their surroundings, or which would be oppressive or adversely affect the amenity of the area or neighbouring properties will be refused.”

As such, the principle of development is acceptable subject to the development meeting the conditions set out above.

Form and Character:

The original proposal for this application consisted of a large two storey side extension with a glazed link between the existing dwelling alongside a single storey rear element. Materials included cladding and metal roof sheeting to the extension. However, the Conservation Team objected stating that “these cottages are classed as non designated heritage assets as they appear of the First OS Map (1879 - 1886), and still retain their traditional form and character. They are settled into their plots and together with the nearby historic cottages and buildings, the whole area around Watery Lane has a very unique traditional village character”. The proposal was not considered appropriate for this cottage in this location due to its scale, form, massing and design and would have caused harm to the non-designated heritage asset. It was considered that some form of extension may be possible, but it should be sympathetic to the donor building in terms of scale, materials and appearance.

As such, an amended scheme was submitted. This consisted of a much reduced two storey pitched roof side extension less than the width of the main dwelling. This was set down slightly below the ridge of the main dwelling and set in from the front elevation with a side facing gable. A two storey rear facing gable extended in line with the existing rear gable to the main dwelling. To the front elevation, fenestration is traditionally proportioned with two windows at ground and first floor. The side elevation consists of a patio door with window above at first floor to the gable with a window at ground and first floor to the rear projection. The rear elevation consists of a three section window at ground floor replicated at first floor without the central section (with a solid panel between). The rear window at first floor to the

existing dwelling serving a bedroom was also shown to be replaced. Materials included brick to match the existing dwelling as well as matching red clay pantiles. However, to the rear timber cladding was included to walls. It was also stated on plan that the proposal would include, to the existing dwelling, to remove the painted finish and repair brick / mortar joints if suitable else re-paint existing brick with the extension finish to match.

The Conservation Team considered that these amendments were a significant improvement however the extension should be further reduced in height to appear subservient to the host cottage. The extension should also be constructed of either natural brick or render, not painted and the rear extension should not include timber boarding as it is not a traditional material for this style of extension, or for the area.

The final scheme is therefore mostly as above however, the ridge has been slightly lowered further. In addition, the extension is wholly of brick and does not include any cladding and is no longer proposed to be painted. It is noted that the front elevation consists of traditional proportioned cottage style windows while to the side and rear transitions to larger windows, less in character with the existing cottage. However, the front elevation is the most visible within the wider historic village setting with little to no view of the side and rear from public viewpoints. In addition, while not as in-character it is not considered that the larger windows would amount to harm to the non-designated heritage asset, also noting that the Conservation Team do not object on this point.

To the existing dwelling it is stated that the existing painted finish would be removed and repaired (brick / mortar joints) if suitable otherwise it would be re-painted as existing. The Conservation Team no longer object and the proposed development is considered appropriate both in terms of scale, materials and relationship with the main dwelling as a non-designated heritage asset as well as the context as part of a small range of traditional cottages. The proposal would now reflect the character of the rural and traditional village locality. Taking into account the two single storey existing outbuildings it is also considered that ample amenity space would remain to the plot. A condition would be attached to any approval requiring samples of materials to ensure a suitable visual finish.

It is noted that there are two small trees and mature vegetation to the northern boundary of the site in proximity to the dwelling forming this application. However, there is not a TPO associated nor is the site within a Conservation Area and these trees and associated mature vegetation could be removed at any time without permission. The Arboricultural Officer has been consulted and has raised no issues providing 'no comment'.

Overall, the application would be in accordance with policies CS06, CS08 and CS12 of the Core Strategy 2011, DM5 and DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2023.

Impact on Neighbour Amenity:

The plan as now presented consists of a two-storey side extension to the west of the existing dwelling. With the neighbouring dwelling to the east, the extension does not extend past either the front or rear elevation of the main dwelling and with the separation to the boundaries it is not considered that there would be any unacceptable overbearing or overshadowing issues to either the neighbouring dwelling itself or main amenity space.

In relation to overlooking, to the rear the bedroom at first floor to the existing dwelling would have the same relationship with the neighbouring dwelling as existing as the window would be of the same proportions with a comparable impact - this would not require consent. To the new extension, the rear first floor windows would serve a dressing room and en-suite. Based on the use of these rooms as well as the orientation in relation with the neighbouring

dwelling and plot it is not considered that there would be any unacceptable overlooking or amenity issues. These rooms by nature of use would be unlikely to present prolonged opportunities for overlooking. It is your officer's opinion that obscure glazing via condition would not be required in this instance. In addition, lateral views towards the private amenity space of the neighbouring dwelling would be limited. The extension is set away from the shared boundary as it is to the side of the existing dwelling and mostly faces towards the open fields to the rear of the properties.

To the front elevation, the existing bedroom to the existing part of the dwelling would be unchanged served by one window with the bathroom next to it served by the other existing window. To the extension, two first floor windows are proposed which would serve a new bedroom. The neighbouring plot wraps around the application site to the north. However, as this area of land is already overlooked by the existing bedroom, it is not considered that the additional two windows serving the new bedroom would significantly alter this impact or increase it in a manner that would warrant refusal compared to the current impact. These front facing windows are also not the sole windows to the room.

In terms of the area of land to the north of the site, it is not considered to be part of the domestic curtilage of the neighbouring dwelling (so does not for instance benefit from certain permitted development rights - PART 1 - Development within the curtilage of a dwellinghouse of the General Permitted Development Order 2015 (as amended)). In addition, evidence has been submitted by the agent for the application that this area of land has previously been used as a Certified Location site allowing up to 5 caravan/motorhome pitches on site without planning permission – evidence available suggests that this use has ceased. However, it is clear that this land is currently used as garden space by the neighbours and the assessment of the proposed development needs to be made on this basis. Based on the above assessment, this area of land is already overlooked and the additional overlooking as a result of the proposed extension is not therefore considered to cause unacceptable harm to neighbour amenity.

The side elevation would face into the plot of the main dwelling itself to the west. All new ground floor windows and doors would either face to the open field to the rear, the application site or be screened by boundary treatment to the north (1.8m approx. fence). Overall, taking a balanced view the development is considered acceptable in terms of neighbour amenity impact and would be in accordance with Policy CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2023.

Parking and Highway Safety:

NCC Highways do not object to this proposed development. They note within their response that an additional bedroom (from 2-3) would not put it in the next band where an additional space would be required taking into account NCC Parking Standards. The Highway Officer considers that Candlestick Lane and Watery Lane are narrow and unlikely to be parked on and that there is also a length of private drive leading to the existing parking space/garage. While it has been indicated that the driveway may not be available for vehicles to park due to ownership and private access rights of way issues the view of the highway authority remains unchanged as vehicles associated with this development would still not park on the surrounding highway.

For completeness, Norfolk County Council Parking Standards require two parking spaces for a two or three bedroom dwelling. However, the existing dwelling with two bedrooms only currently has one parking space. With the addition of one bedroom for a total of three this does not increase the required provision of parking. Therefore,

acknowledging the existing dwelling lacks one parking space, it would not be reasonable to require an additional parking space when the parking standards do not require an additional space when increasing from two bedrooms to three.

Paragraph 115 of the NPPF states: “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” In this case, as detailed above, the development would not lead to highways safety impacts that the Highway Officer feels could substantiate an objection.

Overall, a refusal on this basis could not be substantiated on this ground taking into account the above justification and the development is considered to be acceptable in regard to highway safety and parking in accordance with Policy CS11 of the Core Strategy 2011 and the NPPF 2023.

Protected Species

A Preliminary Roost Assessment Report (8 February 2024) followed by a Nocturnal Bat Survey Report (5 June 2024) have been submitted in support of this application.

Bats

The submitted Nocturnal Bat Survey Report states: “a single Common Pipistrelle was recorded emerging from its day roost from the southern roof slope of the extension on 7 May 2024 and a single Common Pipistrelle (considered likely to be the same individual) was recorded emerging from its day roost from under a ridge tile of the main house on 28 May 2024. The PRA also recorded a small number of definitive Brown Long-eared Bat droppings in the void of the existing extension. It is considered that the void represents a very rarely used day-roost of a single individual Brown Long-eared Bat and this should also be included within the Natural England licence application.

The results from the surveys are considered to represent an accurate reflection of bat roosting activity at the site (1x day roosting Common Pipistrelle – consistent results across the two nocturnal surveys enabling confident roost characterisation and negating the need for any additional nocturnal surveys, and 1x day roost very rarely used by a single Brown Long-eared Bat”).

No other protected species have been identified or are considered to be impacted as a result of the proposed development.

The submitted report states that the site can be registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC). Local planning authorities must consider the potential for developments assessed as affecting European Protected Species to satisfy the three derogation tests set out in the Conservation of Habitats and Species Regulations 2017(as amended) for licensing to permit otherwise unlawful activities.

The Three tests of Derogation are as follows:

‘Test 1 - Overriding Public Interest

The overriding public interest of the proposed development project is derived from the provision of some economic benefits for local builders and suppliers. The development would be an extension to an existing dwelling/building and the submitted report outlines that “the proposed works will destroy the day roost of a single Common Pipistrelle in the southern roof slope of the extension and a rarely used day roost of a single Brown Long-eared Bat in

the void of the extension. The works are considered unlikely to cause adverse impacts to the Common Pipistrelle day roost in the ridge of the main section of the house...Given the identified roosts to be impacted are of low conservation status, the site can be registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC)". The report outlines that while there is no requirement for any compensatory roosting features to be installed under the BMCL scheme (favourable conservation status is maintained without any compensation), two bat boxes are recommended to be installed on trees within the site.

Test 2 - No Satisfactory Alternative

The proposal is to extend the existing building. The only alternative to this proposal would be to leave the existing building as it is. This option would be a set-back to the property owner (Natural England give weight to the personal costs of the applicant). The economic benefits from the construction works would also be lost.

Test 3 - Maintaining A Favourable Conservation Status

The third test, maintaining a favourable conservation status for the local protected species population, is shown to be possible for the development given the identified roosts to be impacted are of low conservation status.

Based on the information provided within the submitted reports it is also important to note the fact that Natural England give weight to the personal costs of the applicant. As this proposal is for an extension to an existing property and the development is shown to not affect the favourable conservation status of the species the development can be viewed favourably in this regard. This is in addition to the small boost to the local economy insofar as construction and materials. It is therefore considered that a license is likely to be granted and that the scheme therefore passes the test of derogation.

It is recommended that any approval of the works should only be subject to a planning condition to ensure that a mitigation licence is secured prior to commencement and the compensation is delivered on site. Accordingly, it is recommended that this be controlled by way of planning condition.

Therefore, the application is considered to be in accordance with Policy CS08 and CS12 of the Core Strategy 2011, DM15 and DM19 of the Site Allocations and Development Management Policies Plan 2016 as well as the NPPF 2023.

Other matters requiring consideration prior to the determination of this application:

Civil Matters

Issues relating to access to the application site, land ownership, rights of access and deeds would be civil matters outside of the scope of this planning application. This application can only consider material planning considerations. Civil matters, whether prohibitive to the development or not, cannot be considered within planning applications.

Parish Council Objections

As noted there is not an up to date Parish Council comment on the latest plan. In terms of the most recent comment, parking and highway safety is addressed within the above report. The roof material now proposed matches the existing (red clay pantiles).

Third Party Objections

Form and character including the non-designated heritage assets, wider locality and trees, neighbour amenity, parking and highway safety as well as protected species are discussed within the body of the above report.

During the course of the application the outbuildings have been shown on amended plans. The agents states that the applicant installed these under permitted devolvement however this can be verified outside of this application. The agent has confirmed that the plans are accurate based on OS mapping and also reference a previous application with the same red line. The impact on archelogy has been considered by the Historic Environment Service and the recommended conditions that would be attached to any approval.

The nearby chalk stream is not adjacent to the boundary of the main application site where the extension is proposed. It runs adjacent to the eastern boundary of the neighbouring plot (where the applicant's garage is also located) as well as to the north of the neighbours plot. In relation to the area alongside the Anglian Water pump house regularly flooding, EA Flood mapping shows that the application site is within flood zone 1 (the area at the lowest risk of flooding) and is not at risk of surface water flooding. Due to the scale of this application as a householder extension and noting that there is only an increase of one bedroom and an additional one toilet, it is not considered that foul water details would be required.

In relation to the construction of the development, issues relating to access to the application site, land ownership, rights of access and deeds would be civil matters outside of the scope of this planning application. In relation to construction itself including impact on amenity and noting the unique situation on site, due to the scale of this development – a householder application for an extension to an existing dwelling – it is not considered reasonable or proportionate to condition or seek to control construction traffic and/or management. Party Wall issues would be outside of the scope of this planning application.

Response to Third Party objections in previous Late Representations: The issues raised by third parties are considered to be addressed within the officer's report. In terms of the southern boundary the agent has confirmed plans to be correct; if there is a dispute as to the correct alignment of the boundary then this would be a civil matter. The footprint of the proposed development would not extend beyond the current rear elevation of the host dwelling. Access to the site across land not within the applicant's ownership or control would again be a civil matter. The form and character of the proposal, including design, scale and materials as well as neighbour amenity, archaeology, drainage and impact on the nearby chalk stream are addressed within the officer's report. Highways safety, parking and construction are also addressed within the officer's report.

CONCLUSION:

Overall, it is considered that the proposed design, scale and materials are now appropriate given the rural setting in this area of the village of Grimston as well as the status of the cottages as non-designated heritage assets. A condition is recommended for any approval that would require material samples to ensure a suitable visual finish. The BCKLWN Ecologist does not object to the proposed plans and protected species impact is also considered to be acceptable as extensively explored within the above report.

It is considered that there would be a suitable impact on neighbour amenity based on the existing situation and proposed development. Norfolk County Council Highways raise no

objection based on Highway Safety and parking with the unique situation on site taken into account.

Overall, the development is therefore considered to be in accordance with Policies CS06, CS08, CS11 and CS12 of the Core Strategy 2011 as well Policy DM5, DM15 and DM19 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2023 and is duly recommended for approval.

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 DRAWING, Drawing Number: 4041_281/03 REV C, Received: 15 Jan 2024
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used 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.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and DM15 of the Site Allocations and Development Management Policies Plan 2016.
- 4 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 4 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 5 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 4.
- 5 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.

- 6 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 4 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

In this instance the programme of archaeological mitigatory work will comprise the monitoring of groundworks for the development under archaeological supervision and control. A brief for the archaeological work can be obtained from Norfolk County Council Environment Service.

- 6 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.

- 7 Condition: Prior to the commencement of works on the house a mitigation licence (Bat Mitigation Class Licence) shall be secured from Natural England.

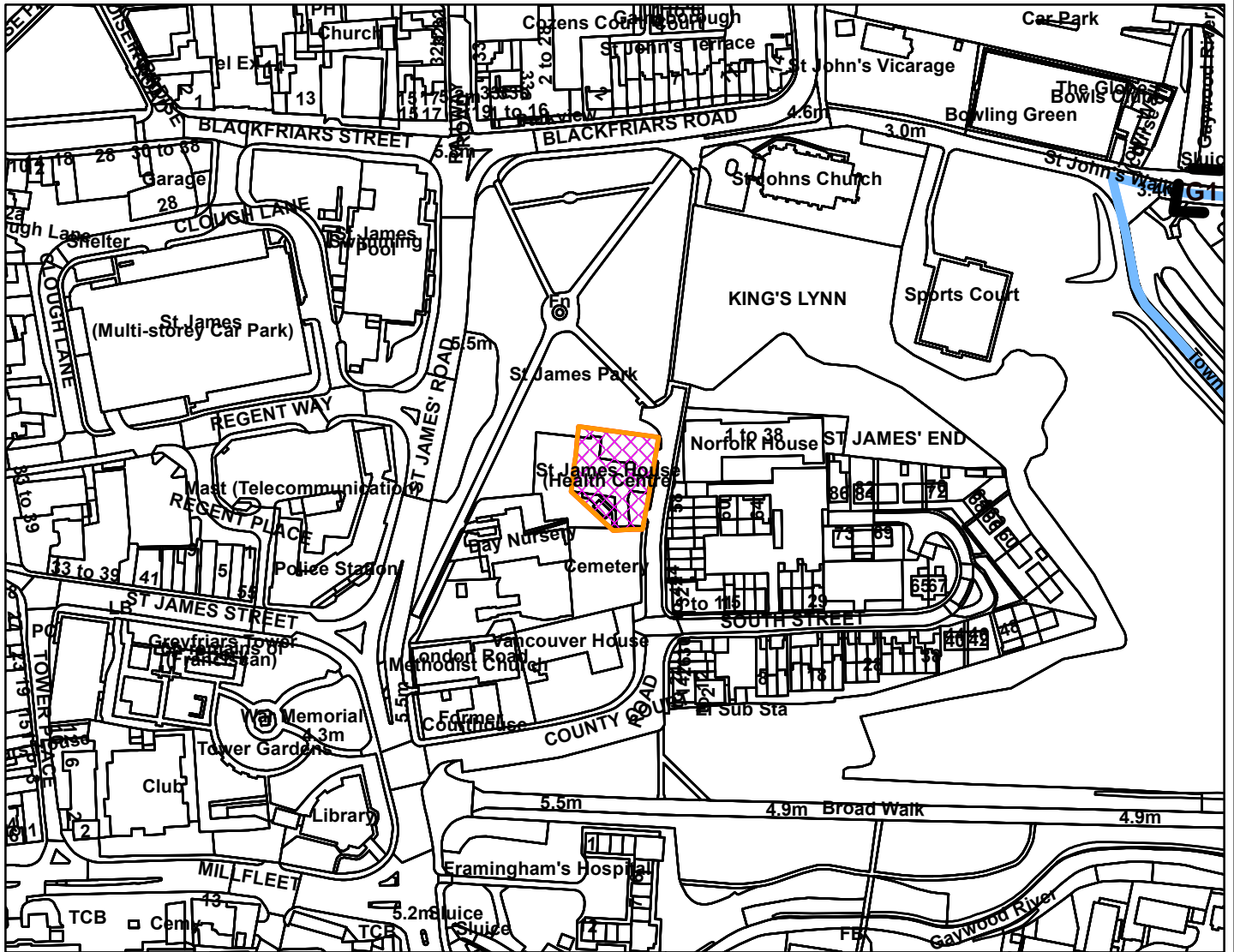
In addition, the development hereby permitted shall be carried out in strict accordance in regard to the Conclusions and Required Actions within the submitted Nocturnal Bat Survey Report. This shall include but not be limited to:

* Two Schwegler 2F bat boxes are installed on trees within the site. Boxes should be sited at least 4m above ground level and facing southeast to southwest.

- 7 Reason: To ensure that the development takes place in accordance with the principles and parameters contained with the Nocturnal Bat Survey Report in accordance with Policy CS08 and CS12 of the Core Strategy 2011 as well as DM15 and DM19 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2023.



NHS St James Medical Practice County Court Road King's Lynn PE30 5SY



Legend

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Scale: 1:2,500

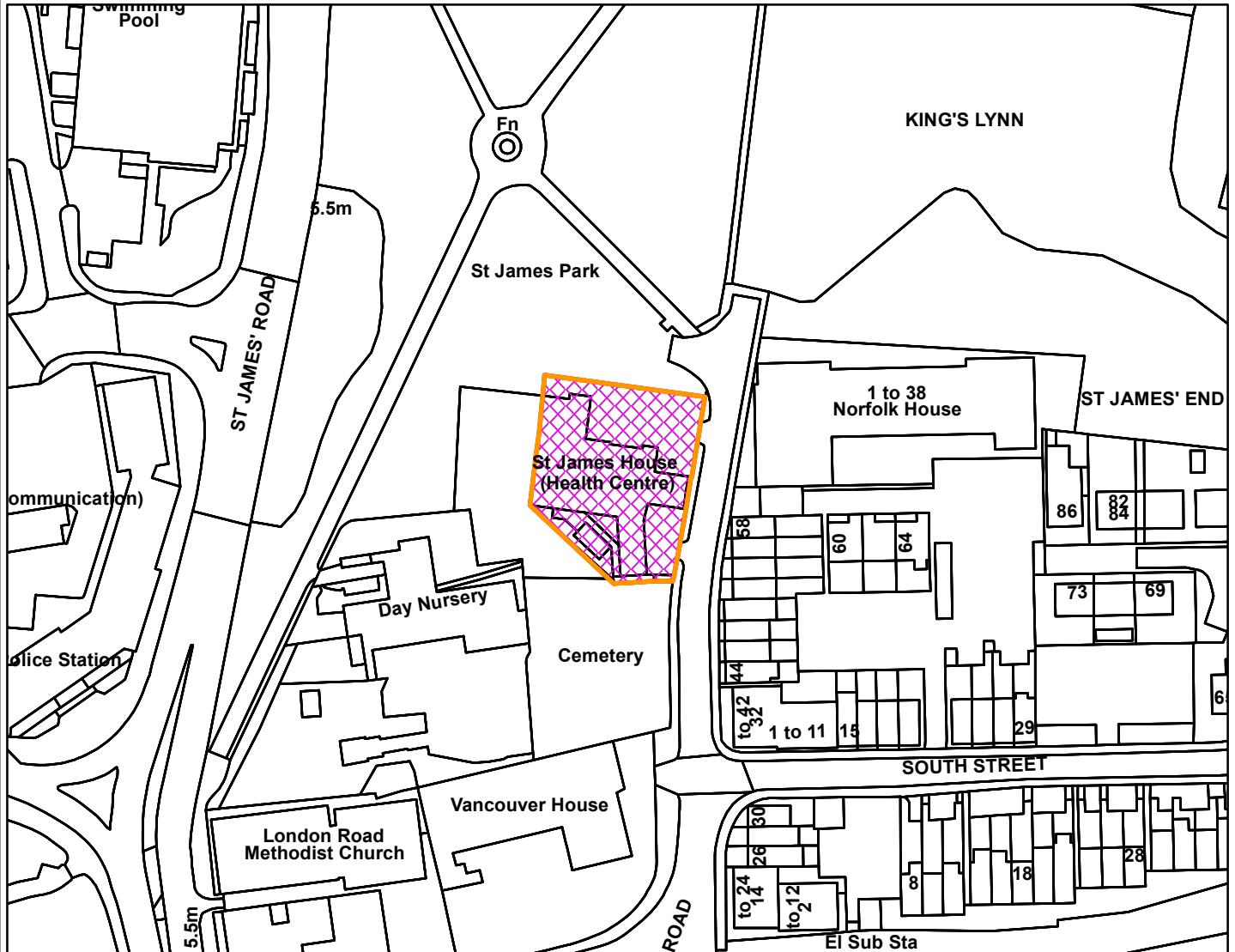
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Organisation	BCKLWN
Department	Department
Comments	
Date	14/08/2024
MSA Number	0100024314



NHS St James Medical Practice County Court Road King's Lynn PE30 5SY



Legend

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Scale: 1:1,250

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Organisation	BCKLWN
Department	Department
Comments	
Date	14/08/2024
MSA Number	0100024314

Parish:	King's Lynn	
Proposal:	Conversion of St.James Medical Centre to 11 Flats (Change of Use)	
Location:	NHS St James Medical Practice County Court Road King's Lynn	
Applicant:	Ruby Circle Ltd	
Case No:	24/00622/FM (Full Application - Major Development)	
Case Officer:	Mrs Jade Calton	Date for Determination: 17 July 2024 Extension of Time Expiry Date: 9 September 2024

Reason for Referral to Planning Committee – Relation of Cllr Ring

Neighbourhood Plan: No

Case Summary

The application relates to St James Medical Centre (currently vacant), a two storey detached building, situated on the western side of County Court Road, King's Lynn.

The site lies within King's Lynn's Conservation Area and the building is considered to be a non-designated heritage asset.

Full planning permission is sought for the change of use of the building to 11 flats.

Key Issues

- Principle
- Design / Impact upon Heritage Assets
- Residential Amenity
- Highway Safety
- Flood Risk
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application relates to St James Medical Centre (currently vacant), a two storey detached building, situated on the western side of County Court Road, King's Lynn.

The site lies within King's Lynn's Conservation Area and the building is considered to be a non-designated heritage asset. The building is also directly adjacent to The Walks, a Grade II registered Park and Garden.

There are a mix of other surrounding uses, including residential to the east and south-east, a day-care nursery to the south-west, a cemetery to the south, a health centre and offices to the south.

Full planning permission is sought for the change of use of the building to 11 flats, comprising;

2 X 1 bed / 1- person
1 X 1 bed / 2- person
6 X 2 beds / 3- person
2 X 2 beds / 4- person

One flat would utilise two floors, and the remainder ten would be on one level.

There is no affordable housing requirement for conversion of existing building and therefore all proposed units would be open market housing.

There are minimal external alterations proposed, including replacement and new windows and doors.

It is proposed to provide a small communal outside amenity area to the south-west of the building and provision of on-site car parking and cycle parking is also included.

SUPPORTING CASE

A Planning Statement and Applicant's Statement accompanies the application, making the following case:

Applicant's Statement:

'St James House has been modified many times over the last 50 years and the original house is barely recognisable. It has been used as a medical practice where large air con condensers were added to the external walls which look unsightly and certainly not in keeping with the area. These units will be removed during the redevelopment.

We have had no interest from the open market while advertising the building as a community asset. The hopes of another Medical Practice taking the building on are extremely slim as we understand that the Care Quality Commission (CQC) regards the building as 'no longer fit for purpose'. The only interest we have had, is from developers looking to convert to residential.

King's Lynn town centre is in desperate need of more residential accommodation, both for main occupancy and for the visitor economy. This conversion will create 11 such properties that will all have a parking space too. This will take cars off the road, where patients at the surgery used to park.

We need, in Kings Lynn, to celebrate and use our public open spaces, like the Walks. These 11 properties will help to do just that, whilst removing a large amount of daily traffic and restoring St James House back to a home for King's Lynn residents'.

Planning Statement:

AIM OF APPLICATION

It seeks to obtain planning permission and conservation area consent for alterations which are virtually all internal plus minor changes externally by adding new windows and changing the type of doors.

PREVIOUS AND CURRENT USE

St. James Medical Centre formerly St. James House, was we believe built between about 1820 as explained in the Heritage Statement which also accompanies this application. It is assumed built as a private house it enjoyed a setting within what is now St. James Park before being altered internally and extended externally for a Doctors Surgery.

Internally the building is to be carefully altered and refurbished to form 11 flats (10 single storey, five at ground floor and five at first floor and one two storey flat) in compliance with the latest building regulations.

All flats will have space standards in accordance with the BCKLWN and Breckland Council There is ample parking of 10 spaces to the north side and at least two spaces to the east side.

LAYOUT

The internal layout is a change from the dominating doctor rooms into a building converted for 11 flats and will involve provision of new walls and upgrading existing walls to provide well heated and acoustically sound flats. The proposals are to convert the building to 11 flats.

Eleven flats in total, one of which is of two floors, the other ten being on one level.

LANDSCAPING

Despite sitting within the large public amenity area of St. James Park the site has its own much smaller amenity garden space. Currently it houses a large 12 x 2.4m container used by the doctors for storage which will we trust be removed when the surgery moves to South Wootton.

Once removed the garden will be utilised for a lawned area together with provision of external quality tables and chairs for the new owners / tenants' top use.

APPEARANCE

The building will not change its elevations except for addition of new windows and changes in door style as aforementioned.

HIGH STANDARDS OF SUSTAINABLE DESIGN (PLANNING POLICY - CS08)

In respect of Air Quality, we confirm the development will be converted to achieve high standards of sustainable design as guided by Core Policy CS08-sustainable Development.

Proposals are for low carbon (zero or low NOx emission sources) / renewable energy options (heating / ventilation / PV etc.) to be designed and implemented within this conversion. Final details to be provided by an Energy Assessor.

Proposed As Built Standards will be in excess of the requirements of the current Building Regulations and achieve higher levels as set out in the Code for Sustainable Homes. The development being more than 10 flats it is also proposed to reduce the predicted CO² emissions by 10%. based upon using decentralised and renewable and low carbon sources. Final details to be provided by an Energy Assessor.

The development is to provide a cycle space for each flat by way of a secure locked up room within the building as shown by amended drawing 2583-03E.

ELECTRIC CHARGING POINTS

Electric charging points will be provided in accordance with guidance for electric vehicle parking as per revised parking guidelines for new developments in Norfolk.

VEHICLE AND TRANSPORT

LINKS The site is central to Kings Lynn and is within walking distance of all town centre shops, the bus station, the railway station and sits in St. James Park and on the edge of the Walks.

INCLUSIVE ACCESS

The flats will be designed where possible to provide access for everyone. However, being an existing building a variation of levels inside and out, steps are unavoidable.

SECURED BY DESIGN

Our client intends to enter discussions with the local constabulary regards ensuring the property meets the 'Secured by Design' standards'.

PLANNING HISTORY

2/98/1095/F: Application Permitted: 29/09/98 - Extensions and alterations - St James House Surgery

09/01259/F: Application Permitted: 10/09/09 - Siting of pre-fabricated building for storage of paper records - St James House Medical Practice

07/02622/CA: Application not required: 02/01/08 - Conservation area consent - demolition of structures prior to construction of extensions - St James House

07/02621/F: Application Permitted: 25/03/08 - Single storey extension - St James House

2/98/0780/F: Application Permitted: 23/07/98 - Creation of extra access and exit doors - St James Surgery

07/00596/F: Non-determined Invalid now returned: 10/10/07 - First floor extension to existing medical practice - St James House

2/02/1564/F: Application Permitted: 15/10/02 - Construction of replacement entrance lobby - St James Medical Practice

2/99/0056/F: Application Permitted: 17/03/99 - Extension and alterations to surgery (amended design) - St James House Surgery

RESPONSE TO CONSULTATION

Parish Council: N/A – King’s Lynn is unparished

Highways Authority: NO OBJECTION

Anglian Water: NO OBJECTION – subject to a condition regarding details of surface water disposal and informatives relating to affected assets and connection to the public sewer.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to a condition relating to the submission of a sustainable energy report.

Norfolk Constabulary: NO OBJECTION

Emergency Planner: NO OBJECTION subject to standing advice regarding preparation of a Flood Evacuation Plan.

Historic Environment Service: NO OBJECTION - There are no known archaeological implications.

Historic England: NO OBJECTION – Advises to seek the views of the LA’s specialist conservation and archaeological advisers.

Conservation Team: NO OBJECTION conditionally.

Natural England: NO OBJECTION subject to securing appropriate mitigation relating to European designated sites (GiRAMS).

Strategic Housing: The conversion of existing buildings does not require an affordable housing contribution.

Environment Agency: NO OBJECTION

Environmental Health – CSNN: NO OBJECTION subject to conditions relating to a scheme for internal noise protection; details of air source heat pumps; and site construction hours.

Environmental Health – Env. Quality: NO OBJECTION - there are amendments to the Design and Access Statement in favour of a more sustainable design, which is recommended to be conditioned. The dedicated and secure room to store bicycles is welcomed.

However, we must advise that the updated parking guidelines from NCC refers to one secure cycle space per bedroom where a HMO is concerned. There are 19 bedrooms for the 11 flats being proposed.

REPRESENTATIONS

ONE letter of **OBJECTION** raising the following concerns: -

- Cycle storage is too small.
- Under-provision of cycle parking.
- Contrary to Norfolk Parking Standards (cycle parking).
- Unclear where the bins have been relocated to.
- Will the bins obstruct access?
- Contrary to Core Strategy Policy CS13 and SADMPP Policy DM17
- Contrary to para. 108 of the NPPF.
- Development will need to demonstrate its positive contribution to tackling the air quality problem.
- Increasing the number of motor vehicles in the town centre Air Quality Management Area (AQMA).

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 – Transport

CS10 - The Economy

CS13 - Community and Culture

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

DM21 - Sites in Areas of Flood Risk

Policy E1.1 – King's Lynn Town Centre

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Principle of development
- Design / Impact on Heritage Assets
- Residential Amenity
- Highway Safety
- Flood Risk
- Other Material Considerations

Principle of Development:

The application site is within King's Lynn town centre.

The application will involve the loss of a GP Surgery in the town centre. In line with Core Strategy Policies CS10 and CS13, SAMPP Policy DM9 aims to protect community facilities where possible, particularly where there is no alternative provision within the settlement.

DM9 (Community Facilities) states that: -

'The Council will encourage the retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth.

Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:

- a) the area currently served by it would remain suitably provided following the loss, or if not
- b) it is no longer viable or feasible to retain the premises in a community facility use'.

It is considered that the loss of this type of use can be accepted in the town centre location, as there are a number of alternative vacant premises currently available for such community facility uses.

Furthermore, residential uses in town centres also contribute to their vibrancy. The NPPF reinforces the need to take a positive approach to the growth, management and adaptation of town centres, recognising that residential development often plays an important role in ensuring the vitality of centres (para 90).

Notwithstanding this, the GP practice vacated the building as it was no longer fit for purpose and it was not viable for the NHS to bring it back up to standard. The practice has therefore already relocated only one mile away to Edward Benefer Way, where it provides better services than when at its previous location, resulting in a public benefit. As such there is adequate local provision and an overall improvement, in accordance with the abovementioned policies.

In summary, the principle of the scheme is acceptable in accordance with Policies CS03, CS10 and CS13 of the Core Strategy; SADMPP Policies DM9 and E1.1; and the provisions of the NPPF.

Design / Impact on Heritage Assets:

In regard to the design of the proposed scheme, there are minimal changes proposed to the external appearance of the existing building. The changes include: -

- Construction of external stairs to access ground floor flat 5 to the north elevation.
- Replacement window with a new door on the north elevation to serve flats 3, 4, 8, 9 and 10.
- New window at ground floor north elevation.
- Remove existing door and brick up at ground floor north elevation.
- Re-instate four bricked-up / dummy windows to the west elevation, two at ground floor and two at first floor serving flats 1 and 6.
- Remove door and replace with window at ground floor south elevation serving flat 3 dining room.
- Replace large first floor window with matching sash window at first floor south elevation.
- Half landing window to be removed and replaced with 2no windows serving Bedroom 2 in Flat 4, and the Dining Room in Flat 9 south elevation.
- Removal of a number of air conditioning units.
- Removal of a metal container from the garden area.

In general design terms, section 12 of the NPPF requires the creation of high quality, beautiful and sustainable buildings and places through good design and enabling developments to function well, add to the overall quality of the area, are sympathetic to local character and history, including the surrounding built environment and landscape setting, while maintaining a strong sense of place and creating places that are safe, inclusive and accessible with a high standard of amenity for existing and future users.

At a local level Policies CS03, CS08 (Core Strategy) and DM15 (SADMPP) refer to the general requirements of good design such as: scale, height, massing, materials and layout of the development needing to be appropriate in a given context.

Given the limited nature of the proposed external alterations and the fact that replacement window and door details can be controlled by condition, together with the proposed removal of numerous air conditioning units, it is considered that the works would result in an improvement to the overall quality of the design of the building, in accordance with the abovementioned policies.

St James Medical Centre is a substantial building forming one of a number of historic buildings in this area. It is within the Kings Lynn Conservation Area and marked as an important unlisted building. It is immediately adjacent to The Walks, a Grade II registered park and garden.

As such section 16 of the NPPF is relevant and recognises Conservation Areas as designated heritage assets, stating that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 205).

Given that the application site is located directly adjacent to 'The Walks' which has the highest significance, being a grade II registered park and garden, any resulting harm to the designated heritage asset would require clear and convincing justification (para 206).

The building has been much extended and altered however, the front of the building, adjacent to The Walks is the oldest part and some historic features remain including

windows, brickwork and chimneys. It has some architectural and evidential value and is therefore considered as a non-designated heritage asset.

The conversion of the building into 11 residential flats would provide an optimum viable use and therefore longer-term preservation of the building, which holds significant weight in the planning balance.

The interior of the building has been much altered through its former use as a medical practise however, some evidence of its former plan form remains in the survival of chimney breasts in rooms 7 and 9 on the ground floor and waiting room and office on the first floor. These were initially proposed to be removed as part of the proposal but amended plans were encouraged to retain those features.

There is also a thick core internally which currently contains a lift which could be in the location of an early extension to the building. Investigations have been undertaken into the construction material of the lift core where it has been identified as modern concrete blockwork and is therefore not historic and its retention is not warranted.

There are a number of existing air conditioning units on all four elevations of the building which are proposed to be removed as part of the scheme. This would result in an improvement to the appearance of the building.

Otherwise, the external appearance of the building will remain unchanged with the exception of replacement doors and windows, where the details of such will be conditioned.

A Heritage Statement has been submitted with the application in accordance with the para. 200 of the NPPF, which contains details of the extensions and alterations of the building over the years to identify the age of each element, as well as pictures showing the investigation of the lift's construction and reference photos for the proposed removal of air conditioning units externally.

Taking the above into account, it is considered that the proposed development would lead to less than substantial harm to the significance of The Walks and surrounding Conservation Area. However, this harm would be outweighed by the public benefits of the proposal and securing the optimum viable use of the building, in accordance with para 208 of the NPPF.

In terms of the impact of the proposed development on the building itself which as described above is classified as non-designated heritage asset, para 209 of the NPPF states that a balanced judgement should be made having regard to the scale of any harm or loss and the significance of the asset.

In assessing this, the submitted Heritage Statement provides an understanding of the history of the building and how it has evolved over time with the various extensions and alterations, which lies in the planning balance. The LPA's balanced view takes account of the somewhat unsympathetic alterations to the building over time, which has reduced the significance of the non-designated heritage asset, together with the limited external changes proposed.

As such, it is considered that the proposed development would result in less than substantial harm to the asset. Further, it has been clearly justified that any low-level resulting harm would, again, be outweighed by the public benefits of providing much needed housing in the area, particularly to the town centre, whilst improving the relationship and views to / from the listed park and conservation area.

The Conservation Officer raises no objection to the proposed conversion of the building.

It is considered that the proposed change of use and associated alterations accord with Core Strategy Policy CS12; SADMPP Policy DM15 and section 16 of the NPPF.

Residential Amenity:

Careful consideration has been given to residential amenity within the building. The application proposes to subdivide the building to create 11 individual residential units made up of: -

2 X 1 bed /1- person

1 X 1 bed / 2- person

6 X 2 beds / 3- person

2 X 2 beds / 4- person

The NPPF states that developments should function well and add to the overall quality of the area, and create places which promote health and well-being with a high standard of amenity for existing and future users (para 135).

The National Design Guide states in paragraphs 123- 128 that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher-density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important.

Where a need is identified, Local Plans may adopt the Nationally Described Space Standards.'

In June 2020 changes were made to the GPDO requiring all habitable rooms to have the provision of adequate natural light, and in September 2020 the housing secretary announced that homes built under permitted development rules will have to meet the government's Nationally Described Space Standards in order to be allowed. While this application is clearly not permitted development, these recent changes/ statements provide a guide as to what is considered good practice and an acceptable form of development.

The submitted plans demonstrate that the overall size of each flat and the room measurements within them, respectively, accord with the National Described Space Standards and all habitable rooms would have adequate natural light.

The CSNN officer has requested that a condition is attached to the planning consent to require additional information on noise protection measures between flats. While Building Control regulations seek to address this, given the number of separate units within the building CSNN are keen to ensure adequate measures are in place at the Planning stage. An appropriately worded condition will therefore be imposed.

Whilst there would be a small communal amenity area provided within the curtilage of the site, there is no requirement for private amenity spaces given that the site lies within a town centre location in close proximity to areas of public open space.

In terms of the relationship between the proposed residential units and neighbouring uses, there are no concerns regarding the adjacent uses given that this is a town centre location and therefore there is an expectation of some noise/ activity.

The relationship between the proposed flats and the adjacent existing residential developments is also not considered to raise significant concerns in regard to amenity as there is adequate separation distance between the buildings with a road in between.

As such, it is considered that the proposed development accords with Core Strategy Policy CS08, SADMPP Policy DM15 and the general provisions of the NPPF.

Highway Safety:

The Highways Officer has no objection to the scheme. No on-site parking is required as the site is located in the town centre, near to the bus station, train station and public car parking. Furthermore, consideration has been given to the existing use class (GP Surgery – Class E) and the highway related issues associated with that use, such as traffic generation and parking, when comparing against those such issues resulting from a residential use of this nature. Overall, the additional vehicular movements to and from the site and the parking constraints related to the proposed residential use would be no worse than the current use. Furthermore, the immediate vicinity benefits from the control of on-street parking by way of waiting restrictions.

Notwithstanding this, the proposal includes the provision of on-site car parking for 10 spaces. The Planning Agent has confirmed that an Electric Vehicle Charging point will be installed in accordance with Norfolk Parking Guidance and Building Regulations.

Secure cycle storage is proposed within the building for 11 spaces, 1 space per flat. Flats are considered as dwellings for the purposes of cycle parking, and the Norfolk Parking Guidance requires 1-4 bed units to have 2 secure covered spaces per dwelling. The requirement therefore in this case would be for 22 cycle spaces meaning there would be insufficient provision for the proposed development.

However, it also states that ‘none are required if there is a garage or secure area is provided within curtilage of dwelling’.

There is space within the curtilage of the building for additional cycle parking but given the heritage context of the site it would not be desirable to locate a covered cycle stand within visually prominent areas of the site. The car parking area would be relatively well screened by way of the existing high-level wall and given that there is no requirement for car parking within town centre locations, it is considered reasonable to provide additional cycle storage within one of the proposed car parking spaces, thus reducing the car parking to 9 spaces. This is likely to provide an additional 6 cycle spaces (approximately).

Whilst the full 22 cycle spaces will not be achieved, a balanced view has to be taken given the site’s location and connection to facilities and amenities within walking distance, and in real terms it is unlikely that every flat would need 2 cycle spaces. A condition is recommended requesting details of additional sheltered/ covered area to be agreed prior to occupation of the development.

It is considered that the proposal accords with Core Strategy Policies CS03, CS08 and CS11; SADMPP Policies DM15, DM17 and E1.1; and the provisions of the NPPF.

Flood Risk:

The application site itself lies within Flood Zone 1 but sited adjacent to Flood Zones 2 and 3. A Flood Risk Assessment has therefore been submitted to support the application in accordance with the NPPF and NPPG.

The FRA concludes that the site lies 500m east of the Tidal Defence Wall protecting King's Lynn from tidal flooding.

The sequential Test is not required for changes of use development.

Consideration has been given to the Tidal Hazard Mapping taking into account if a breach should occur of the tidal defences during an extreme 1 in 200 year flood event plus climate change.

Flood Risk data shows that should a breach in the defences occur, it could impact the site to a predicted flood depth of 0.25m to 0.50m. Taking this in account with site topography survey indicates that predicated flood level could reach +4.70m AOD.

As such the Flood Risk Design Guidance for water depths of up to one metre has been taken into consideration in relation to 'conversion of existing buildings to residential use'.

a) Precise Flood Risk of the Site – the precise maximum flood level has been determined using the THM along with the site topographical survey indicating a level of +4.70m AOD. The existing internal ground floor level is +4.75m AOD and therefore complies with the requirements of the design guidance.

b) Necessary Mitigation Measures – As a precautionary measure, it is recommended that all pedestrian entrances are fitted with flood resistance protection to a height of +0.6m above the ground floor levels of +4.75m AOD.

Other measures will include: -

The main sewage connection beneath the building, which connects externally to an AWS sewer is proposed to be sealed to prevent flooding internally.

There will be a requirement for all residents to sign up to the Environment Agency 'Direct Line Flood Warning Service'.

The Council's Emergency Planner raises no objection to the proposed change of use and supports the mitigation measures proposed as well as requesting the preparation of an evacuation plan.

The Environment Agency also raises no objection to the proposed conversion.

On the basis of the above, it is considered that the proposed development accords with Core Strategy Policy CS08; SADMPP Policy DM21; and the provisions of the NPPF and NPPG.

Other Material Considerations:

Affordable Housing - The conversion of existing buildings does not require an affordable housing contribution.

This is set out under the Guidance Note relating to 'Affordable Housing Contributions Secured Through Section 106 Agreements', which explains the Borough's approach towards affordable housing when considering planning applications, under 'applicable development', in conjunction with Core Strategy Policy CS09.

Drainage - The proposed conversion will make use of the existing drainage system, including disposing of foul and surface water by way of connection to the main sewer. Due to the age of the building and its drainage system, the application states that further survey

investigation is required once the building is empty and then plans can be prepared to show new connections.

Anglian Water have requested a condition relating to surface water disposal as the preferred method of surface water disposal would be a sustainable drainage system with connection to the sewer as the last option. Although the building is currently connected to an existing mains drainage system, further assessment is required to establish whether network reinforcement is required.

A condition would therefore be imposed.

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

The Norfolk Constabulary Designing Out Crime Officer raises no objection to the proposal, stating that 'Secured by Design' features have been incorporated into the scheme, including secure vehicle parking, adequate lighting of common areas, defensible space and a landscaping and lighting scheme which when combined, enhances Natural Surveillance and safety.

Other such security measures recommended, such as CCTV, visitor door entry system and access control system, standard of window and door systems etc are not within the scope of planning control.

Waste and Refuse - There is adequate provision of space on site for waste and recycling facilities.

However, whilst the Council's Waste and Recycling Manager raises no objection to the scheme, it is raised that the entrance to the bin store should be 1.2m wide ideally split between two leaves, whereas the entrance on this application appears to be insufficient width for 1100 ltr wheeled bins.

Full details will be requested via condition to control this.

Environmental Quality - The application states that development will be converted to achieve high standards of sustainable design, including zero or low NOx emissions / renewable energy options (heating / ventilate / PV ect) as guided by Core Strategy Policy CS08-sustainable Development.

To secure the proportion of low carbon, renewable energy systems, in accordance with Policy CS08 and the provisions of the NPPF, a condition will be imposed requesting details of such.

Furthermore, each flat will have at least one secure indoor cycle space and an EV charging space will be provided. The EV charge point will be installed as specified in accordance with Building Regulations. This demonstrates commitment towards a more sustainable design, which is welcomed, particularly as the site is adjacent to an Air Quality Management Zone.

Contamination - The applicant has provided a screening assessment indicating no known contamination other than the potential presence of asbestos containing material. An informative will be attached to the decision to advise the applicant on this matter.

However, the former use as medical centre means that it's possible that some unexpected contamination could be present. As such, a condition will be imposed in the event that contamination is found at any time when carrying out the development.

Ecology - In relation to BNG, the site is of tarmac with a sealed surface therefore it has a zero value within the metric and the de minimis exemption applies.

A shadow habitats regulations assessment has been submitted with the application and has been adopted by the LA as the formal appropriate assessment. This demonstrates that the appropriate GiRAMS fee has been paid to mitigate against any adverse effects of the proposal on the integrity of internationally designated wildlife sites in relation to increased visitor pressure.

CONCLUSION:

The proposed change of use of the building to flats within the town centre location is considered acceptable in principle in accordance with the Development Plan.

It is considered that the proposed conversion and minor external alterations would cause less than substantial harm to the significance of the non-designated heritage asset that is St James House itself, and to the designated heritage assets that are The Walks and the Conservation Area in general. Any such harm would be outweighed by the public benefits of the provision of additional housing within the centre.

There would be no highway safety or air quality concerns associated with the proposed development given its existing use class, together with its accessible location and provision of vehicle and cycle parking on site.

There would be no significant impact on residential amenity within the proposed development that cannot be controlled by condition, nor between that proposed and the existing neighbouring residential uses due to adequate separation distances involved.

Overall, it is considered that the proposed development accords with Core Strategy Policies CS01, CS02, CS03, CS08, CS09, CS11, CS12 and CS13; SADMPP Policies DM1, DM2, DM9, DM15, DM17 and DM21; and the general aims and provisions of 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 using only the following approved plans:
 - * 2583-03F – Plans As Proposed
 - * 2583-04B – Elevations As Proposed
 - * 2583-06A – Site Plan
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Condition: No development over or above foundations shall take place until full details of all new and replacement windows and doors has been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 drawings of all new windows and doors, joinery details, cross-sections and the opening arrangements. The development shall be implemented and maintained in accordance with the approved details.
- 3 Reason: In the interests of the character and appearance of the Non-Designated Heritage Asset and the Conservation Area, in accordance with Development Plan Policies CS08, CS12 and DM15; and the provisions of the NPPF.
- 4 Condition: No development over or above foundations shall take place until full details of any new / replacement extractors, flues, soil and vent pipes and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and maintained in accordance with the agreed details.
- 4 Reason: In the interests of the character and appearance of the Non-Designated Heritage Asset and the Conservation Area, in accordance with Development Plan Policies CS08, CS12 and DM15; and the provisions of the NPPF.
- 5 Condition: No development above foundation level shall take place on site until a scheme to protect the residents from internal noise transfer (due to the conflicts with the layout – locating bedrooms above, below and adjacent to stairs, entrance doors, living rooms and kitchens) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use.
- 5 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with Core Strategy Policy CS08; SADMPP Policy DM15; and the provisions of the NPPF.
- 6 Condition: Prior to the installation of any air source heat pump(s)/air conditioning units/similar external plant, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the dwellings, plus provide details of anti-vibration mounts, and all noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 6 Reason: In the interests of the amenities of the locality in accordance with Core Strategy Policy CS08; SADMPP Policy DM15 and the principles of the NPPF.
- 7 Condition: Construction or development work on site, along with collections and deliveries of waste products, material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 7 Reason: In the interests of the amenities of the locality in accordance with Core Strategy Policy CS08; SADMPP Policy DM15 and the principles of the NPPF.
- 8 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in

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

- 8 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with Core Strategy Policy CS08; SADMPP Policy DM15 and the provisions of the NPPF.
- 9 Condition: Prior to the commencement of the development hereby approved, a Sustainable Energy Report, detailing the proportion of low carbon / renewable or decentralised energy systems to be incorporated within the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details.
- 9 Reason: To ensure the development achieves a high standard of sustainable design and helps improve the local air quality, in accordance with Core Strategy Policy CS08; SADMPP Policy DM15 and the provisions of the NPPF.
- 10 Condition: Notwithstanding the details shown on the hereby approved plans, prior to the occupation of the building, full details of an additional cycle store shall be submitted to and approved in writing by the Local Planning Authority. The cycle stores shall be implemented as approved prior to occupation and maintained thereafter as such.
- 10 Reason: To ensure the adequate provision of cycle parking in the interests of encouraging the use of sustainable modes of transport, in accordance with Core Strategy Policies CS08 and CS11 and the principles of the NPPF.
- 11 Condition: The development hereby approved shall be constructed in accordance with the submitted flood risk assessment prepared by ESP Ltd, including the following mitigation measures:
 - All pedestrian entrances are fitted with flood resistance protection to a height of 0.60m above ground floor level of +4.75 AOD.
 - All residents must sign up to the Environment Agency Direct Line Flood Warning Service.
 - An evacuation plan must be prepared prior occupation and made available at all times to each individual flat, including:
 - Actions to take on receipt of the different warning levels.
 - Evacuation procedures
 - Evacuation routes.

These measures will be retained and maintained as such in perpetuity

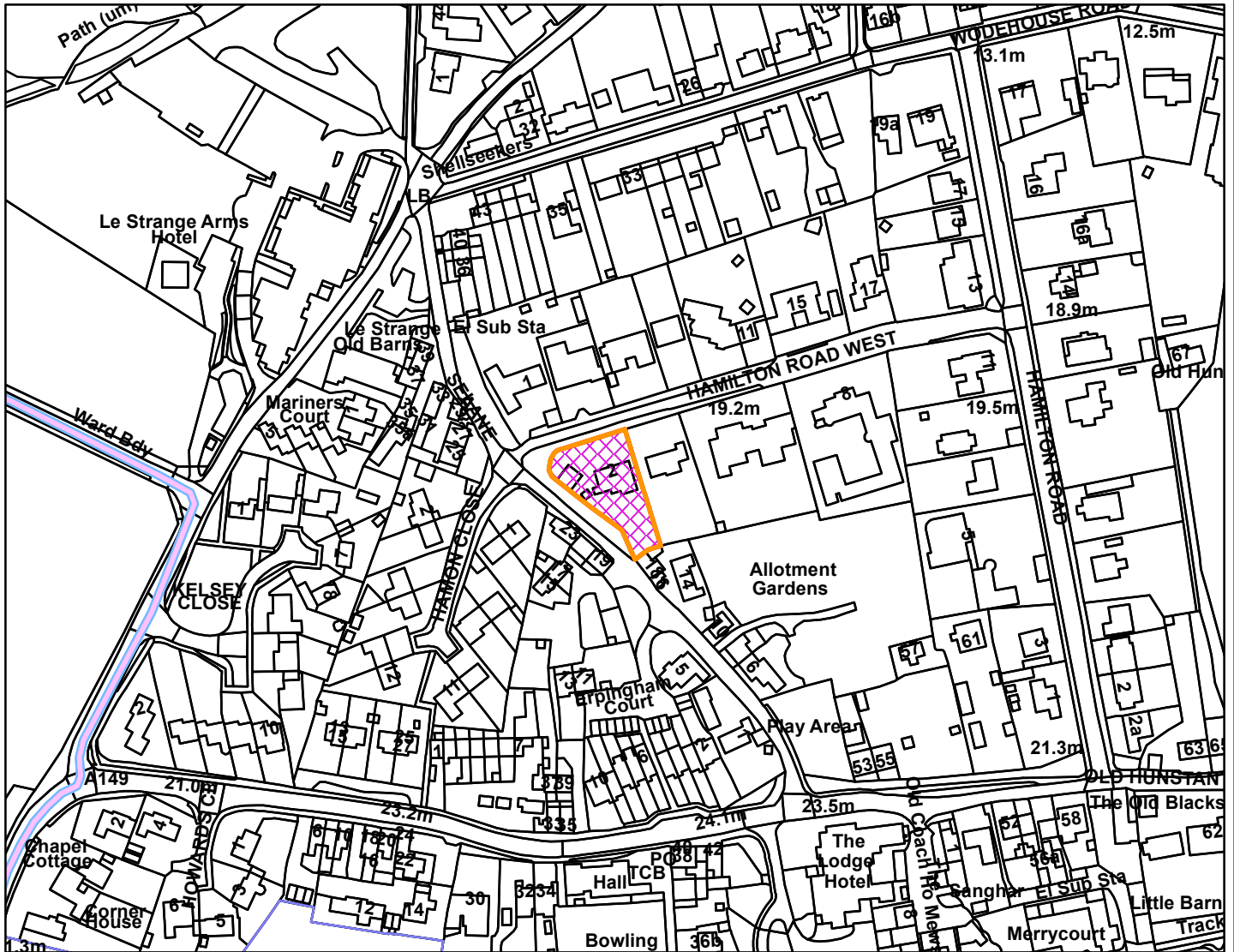
- 11 Reason: In order to prevent an increased risk of flooding in accordance with Core Strategy Policy CS08; SADMPP Policy DM21; and the principles of the NPPF.
- 12 Condition: No development shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.
- 12 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 13 Condition: Notwithstanding the details shown on the hereby approved plans, prior to the occupation of the building, full details of the waste and recycling storage area shall be submitted to and approved in writing by the Local Planning Authority. The waste and recycling storage area shall be implemented as approved prior to occupation and maintained thereafter as such.
- 13 Reason: In order to provide adequate on-site waste facilities in the interests of future occupiers of the site and local amenity, in accordance with Core Strategy Policy CS08; SADMPP Policy DM15; and the provisions of the NPPF.



Cedar Lodge 2 Hamilton Road West Old Hunstanton Hunstanton PE36 6JB



Legend

Scale: 1:2,500

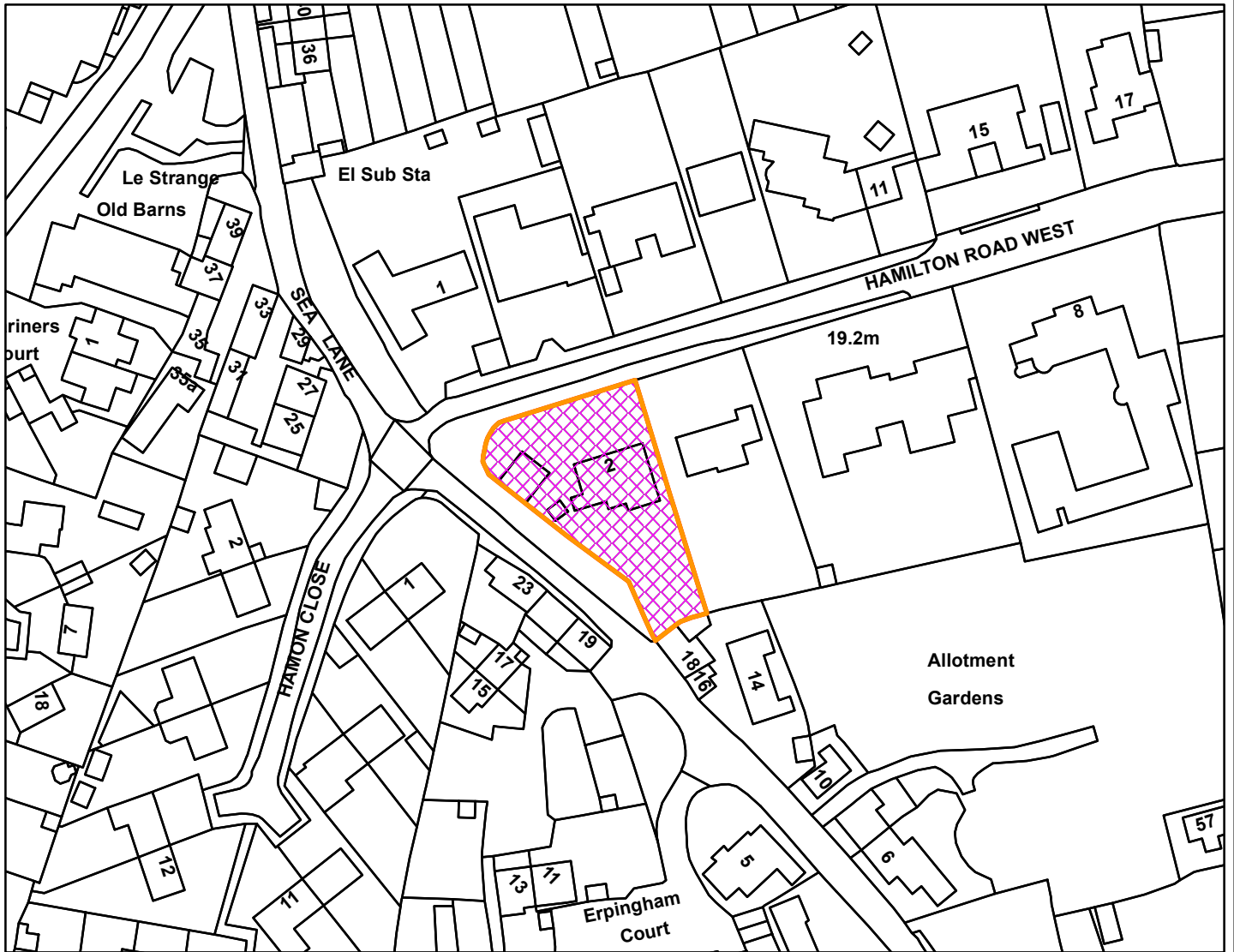
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Organisation	BCKLWN
Department	Department
Comments	
Date	16/08/2024
MSA Number	0100024314



Cedar Lodge 2 Hamilton Road West Old Hunstanton Hunstanton PE36 6JB



Legend

Scale: 1:1,250

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Organisation	BCKLWN
Department	Department
Comments	
Date	16/08/2024
MSA Number	0100024314

Parish:	Old Hunstanton	
Proposal:	Replacement Dwelling (self build).	
Location:	Cedar Lodge 2 Hamilton Road West Old Hunstanton Hunstanton	
Applicant:	Mr Dighton	
Case No:	24/00349/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 3 May 2024 Extension of Time Expiry Date: 6 September 2024

Reason for Referral to Planning Committee – Referred by Sifting Panel.

Neighbourhood Plan: Yes

Case Summary

The application site relates to an existing two storey detached dwelling located within a residential area and prominent corner plot within Old Hunstanton at the junction of Hamilton Road West and Sea Lane. The site is not located within the Norfolk Coast National Landscape but is directly adjacent to the Old Hunstanton Conservation Area. In addition, there are several Listed and Non-Designated vernacular cottages located on Sea Lane in close proximity to the site including directly to the south.

The application itself proposes the demolition of the existing dwelling and a replacement dwelling with associated landscaping.

Key Issues

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety and parking
- Flood risk and drainage
- Any other matters requiring consideration prior to determination of the application

Recommendation

APPROVE

THE APPLICATION

The application site relates to an existing two storey detached dwelling of late 20th century design. The site is located within a residential area with neighbouring properties immediately to the east and south with further residential development across Sea Lane to the west and across Hamilton Road West to the north. The site consists of a prominent corner plot within

Old Hunstanton at the junction of Hamilton Road West and Sea Lane. The land level of site is level with Hamilton Road West at the access to the site however towards the corner with Sea Lane and Sea Lane itself the site is higher with a verge to the side of the plot down to the road level of Sea Lane. Land Levels also drop to the north of the site towards the coastline which adds to the prominence of the plot. The site is not located within the Norfolk Coast National Landscape but is directly adjacent to the Old Hunstanton Conservation Area. In addition, there are several Listed and Non-Designated vernacular cottages located on Sea Lane in close proximity to the site including directly to the southern boundary.

The application itself proposes the demolition of the existing dwelling and a replacement dwelling consisting of a two-storey wing adjacent to Sea Lane connecting to a single storey garage (in the general location of the existing), a central flat roof two storey element with a further two storey wing adjacent to the eastern boundary with associated landscaping and boundary treatment.

SUPPORTING CASE

None received at time of writing.

PLANNING HISTORY

No recent history available.

RESPONSE TO CONSULTATION

Parish Council: OBJECT:

Old Hunstanton Parish Council wish to object to the amended application due to over development of the site, being out of character with the surrounding conservation area and objections made by neighbours. A replacement dwelling of the appropriate size and appearance would be welcome, but we do not think the current plan sits within the parameters of our Neighbourhood Plan. It also appears that the proposed balconies will overlook and invade the privacy of neighbours.

We have been made aware from residents that it appears cedar trees have already been removed from the front of the property. Is this correct and have enforcement been involved?

Original comment:

The Parish Council wishes to object to this planning application as it is an overdevelopment of the plot and more than the 40% on the NDP. It is also next to the conservation area border and has a huge impact on the neighbouring properties including overlooking, loss of privacy etc.

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, Norfolk County Council does not wish to resist the grant of consent, but would seek to condition parking provision and advise that the boundary features may encroach upon the adopted public highway, requiring the following informative note to be appended to any consent notice issued:

“This proposal involves excavations adjacent to the public highway. It is an OFFENCE to carry out any works that may affect the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. Please note that it is the Applicants’ responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Please contact -streetworks.west@norfolk.gov.uk.”

The suggested condition and informative would be attached to any approval.

Conservation Officer: NO OBJECTION (latest comment below – previous comments available online):

Following the submission of the street scene drawing and the amended plans for this application –while the form of the building may be different to what it around it, the scale and mass would mean that the proposed building would not be overly tall when compared those around it and the use of differing yet complimentary materials, breaks up the form reducing the overall sense of mass.

The conservation team therefore do not object to this proposal. If you are minded to approve this application, please consider conditions relating to the following;

- Sample panel showing the laying of the car stone, type of car stone and mortar as well as the brick, bond and mortar to be used;
- Details of all external materials to be used in the development;
- Details of the joinery to be used in the development;
- Flue shall be painted black and retained as such in perpetuity;
- Hard and soft landscaping and boundary treatments

Historic Environment: NO COMMENT

Environmental Quality: NO OBJECTION

The application is for the demolition of the existing dwelling and construction of a replacement. The applicant has provided a site plan illustrating the proposed changes. We have reviewed our files and the site is on land first seen developed in historic maps dated 1945-1970. The surrounding landscape is largely residential.

Due to the age of the property on site there is the potential for asbestos containing materials to be present. A suggested informative would be attached to an approval in relation to asbestos.

REPRESENTATIONS (summarised for clarity – full responses available online)

Amended Submission: **NINE** public **OBJECTIONS** from **FIVE** objectors :

- Overlooking to north from the proposed balcony taking into account raised level of the site compared to the north. Pitched roof garage only hides this.
- Impact to east including large oppressive east elevation, with dark timber cladding – loss of light and overshadowing. This proposed Eastern flank wall will cut out light which has been enjoyed for more than 20 years as existing and windows and doors and will cast shadow over rear patio and garden area to neighbouring dwelling. The proposed Eastern Flank Wall will detrimentally affect legal rights of light.

- The proposed wing along the boundary adjacent to no.4 does not meet the BRE 25 or 45 degree guidance, and will result in a loss of light to No.4 in the dining and living rooms and bedrooms.
- Large area of glazing at ground floor to east.
- Proposal ignores policy 8 of the Old Hunstanton Neighbourhood Plan.
- Does not have regard to the amenity of neighbouring occupiers.
- The size and design of the proposed dwellings is not in keeping with those in the vicinity and having regard to its prominent and elevated corner position will over dominate the area - The scale of the proposed development does not appear to have been revised and is of an urban scale.
- Scale and mass- footprint is excessive considering locality and nos. 1 and 6 have significant single storey elements to them making this proposal incongruent with the street scene on dominant corner. The dwelling is almost entirely two storey.
- The Old Hunstanton Neighbourhood Plan vision statement notes “Any development of Old Hunstanton should be of a scale and nature so as to be sympathetic to the unique character of this West Norfolk seaside village, respecting its historic and rural nature”. The scale of the proposed development at no.2, with over 50% more plot coverage than the average property in Hamilton Road West, fails to achieve this vision. It also fails to respect Policy 6 which notes “Development must not appear cramped or inappropriate in its village setting”.
- The current dwelling has a natural break between house and garage, but this is lost in the proposed development with a solid two storey appearance across the whole width of the property. The proposed brick wall surrounding the property is also out of character with anything in the near vicinity.
- Increase in ridge height.
- How will surface water and drainage be dealt with?
- How will variation in levels be dealt with.
- Clarification sought over ‘approved roof height’ shown on street scene plan.
- Impact on Biodiversity and loss of existing trees. Policy 14 of the Old Hunstanton Neighbourhood Plan notes that development should protect and enhance biodiversity and conserve natural landscape features.
- No’s 1 and 6 Hamilton Road West have been used to show precedent for materials to be used. It should be considered that approvals for the redevelopment / additions to these properties was granted before the Neighbourhood Plan existed.
- Proposal uses seven different materials which is excessive and visually jarring especially compared to local examples.
- Oversized windows and fenestration is not in keeping.
- Policy Seven of the Neighbourhood Plan notes that “remodelling should respect the existing street scene and not “stand out like a sore thumb””.
- No details of landscaping materials to be used.

Original submission: **THIRTEEN** public **OBJECTIONS** from **TEN** objectors:

- Elevated viewing platforms/balconies would significantly compromise the privacy of surrounding properties' amenity spaces.
- Overbearing for neighbouring properties, loss of privacy, dominating the entire area to the detriment of Hamilton Road West and Sea Lane.
- Loss of privacy would have a detrimental effect on the value of neighbouring property and make it less desirable as well as breaching the human rights act.
- The scale and bulk of the proposed development is not in harmony with the character of the locality. The proposed structure would introduce a negative and overbearing addition, especially considering its proximity to the adjacent conservation area.
- *Policy 8 of the Neighbourhood Plan notes that ‘there is a trend to demolish an existing dwelling and replace it with a much larger one. This can result in neighbouring dwellings

being dwarfed by the new build and existing householders can feel cramped and overlooked' – this is prime example.

- The style of the proposed house and the boundary walls would give the site an urban appearance out of character with this rural village setting.
- The boundary walls and gated entrance are totally out of keeping with the local area and the small cottages that border the site in the conservation area.
- *A new rear pedestrian entrance is included for mobility access, this is still up a very steep bank.
- Lack of detailed and to scale drawings.
- The scale and mass of the proposed development is far in excess of the existing dwelling on the site and while it's noted that the dwelling takes up 33% of the plot, Policy 6 of the neighbourhood Plan states "Development must not appear cramped or inappropriate in its village setting".
- The current dwelling has a natural break between house and garage, but this is lost in the proposed development with a solid two storey appearance across the whole width of the property. This will dominate the street scene, especially with the proposed brick boundary walls in place of the hedging which has already been removed.
- The application forms state there are no trees on the site; this is because the mature frontage cedars, which give the property its name, have already been removed.
- Recently approved policies for residential redevelopment in the Neighbourhood Plan need to be rigidly applied in this instance.
- Inaccurate information on the Design Document (typo's, site location (p9, location map)).
- Materials should complement the local vernacular, and as a gateway to Hamilton Road West, should reflect distinct Norfolk Architecture and the Conservation Area. The proposed development therefore also fails Policy 7 of the Old Hunstanton Neighbourhood Plan as the proposal does not include materials which will respect local character. There is also no mention of use of locally sourced materials, or of sustainable construction techniques as requested by Policy 7.
- Application is an attempt to circumnavigate the planning condition and create a self-sufficient compartmentalized "Air BnB" enterprise. The unregulated arrival of guests would have a detrimental effect on the character of the area and likely bring adverse noise to neighbours.
- Landscaping is not discussed in depth. This should have been submitted as part of the original plan and if approved, must be conditioned with strict maintenance, replacement and enforcement plans.
- The applicant identifies the proposal as a self-build and custom build development in the application, without identifying which is relevant - that this is a self-build but this doesn't appear to be confirmed.
- The applicant may or may not be on the relevant register under the Self-Build and Custom Housebuilding Act 2015. Notwithstanding, the requirement on the Council under the Housing and Planning Act 2016 does not guarantee the grant of planning permission.
- Within the application documents, there does not appear to be an assessment of the proposal against the statutory development plan. The DAS references selected policies in the Old Hunstanton Neighbourhood Plan.
- The Council is under a legal obligation to determine this planning application in accordance with s38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).
- Policy CS02 identifies Old Hunstanton as a Rural Village. Policy CS06 permits development "without detriment to the character of the surrounding area or landscape". The applicant's own document describes the site as a "key site within the village centre" and therefore the design of the proposed dwelling and its relationship in size, scale and intensity of development in its location is of particular importance. CS08, which requires consideration of the historic environment; responding to the context and character of places...by ensuring that the scale, density, layout and access will enhance the quality of

the environment. Policy DM15 of the SADMP. The policy will be read and considered in full by the planning officer as it is of particular relevance. Other relevant policies of the OHNP, including (but not limited to) Policies 3 and 7.

- The DAS notes the properties directly to the southern boundary are listed buildings. The application appears to be silent in respect of its impact upon those buildings or their settings.
- The Council will be aware of its legal responsibilities under s66 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).
- The site of the proposed development is located in reasonably close proximity to a number of non-designated heritage assets identified in the OHNP. This is not acknowledged in the application documents and there is no assessment of the proposal's impact upon those non-designated heritage assets.
- Increase in floor space from existing.
- Appears to be fireplace but no chimney on plans.
- Stated to have 4 bedrooms but could be capable of having 5-6.
- Impact on neighbour to the east - the orientation of all properties on Hamilton Road West is SW-NE but the proposal is for NW-SE which results in a longer elevation on boundary with number 4 to east. This would be overbearing with dark grey cladding and overshadow.
- Wing adjacent to eastern boundary would be 8m in height and 17m long.
- Impact on right to light to number 4.
- Policy 6 states that the amenity of neighbouring occupiers should be respected. This has not been considered in the application.
- Wing along the boundary adjacent to no.4 does not meet the BRE 25 or 45 degree guidance, and would result in a loss of light to no.4 as well as the quiet enjoyment of the rear garden of No.4 with the proposed courtyard area directly overlooking the patio area to No .4. Whilst there is obscure glazing shown at first floor level, there will likely be opportunity to open windows / doors.
- Trees to screen should not be relied upon.
- Overshadowing would impact solar panels on number 4.
- Contrary to intentions of Anti-Social Behaviour Act (relates to high hedges) – the flank wall would be worse than a high hedge.
- The proposed recess on side of proposal would look into number 4's sitting room and dining room at ground floor and bedrooms at first floor.
- Potential fire hazard close to boundary with number 4.
- The eastern flank should be reduced to single storey beyond the rear of number 4 and cladding should be light cream.
- Building line other than garage should be in line with number 4.
- How will surface water be dealt with.
- Policy 14 of the Old Hunstanton Neighbourhood Plan notes that development should protect and enhance biodiversity and conserve natural landscape features. This application does not show this.

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

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - Village Development Boundary

Policy 3 - Heritage Assets

Policy 6 - Infill Development

Policy 7 - Design, Style and Materials

Policy 8 - Height of Replac / New Bldg

Policy 9 - Water and Drainage

Policy 14 - Prot and Enhanc of NE and La

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

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
- Highway safety and parking
- Flood risk and drainage
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

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

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

In addition, the application site is located within the 'Village Development Boundary' as shown on map 2 in accordance with Policy 1 Village Development Boundary of the Neighbourhood Plan.

Therefore, the principle of development on this site is accepted.

Form and Character:

The original proposal consisted of a two storey replacement dwelling with a central flat roof element. A two storey pitched roof wing was included to the west adjacent to Sea Lane connecting to the integrated flat roof garage (existing garage location) as well as a small single storey flat roof extension to the side of the garage. This element also included a balcony to the front elevation of the two storey wing which would be covered by the overhanging roof. To the east, a further two storey pitched roof wing was proposed with a higher element and set down rear element as well as an inset glazed area centrally serving the internal space at both first and ground floor. To the west of the roof, a flat roof box dormer type structure was also included which would have led to a large balcony/terrace area to the flat roof of the central element of the building. Fenestration across the dwelling was shown to be of large proportions with materials including brick, chalk, grey timber cladding, grey zinc, pantiles and render.

Changes in landscaping across the site were also proposed including a new boundary wall to Hamilton Road West and the corner of Sea Lane as well as areas of hard and soft landscaping across the site. Levels are detailed on plans to remain as existing however a new ramp and stair are proposed in the general location of the existing stairs as the site raises to the rear. In addition, the indication of a garden room to the rear of the garden space was shown on plans with the existing swimming pool retained. A small new access was shown to the Sea Lane boundary near to the pool.

It is noted that existing trees to the front of the plot have already been removed. However, being located outside of the Conservation Area with no recorded TPO, these could have been removed at any time.

The proposed development as originally presented was considered to be unacceptable. Concerns are raised regarding the scale and height, footprint, plot coverage, design and materials as well as the impact on amenity to the adjoining neighbour (discussed in detail below). Consideration was also given to the wider Conservation Area as well as the adjacent listed cottage(s) to the south of the site on Sea Lane, both are listed at Grade II. In addition, other cottages in the immediate area are considered Non-Designated Heritage Assets and are identified within the Neighbourhood Plan.

The Conservation Officer also raised concerns. They stated that "2 Hamilton Road West is situated in a sensitive location being adjacent to listed buildings and adjacent to the Old Hunstanton Conservation Area. While Hamilton Road West is an area of architectural experimentation, with a number of different styles and eras of houses being present, Sea

Lane is a traditional street scene with cottages of traditional materials forming the majority of the building stock”.

The verge of Sea Lane, that being immediately outside of the application site is within the Conservation Area and it has been identified how important the retention of open space and the sense of openness is to this part of the Conservation Area. The Conservation Officer notes that “much of Old Hunstanton is built up to the road in traditionally proportioned cottages forming quite closed spaces. This part, represents open space where old and new buildings exist together within more space than exists elsewhere. The views along Sea Lane, which is entirely within the Conservation Area are important”.

Concerns centred on the proposed two storey building funnelling the view along Sea Lane, creating prominent built form in this location would result in a loss of some of the sense of openness compared to the existing building. The proposal was considered a large building with some uncomfortable angles that sit discordantly and prominently within the street scene with a more complicated form. However, no concerns were raised with the choice of modern design and the Conservation Officer considered that an amended scheme could potentially be acceptable. Traditional materials, scales and forms would be appropriate considering the views to and from the listed buildings was well as retaining the openness of the corner location. The boundary fence along Sea Lane was suggested to be replaced with a car stone wall or similar.

As such, an amended scheme was submitted. Key changes include the Sea Lane Wing pulled away from boundary by approx. 2.6m from the boundary line. As such, the central flat roof element has been reduced with the existing garage location retained (footprint extend by approx. 1m in depth) with a pitched roof. Bedrooms at first floor to the rear have been redesigned to prevent ‘overlooking’ to neighbours and the balcony area and associated box dormer structure are removed to the central flat roof element. In addition the rear outbuilding has been omitted from plans and car stone has been included as a material as well as lighter cladding.

In addition, following further Conservation Officer comments, street scene drawings have been submitted showing the proposed dwelling in context both in terms of Sea Lane and Hamilton Road West.

As such, the overall scheme is now as follows. The replacement boundary wall to Hamilton Road West and the corner with Sea Lane would be brick with car stone elements either side of the access point which would include a sliding gate. Full boundary treatment details would be required by condition on any approval.

The main dwelling and plot would consist of the parking and turning area to the front of the dwelling accessed from Hamilton Road West. The brick and pantile garage would be in the existing location as detailed above with a pitched roof. A small single storey flat roof extension to the side is proposed which is shown to be clad.

The overall form of the dwelling consists of a central two storey flat roof area in brick with a wing to the east and west. The western two storey wing to Sea Lane is inset from the boundary as detailed and would consist of pantiles, brick and car stone. These materials and set back respond to the street scene of Sea Lane. This would include a single storey projection linking to the garage with the balcony area above. This would be partly covered by the overhanging roof with cladding in the apex and a glazed balustrade. This is obscured to the west for privacy to neighbouring dwellings. To the east, a two storey wing is proposed with the rear element slightly lowered as before. A chimney is now proposed to the roof, just higher than the ridge. To the side elevation, the inset glazed element is removed at first floor with two first floor windows proposed (which would be conditioned to be obscure glazed and

non-opening above 1.7m). At ground floor this would be retained as an inset glazed element. Materials to this wing include lighter grey cladding, render and grey zinc roof. Fenestration across the dwelling would be of large proportions with a regular order to the front and rear elevations.

Landscaping across the site is shown on the submitted site plan which details that the dwelling occupies approximately 33% of the site and levels are to be unchanged. As noted, there would be some modification to the stairs where levels raise to the rear with the addition of a ramp. The existing pool is to be retained. As stated, levels would be required to be shown on a hard and soft landscaping plan which would be a condition to any approval to ensure an appropriate landscaping scheme is delivered on site.

Submitted Street scene drawings show that the proposed dwelling would be of comparable height to dwellings to the south, east and west noting that levels drop/lower to the north of the site. This is noting that the existing dwelling is approx. 7m in height while the proposed would be a maximum of approx. 8.2m for an increase of approx. 1.2m. The Conservation Officer no longer objects stating that with the consideration of the street scene drawing and the amended plans, while the form of the building may be different to what it around it, the scale and mass would mean that the proposed building would not be overly tall when compared those around it and the use of differing yet complimentary materials, breaks up the form reducing the overall sense of mass. The conservation team therefore do not object to this proposal. As such, despite the prominent location of the plot as outlined due to the levels of the surrounding area and Sea Lane the dwelling would not be overly prominent in the street scene and would have an acceptable relationship with built form in the immediate locality in terms of height and visual impact/prominence.

Other conditions on any approval would include a sample panel showing the laying of the car stone, type of car stone and mortar as well as the brick, bond and mortar to be used, details of all external materials to be used in the development, details of the joinery to be used in the development, any flues installed shall be painted black and retained as such in perpetuity and hard and soft landscaping including levels.

In the consideration of the application it is important to address the requirements of the Hunstanton Neighbourhood Plan.

Policy 7 Design, Style and Materials seeks to ensure residential development is of a design, style and constructed of materials to ensure that it respects local character including the use of traditional materials. Policy 8 Height of Replacement and new Buildings states that the height of new and replacement buildings must be in keeping with the height of adjacent buildings and the character of the surrounding area (and must respect the amenity of neighbouring occupiers). Policy 6 Infill Development seeks to ensure that development must respect local character and the amenity of neighbouring occupiers and must not harm highway safety or appear cramped or inappropriate in its village setting. Relevant to this proposal, Policy 3 Heritage Assets seeks to ensure that proposals for development within the Conservation Area must respect the particular features which contribute to its character and appearance, particularly those of historic or architectural interest. Policy 14 states that development should protect and enhance biodiversity and conserve natural landscape features, including ancient woodland, trees and hedgerows. Development must also conserve and enhance the National Landscape.

As such, the scheme adequately relates to its immediate setting both in terms of the eclectic Hamilton Road West and the traditional Sea Lane as well as the Conservation Area and nearby heritage assets such as the listed cottages to the south and non-designated heritage assets. Based on the above including the Conservation Officers comments, it is considered that the proposed dwelling would acceptably relate to its setting in terms of design, form and

scale. Whilst a dwelling of a more unique form, the wing adjacent to the sensitive Sea Lane respects and relates to the historic character while the dwelling fronting Hamilton Road West reflects this more varied street scene and character. With height demonstrated to be acceptable and in keeping with the locality the dwelling is considered appropriate. Materials show on plan have been considered and samples as outlined in recommended conditions would ensure a suitable visual finish.

In terms of Policy 14, the site is not within the National Landscape. Biodiversity net gain is addressed below and the loss of the trees to the front of the site has already been addressed. As stated, a landscaping plan is required for any approval which could consider soft landscaping across the site.

Overall, the proposal is considered to be in accordance with Policy CS06, CS08 and CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016, Policies 3,6,7, 8 and 14 of the Neighbourhood Plan as well as the provisions of the NPPF 2023.

Impact on Neighbour Amenity:

Changes over time are outlined within the above section of this report. The final scheme as presented is considered, taking a measured and balanced view, to be acceptable. To the south, there would be a distance of over approx. 15m to the rear boundary from the rear of the proposed dwelling at the closest point. The existing pool is to be retained and while levels are stated on plan to remain the same, this would also be included within the landscaping plan for clarity. The rear of the western wing would face towards the deeper eastern wing with further separation to the south. To the west, no first floor windows are shown and ground floor window and door would be screened by boundary treatment. The balcony element would include obscure glazing at least 1.7m above floor level and is also secured by a separate condition to the western elevation. While the built form of the replacement dwelling would move further to the west than existing, from the two storey wing there would be approximately over 13m at the closet point to the dwellings across Sea Lane and approx. 11.9m at the closest point from the pitched roof single storey garage. This is considered to prevent unacceptable overlooking, sense of overlooking and overbearing as well as overshadowing impacts.

To the north, it is first important to note that the proposed balcony/terrace area to the flat roof of the central two storey element of the dwelling has been removed. In addition, there is over approximately 19m from the corner of the balcony on the western wing and the boundary of the neighbour to the north across Hamilton Road West. This is considered acceptable and prevents any unacceptable overlooking impacts in addition to overbearing or overshadowing especially noting the road between.

To the east, it is first important to note that the neighbouring dwelling (Number 4) has habitable rooms towards the application site which, based on officer site visit and detailed discussions with the neighbouring property, consist of a living room space to the rear (with a side facing window and rear window) and dining room space to the front (with a front window and side facing window/patio doors) at ground floor and bedroom space at first floor (with a front window and side facing patio doors/windows within an inset balcony space to the front room and a rear window to the rear bedroom). To the rear, there are further windows/doors and an outside seating area and wider garden space. In regard to the side of the neighbouring dwelling, the existing two storey dwelling is adjacent to the neighbouring property as existing with the side gable generally in line with number 4. The proposed development would not extend further towards the boundary (separation of approx. 1.5m) or neighbouring dwelling with a separation of approx. 5.1m between the side of the proposed dwelling and side of the neighbouring dwelling. The orientation would also change with the

side elevation and eaves running alongside the boundary rather than the side gable as existing. The higher element of this wing would extend approx. 3.2m past the rear of the neighbouring dwelling with the lower element an additional approx. 6.4 m.

However, while the eastern wing would extend past the rear of the neighbouring dwelling to the east by approx. 9.6m the lower rear element would reduce the visual bulk being set approx. 0.7m lower. Taking into account that the side of the neighbouring dwelling is already impacted by the side of the existing dwelling, noting that there are habitable rooms to this side elevation, a balanced consideration is required. In terms of the rear of the neighbouring dwelling and outside space, the rear of the wing is not considered to impact the rear of the neighbouring dwelling in an adverse manor due to the separation as well as set down of the lower element. While the wing would extend along a notable part of the boundary the rear of the garden would remain open. This would reduce the sense of overbearing from the proposal on this boundary. In addition, the remainder of the rear of the neighbour garden would remain open adding to the sense of spaciousness retained. In regards overlooking, at ground floor the inset glazed element would be screened by boundary treatment (conditioned on any approval). At first floor, windows would be obscure glazed and non-opening up to 1.7m serving en-suites (secured by condition on any approval).

Overall and on balance, it is considered that neighbour impact as a result of the proposed development would be acceptable. Therefore, the proposal would be in accordance with Policy CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Policies 6 and 8 of the Neighbourhood Plan and the NPPF.

Highway safety and parking:

Based on the four bedrooms proposed the application site is required to deliver 3 spaces. Based on the area to the front of the dwelling and the garage it is considered that would be adequately addressed. In addition, Norfolk County Council Highways raise no objection either in regard to parking or highway safety. Conditions and an informative would be attached to any approval as outlined within the consultation section of this report. The development is therefore considered to be in accordance with Policy CS11 of the Core Strategy 2011 and the NPPF.

Flood risk and drainage:

The application site is located within Flood Zone 1, the area with the lowest risk of flooding. In addition, EA Mapping shows the site is not at risk from surface water flooding.

The application form states that surface water would be addressed via a soakaway and foul sewerage would be addressed via main sewer. Based on the scale of development no further information is considered necessary. It is also noted that, in terms of Policy 9 Water and Drainage – the use of soakaways is supported.

Other matters requiring consideration prior to the determination of this application:

Biodiversity Net Gain (BNG)

This application was received prior to BNG becoming a requirement for small sites in April 2024. In addition, according to the application form the proposal would seek the self-build exemption although this is not considered further for the above reason.

Neighbourhood Plan

Policy 4 New Housing as Permanent Dwellings

Policy 4 states that new dwellings will only be supported where there is a restriction to ensure its occupancy as a principal residence. However, as this proposal is for a replacement dwelling (ie not a net new dwelling) this policy is not relevant and it is not reasonable to impose a principal residency restriction on this application.

Removal of Permitted Development Rights

Permitted development rights regarding the enlargement, improvement or other alteration to the dwelling house and additions to the roof of a dwellinghouse are removed via condition so that the LPA may retain control of development in the interests of neighbour amenity impacts.

Parish Council Objection

It is considered that objections relating to form and character and the Conservation Area, neighbour amenity and the Old Hunstanton Neighbourhood Plan are addressed within the above report. In terms of the trees removed, this is addressed within the above report. In addition, while the 40% of the total plot area requirement is stated by the Parish Council, this does not form part of actual policy wording, in addition plans show that the proposal would take up 33% of the plot.

Third Party Objections

It is important to note that amendments to plans have addressed various concerns raised by objectors and these changes are outlined within the above report. Form and character, neighbour amenity and the neighbourhood plan are all addressed within the above report. In addition, the removal of trees, landscaping, surface water, drainage and levels are also addressed above.

In terms of 'right to light', this is a civil matter outside of the scope of this planning application. Overshadowing and neighbour amenity impact has been considered above. In terms of 'the BRE 25 or 45 degree guidance', this is not formal planning policy and the impact to the adjoining neighbour – number 4 - has been considered in detail above.

The 'approved roof height' shown on the submitted street scene plan relates to the "Street Scene Elevation - As Proposed - Hamilton Road West looking South" street scene and number 6 Hamilton Road West regarding a previous approval on site not the application site.

In regard to the impact on Biodiversity and Policy 14 of the Old Hunstanton Neighbourhood Plan which notes that development should protect and enhance biodiversity and conserve natural landscape features, this is noted. As stated above, the development is exempt from the 10% biodiversity net gain requirement due to when it was submitted. However, a landscaping plan is conditioned for any approval which would detail the hard and soft landscaping proposals for the site as outlined above.

In terms of example materials in the area, the above report considers the proposed materials in the context of the locality and neighbourhood plan.

Impact on house value is not a material planning consideration. In addition, loss of privacy has been considered in terms of impact on neighbour amenity and consideration is therefore given to The Human Rights Act in this regard.

While the new rear pedestrian entrance would be up a steep bank, there is not a material issue with this in planning terms.

Submitted drawings are to scale, able to be measured online and are considered suitably detailed to allow for the determination of the planning application noting that various further details would also be considered on any approval via conditions. It is also considered that that latest submitted drawings allow appropriate consideration of the proposed development.

The use of the replacement dwelling would remain C3 as existing and any intensification or change of use beyond this would require separate planning permission.

In terms of custom and self-build, this is addressed in terms of biodiversity above and would not impact the wider consideration of the proposal. Custom and self-build does not guarantee the grant of planning permission as it must be suitable development and the proposal has been assessed as outlined within this report. As the development would not be exempt from Biodiversity Net gain solely on the self-build exemption as outlined above it is not considered that a legal agreement is required to secure this. In this instance, a condition would be attached to any approval to secure the dwelling a self/custom build.

“The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.”

The development has been assessed above in terms of the whole development plan including the local and neighbourhood plan in addition to the requirements of the NPPF. The BCKLWN Conservation Officer has assessed the proposal impact in terms of the Conservation Area and heritage assets.

The development must be assessed based on the plans as submitted, in this instance the latest amended plans.

In terms of the development overshadowing solar panels on the neighbouring number 4, the proposal would not be higher than this dwelling and would be separated as outlined above. It is not therefore considered that adverse overshadowing would impact the rear roof slope of the neighbouring dwelling taking into account the orientation.

The Anti-Social Behaviour Act would not be relevant as outlined within the public objection (relating to high hedges). The separation distance is considered above and there no indication that this would create any particular or significant potential fire hazard.

CONCLUSION:

Overall, it is considered that the proposed design, scale and materials are appropriate given the setting in this area of the village of Old Hunstanton taking into account the Conservation Area and nearby heritage assets. Conditions are recommended for any approval that would require material samples as well as sample panels, details of the joinery and hard and soft landscaping and boundary treatments to ensure a suitable visual finish.

It is considered that there would be an acceptable impact on neighbour amenity based on the existing situation and proposed development, taking a balanced view. Norfolk County

Council Highways raise no objection based on Highway Safety and parking and the development is considered acceptable in regard to flood risk and drainage.

Overall, the development is therefore considered to be in accordance with Policy CS06, CS08, CS11 and CS12 of the Core Strategy 2011, DM15 and DM17 of the Site Allocations and Development Management Policies Plan 2016, Policies 3,6,7,8,9 and 14 of the Neighbourhood Plan as well as the provisions of the NPPF 2023 and is therefore duly recommended for approval.

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:

*FLOOR PLANS, ELEVATIONS AND SITE PLAN PROPOSED, Drawing Number: 699-P100 REV: D
*VISUALS AND SITE PLAN PROPOSED, Drawing Number: 699-P101 REV: E
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking/turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policy CS11 of the Core Strategy 2011 and the NPPF.
- 4 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 dwelling and boundary wall (including showing the laying of the car stone, type of car stone and mortar as well as the brick, bond and mortar to be used) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel(s) 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Policy CS12 of the Core Strategy 2011 and Policy 7 of the Old Hunstanton Neighbourhood Plan.
- 5 Condition: Notwithstanding approved plans, no development shall take place on any external surface of the development hereby permitted until samples of the materials to be used 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.

- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Policy CS12 of the Core Strategy 2011 and Policy 7 of the Old Hunstanton Neighbourhood Plan.
- 6 Condition: Notwithstanding approved plans, no development over or above foundations shall take place on site until 1:20 drawings of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. The plans shall include joinery details, cross sections and the opening arrangements as well as window style, reveal, cill and header treatment. The development shall be implemented in accordance with the approved details.
- 6 Reason: To ensure a satisfactory external appearance in accordance with the principles of the NPPF, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Policy CS12 of the Core Strategy 2011 and Policy 7 of the Old Hunstanton Neighbourhood Plan.
- 7 Condition: Any flue installed on the dwelling shall be painted black and retained as such in perpetuity.
- 7 Reason: To minimise adverse impacts to the external appearance of the dwelling, in accordance with the NPPF 2023 and Policies CS12 and DM15 of the Local Plan.
- 8 Condition: Prior to first occupation of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected.

The boundary treatment shall be completed before the occupation hereby permitted is commenced or before the building is occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

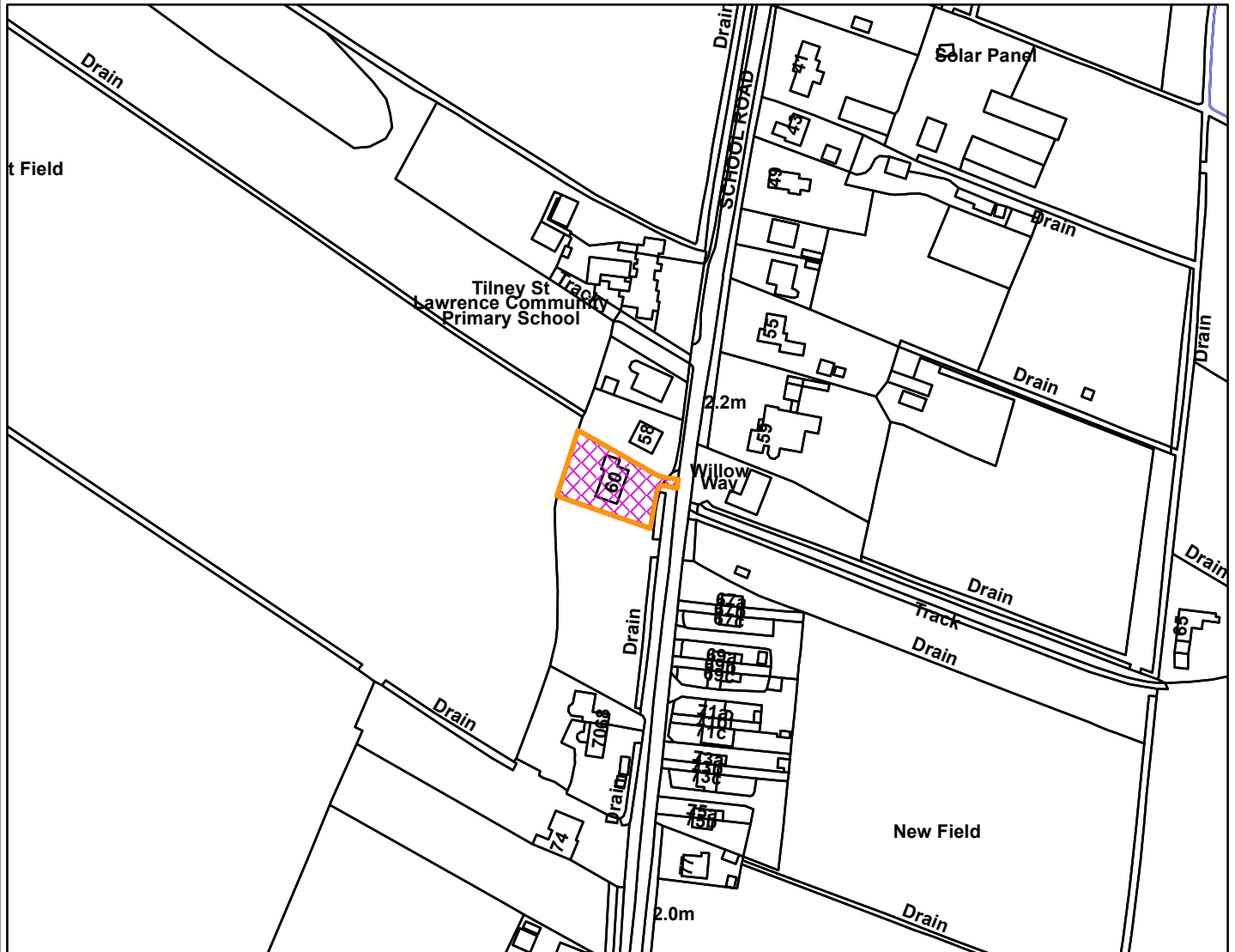
- 8 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with Policy CS08 and DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2023.
- 9 Condition: Prior to the first occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.

- 9 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with Policy CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016, Policy and the NPPF.
- 10 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class A, B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house and additions to the roof of a dwellinghouse shall not be allowed without the granting of specific planning permission.
- 10 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with Policy CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF.
- 11 Condition: Before the first occupation of the building hereby permitted the windows at first floor to the eastern elevation shall be fitted with obscured glazing and any part of the windows that are less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 11 Reason: To protect the residential amenities of the occupiers of nearby property in accordance with Policy CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Policies 6 and 8 of the Neighbourhood Plan and the NPPF.
- 12 Condition: Prior to the first use of the balcony hereby permitted, the 1.7m obscure glazed screening to the western side of the balcony area as shown on dwg no 699-P100 REV D shall be installed prior to the commencement of the use of the balcony and shall thereafter be permanently retained in that condition.
- 12 Reason: To protect the residential amenities of the occupiers of nearby property in accordance with Policy CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as Policies 6 and 8 of the Neighbourhood Plan and the NPPF.
- 13 Condition: Notwithstanding The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or reenacting those orders with or without modification), the development shall not be constructed other than as a self-build or custom build dwelling as defined under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) and shall not be used for any other purpose without express planning permission.
- 13 Reason: For the avoidance of doubt and in the interests of proper planning in accordance with the NPPF.



60 School Road Tilney St Lawrence King's Lynn PE34 4QZ



Legend

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Scale: 1:2,500

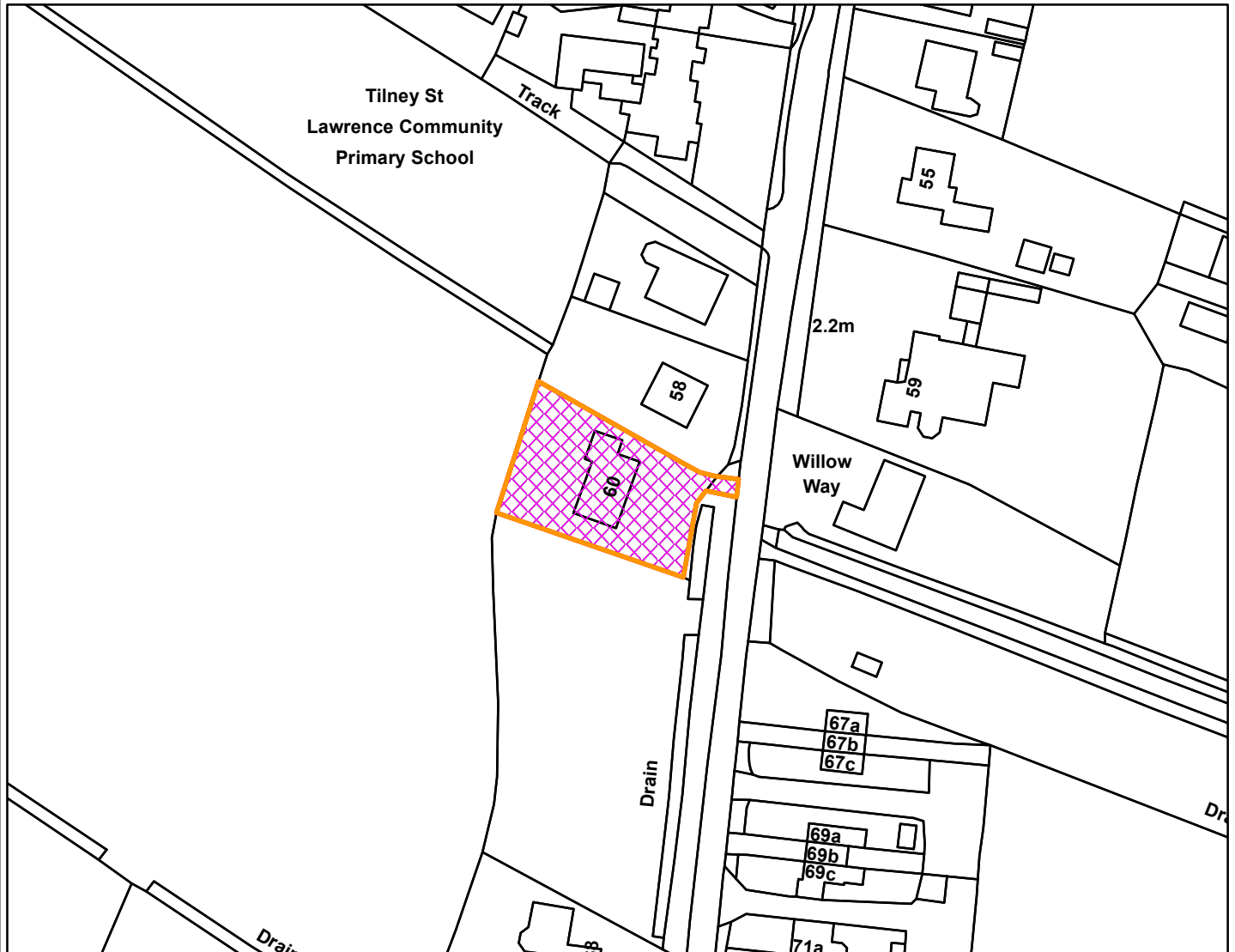
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Organisation	BCKLWN
Department	Department
Comments	
Date	14/08/2024
MSA Number	0100024314



60 School Road Tilney St Lawrence King's Lynn PE34 4QZ



Legend

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Scale: 1:1,250

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Organisation	BCKLWN
Department	Department
Comments	
Date	14/08/2024
MSA Number	0100024314

Parish:	Tilney St Lawrence	
Proposal:	REMOVAL OF CONDITION 5 OF PLANNING CONSENT M.3950 : Site for Erection of Bungalow (Outline Application)	
Location:	60 School Road Tilney St Lawrence King's Lynn Norfolk	
Applicant:	Mr M Whitear	
Case No:	24/01136/F (Full Application)	
Case Officer:	Kirsten Jeavons	Date for Determination: 15 August 2024 Extension of Time Expiry Date: 9 September 2024

Reason for Referral to Planning Committee – Applicant is related to a member of staff involved in the planning process.

Neighbourhood Plan: No

Case Summary

The application seeks permission for the removal of Condition 5 of Planning consent M.3950: Site for Erection of Bungalow (Outline Application).

Condition 5 states 'The occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture as defined in Section 221(1) of the Town and Country Planning act 1962, or in forestry and the dependants of such person'.

The application site is located within the development boundary of Tilney St Lawrence, which is classed as a Key Rural Service Centre within Policy DM2 of the Site Allocations and Development Management Policies Plan (SADMPP 2016).

The application site is located to the west of School Road and the site consists of a detached, single storey, buff brick bungalow.

Key Issues

Principle of Development
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is located within the development boundary of Tilney St Lawrence.

The site consists of a detached, single storey, buff brick bungalow and the dwelling is located to the west of School Road.

Planning permission is sought for the removal of condition 5 attached to planning consent M.3950: Site for the Erection of Bungalow. Condition 5 restricts the occupation of the dwelling to those employed in agriculture.

No alterations or other amendments have been proposed as part of this application.

SUPPORTING CASE

The dwelling at 60 School Road, Tilney St Lawrence was approved under planning permission M.3950. The permission included condition 05 which limited the occupation of the dwelling to a person(s) employed in agriculture or a dependent of such a person.

Since M.3950 was approved a different Development Plan for the area was adopted. This included development boundaries and a policy, namely DM2, which supports development in principle inside of these boundaries with no special justification required.

60 School Road now sits within the defined development boundary for the area and accordingly, under the current Development Plan and Policy DM2, it is an acceptable development in principle and no special justification by means of an occupational restriction is required. Accordingly, condition 05 of the original planning permission M.3950 is no longer reasonable or necessary.

The National Planning Policy Framework and the associated Planning Practice Guidance states that where conditions are not reasonable or necessary they should not be used. As such given that condition 05 of M.3950 is no longer reasonable or necessary as a result of the current Development Plan, it is not National Planning Policy Framework compliant and accordingly the condition can be removed.

PLANNING HISTORY

M.3950: Site for Erection of Bungalow (Outline Permission) - Approved 11th November 1969

M.4021: Erection of Detached Three-Bedroom Bungalow - Approved 23rd January 1970

Both permissions were conditioned with an agriculture employment occupation restriction.

RESPONSE TO CONSULTATION

Parish Council: NO COMMENT

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM6 - Housing Needs of Rural Workers

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Other material considerations

Principle of Development:

The application is for the removal of condition 5 attached to planning permission: M.3950: Site for Erection of Bungalow (Outline Application) at 60 School Road, Tilney St Lawrence.

Planning consent M.3950 as approved on the 11th of November 1969 was for the erection of a bungalow at land west of School Road, Tilney St Lawrence. Condition 5 attached to this permission stated that 'The occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture as defined in Section 221(1) of the Town and Country Planning act 1962, or in forestry and the dependants of such person'. The reason for this condition was to ensure that the bungalow was only used in connection with the agricultural use of the adjoining land, and it was the policy of the Local Planning Authority to only approve the erection of dwellings outside the village settlement in cases of special agricultural needs.

Policy DM6 of the SADMPP 2016 includes criteria for the relaxation or removal of agricultural occupancy conditions. At the time of the original outline application, the bungalow did not fall within the village settlement of Tilney St Lawrence. Since this application, the village settlement has developed and grown, resulting in the bungalow being located in the Development Boundary (where the development is acceptable in principle), as shown in the 2016 adopted Site Allocations & Development Management Policies Plan (SADMPP), inset G94. It is therefore considered that condition 5 is no longer applicable and necessary.

Other material considerations:

The previous conditions attached to planning consent M.3950 have been reviewed as part of this application. These conditions are stated as followed:

Condition 1: No development whatsoever shall take place until full details of the siting, design, external appearance and means of access of that development have been submitted to and approved by the Local Planning Authority and the development shall conform to such approved details.

Condition 2: This permission shall not be taken as an approval of any details which may be shown on the deposited plan (other than that relating to the location and boundaries of land) unless they have been stated in the application to form an integral part of the application.

Condition 3: Application for approval of any matters reserved in this permission shall be made not later than the expiration of three years beginning with the date of this permission.

Condition 4: The development to which this permission relates shall be begun not later than whichever is the later of the following dates: -

- (i) The expiration of five years from the date of this permission; or,
- (ii) The expiration of two years from the final approval of any matters reserved in this permission or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Condition 6: No development whatsoever, including the erection of gates, walls or fences, or the installation of septic tanks, soakaways or cesspools shall take place within a distance of thirty-six feet from the opposite highway boundary, and.

Condition 7: The development shall conform to a building line of not less than twenty-two feet behind the new highway boundary, and.

Condition 8: The access gates shall be set ten feet behind the new highway boundary with the side fences splayed at an angle of forty-five degrees.

Previous conditions 1, 2, 3, 4, 6, 7 and 8 are no longer relevant to the development, and it is therefore considered re-imposing these conditions would not be necessary or reasonable.

CONCLUSION:

The proposal complies with Policies DM2 and DM6 of the SADMPP 2016, and the bungalow falls within the development boundary of Tilney St Lawrence, as such condition 5 of planning consent M.3950 can be removed. Since the other 7 conditions will not be re-imposed, this permission would be unconditional. On the basis of the above, the application is recommended for approval.

RECOMMENDATION:

APPROVE

PLANNING COMMITTEE – 02 September 2024

QUALITY OF DECISIONS

This measure calculates the percentage of the total number of decisions made by the Authority on applications that are then overturned at Appeal.

The Assessment period for this measure is the two years up to and including the most recent quarter plus 9 months.

Therefore, the performance for Q2 (end of June) is calculated as follows:

Planning applications determined between 01/10/2021 to 30/09/2023 plus 9 months = 30/06/2024.

The threshold for designation for both Major and Non-Major is **10%** - this is the figure that should not be exceeded, otherwise there is a risk the Authority being designated by MHCLG.

Performance at 30 June 2024

MAJOR			NON-MAJOR		
No. of Decisions Issued	No. Allowed on Appeal	% Overturned	No. of Decisions Issued	No. Allowed on Appeal	% Overturned
87	5	5.75%	3012	24	0.8%

PLANNING COMMITTEE – 02 September 2024

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

- (1) To inform Members of the number of decisions issued between the production of the 29 July Planning Committee Agenda and the 02 September agenda. 119 decisions issued 115 decisions issued under delegated powers with 4 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 17 July 2024 and 14 August 2024

	Total	Approved	Refused	Under 8 weeks	Under 13 weeks	Performance %	National Target	Planning Committee decision	
								Approved	Refused
Major	2	2	0		2	100%	60%	0	0
Minor	56	48	8	50		89.3%	80%	3	1
Other	61	55	6	59		96.7%	80%	0	0
Total	119	105	14						

Planning Committee made 4 of the 119 decisions, 4%

PLANNING COMMITTEE - 02 September 2024

APPLICATIONS DETERMINED UNDER DELEGATED POWERS

PURPOSE OF REPORT

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

RECOMMENDATION

That the report be noted.

DETAILS OF DECISIONS

71

DATE RECEIVED	DATE DETERMINED/ DECISION	REF NUMBER	APPLICANT PROPOSED DEV	PARISH/AREA
04.06.2024	23.07.2024 Was Lawful	24/01038/LDE	Bagthorpe Farm Main Road Bagthorpe King's Lynn Lawful Development Certificate application seeking confirmation that the siting of two caravans on the site as outlined in red for residential accommodation for seasonal workers at the farm, would be lawful due to the passage of time and does not require planning permission, in accordance with 171B (3) of the Town and County Planning Act 1990 (as amended).	Bagthorpe With Barmer - VACANT

20.06.2024	18.07.2024 AG Prior Notification - NOT REQD	24/01140/AG	Barmer Hall Farm Fakenham Road Barmer Syderstone Notification: Agricultural Building for the drying and storage of combinable crops, and farm equipment. Main Building 36m Long x 38m Span (1368m) plus Rear Lean-to 8m x 10m (80m). Total Floor Area = 1448m	Bagthorpe With Barmer - VACANT
10.06.2024	07.08.2024 Application Permitted	24/01068/F	Dairy Barn Boughton Long Road Barton Bendish KINGS LYNN Proposed conversion of garage to create Annex.	Barton Bendish
20.06.2024	01.08.2024 Application Permitted	24/01138/F	Brentwood Main Road Brancaster Staithe Norfolk VARIATION OF CONDITION 2 PLANNING PERMISSION 22/01796/FM: Construction of 12 no. affordable dwellings with associated external works and access	Brancaster
20.03.2024	30.07.2024 Application Permitted	24/00513/LB	Grapevine Gallery St Andrews Cottage Overy Road Burnham Market Change of use from Art Gallery to residential with small extension.	Burnham Market
19.05.2024	19.07.2024 Application Permitted	24/00933/F	The Hoste Arms 14 Market Place Burnham Market King's Lynn Installation of extract cowl to existing chimney stack	Burnham Market

05.06.2024	13.08.2024 Application Permitted	24/01045/F	Spinney Cottage Stanhoe Road Muckleton Burnham Market Variation of conditions 2 and 3 attached to planning permission 22/00224/F: Two storey extensions and alterations to dwelling.	Burnham Market
06.06.2024	29.07.2024 Application Permitted	24/01050/F	Whimbrel 32 North Street Burnham Market King's Lynn Extension and solar panels to the rear of the property	Burnham Market
27.06.2024	14.08.2024 Application Permitted	24/01194/F	7 Rogers Row Station Road Burnham Market King's Lynn Alterations to outbuilding to accommodate studio for personal use	Burnham Market
07.06.2024	29.07.2024 Application Refused	24/01057/F	Whitehall Farm Walsingham Road Burnham Thorpe King's Lynn Replacement timber windows and doors to property.	Burnham Thorpe
07.06.2024	29.07.2024 Application Refused	24/01058/LB	Whitehall Farm Walsingham Road Burnham Thorpe King's Lynn Replacement timber windows and doors to property.	Burnham Thorpe
17.05.2024	26.07.2024 Application Permitted	24/00957/F	12 Woodside Close Dersingham King's Lynn Norfolk Proposed annexe in rear garden.	Dersingham
21.05.2024	25.07.2024 Application Permitted	24/00942/F	36 Wallace Twite Way Dersingham King's Lynn Norfolk A single storey extension to the rear of the property going out 3.8m Concrete and block foundations with timber structure and timber cladding to the exterior	Dersingham

24.05.2024	24.07.2024 Application Permitted	24/00992/F	9 Queen Elizabeth Drive Dersingham King's Lynn Norfolk Rear extension and new front gable incorporating the revised entrance to the property. Alterations include external rendering of the existing property together with the formation of internal doorways. The rear door and window to the garage are to be altered to form one new window.	Dersingham
10.06.2024	29.07.2024 Application Permitted	24/01085/F	6 Valley Rise Dersingham King's Lynn Norfolk Extension and associated alterations.	Dersingham
01.02.2024	07.08.2024 Application Permitted	24/00179/F	Land South of Denver Hill North of Southern Bypass East of Nightingale Lane Downham Market Construction of temporary access road	Downham Market
22.05.2024	16.07.2024 Application Permitted	24/00955/F	16 Hawthorn Road Downham Market Norfolk PE38 9PN Proposed double garage	Downham Market
12.04.2024	05.08.2024 Application Refused	24/00693/CU	Barn At Manor Farm Church Lane East Winch Change of use from agricultural barn to multi-use venue (sui generis) (Retrospective)	East Winch

25.04.2024	25.07.2024 Application Permitted	24/00780/F	Holland House Lynn Road East Winch King's Lynn Removal of Conditions 1, 3, 7 and 8. Variation of Conditions 2, 5 and 12 of Planning Permission 21/00186/F: Construction of a new dwelling following demolition of existing outbuilding.	East Winch
15.02.2024	29.07.2024 Application Refused	24/00273/F	Curtis Butchers 18 Gaultree Square Emneth Wisbech Change of use from vacant shop to mix use takeaway and restaurant, with insertion of extraction flue, and insertion of new shopfront with retractable canopy	Emneth
16.05.2024	18.07.2024 Application Permitted	24/00921/F	21 St Nicholas Drive Feltwell Thetford Norfolk Extension to side of existing dwelling	Feltwell
15.02.2024	06.08.2024 Application Refused	24/00290/F	Klearview Lynn Road Fincham King's Lynn REMOVAL OF CONDITION 8 OF PLANNING CONSENT DM6628: Removal of Agricultural Restriction on bungalow	Fincham
27.02.2024	29.07.2024 Prior Approval - Approved	24/00361/PACU3	Vong Farm 61 Vong Lane Pott Row King's Lynn Notification for Prior Approval: Change of Use of Agricultural Building to one Dwellinghouse (Schedule 2, Part 3, Class Q)	Grimston

30.04.2024	26.07.2024 Application Permitted	24/00824/LB	Elder Farm Elder Lane Grimston King's Lynn Reconstruction and conversion of outbuilding to residential annexe	Grimston
21.05.2024	23.07.2024 Application Permitted	24/00944/LB	Elder Farm Elder Lane Grimston King's Lynn Retrospective: conversion, repair and alteration of curtilage listed cart shed to home office, storage and cart shed.	Grimston
03.06.2024	19.07.2024 Application Permitted	24/01021/F	34 Philip Rudd Court Pott Row King's Lynn Norfolk Ground floor porch extension to dwelling	Grimston
12.01.2024	07.08.2024 Application Permitted	24/00068/F	Ravens Yard Nethergate Street Harpley Norfolk Change of Use from commercial to create 4no. Dwelling Houses	Harpley
07.06.2024	18.07.2024 Application Permitted	24/01075/F	The Owl House 12A Church Lane Heacham KINGS LYNN Replacement porch canopy	Heacham
24.06.2024	30.07.2024 Application Permitted	24/01152/F	2 Church Farm Road Heacham King's Lynn Norfolk Proposed outbuilding.	Heacham
13.02.2024	01.08.2024 Application Permitted	24/00253/FM	The Ffolkes Arms Hotel Lynn Road Hillington King's Lynn New spa facilities, relocation of staff car park and alteration to current external circulation to the existing courtyard hotel rooms.	Hillington

05.02.2024	26.07.2024 Application Refused	24/00227/F	White Dyke Farm Black Dyke Road Hockwold cum Wilton THETFORD Change of use of the building from a cattery to a cattery with associated residential unit.	Hockwold cum Wilton
04.06.2024	23.07.2024 Application Permitted	24/01042/F	Threeways 63 Northgate Hunstanton Norfolk SINGLE STOREY EXTENSION; ALTERATIONS TO FENESTRATION AND RENDER AND BOARDING TO EXTERNAL WALLS	Hunstanton
18.06.2024	05.08.2024 Application Permitted	24/01114/F	7 Curlew Close Hunstanton Norfolk PE36 5PT Loft conversion to garage	Hunstanton
19.06.2024	09.08.2024 Application Permitted	24/01125/CU	1 Bishops Road Hunstanton Norfolk PE36 5AX Retrospective Change of use of dwelling allowing mixed use to accommodate childminding business.	Hunstanton
19.06.2024	07.08.2024 Application Permitted	24/01165/F	St Edmunds House 10 Northgate Hunstanton Norfolk Addition of window into existing kitchen on the East elevation.	Hunstanton
25.06.2024	14.08.2024 Application Permitted	24/01174/F	19 Evans Gardens Hunstanton Norfolk PE36 5DX Proposed extension and alterations	Hunstanton

12.06.2024	02.08.2024 Consent Not Required	24/01088/SU	Verge Near South Wootton Footpath 6 South Wootton Norfolk Under The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017, notice under Regulation 5: Install one new 11m medium pole	King's Lynn
21.02.2023	19.07.2024 Application Refused	24/00405/F	146 Wootton Road Gaywood King's Lynn Norfolk Proposed first floor with loft room and side extension to dwelling.	King's Lynn
08.04.2024	31.07.2024 Application Permitted	24/00647/F	Queen Elizabeth Hospital Gayton Road Queen Elizabeth Hospital Site King's Lynn VARIATION OF CONDITIONS 2, 8, 15 AND 16 OF PLANNING PERMISSION 23/01152/F: (Variation of Condition 8 of Planning Permission 22/01947/FM) Demolition of the Inspire Centre, including its associated car park and full planning permission for the construction of a new Multi-Storey Car Park, associated highway works, engineering works, drainage works and landscaping	King's Lynn
21.04.2024	31.07.2024 Split Decision - Part approve_refuse	24/00753/A	Blue Inc 1 - 5 St Dominics Square King's Lynn KINGS LYNN Fascia Adverts / Above Window Advert: 'Corner Building' Adverts and Hanging Sign	King's Lynn

22.04.2024	31.07.2024 Application Permitted	24/00752/F	Blue Inc 1 - 5 St Dominics Square King's Lynn KINGS LYNN Change of Use of the ground floor from a retail unit (Class E) to an Adult Gaming Centre (Sui Generis) with external alterations for signage. (Separate Signage Application) (24hour operation).	King's Lynn
02.05.2024	07.08.2024 Application Permitted	24/00827/F	Romarlo 8 Ffolkes Drive King's Lynn Norfolk Demolish single storey rear extension. Two storey side extension, single storey rear extension, garage extension and associated works.	King's Lynn
03.05.2024	19.07.2024 Application Permitted	24/00840/F	Unit 2 Ground Floor Chequer House 12 King Street King's Lynn Change of use of ground floor of office building to art gallery and associated tea room.	King's Lynn
28.05.2024	29.07.2024 Application Permitted	24/00978/F	Omex Agrifluids Ltd Saddlebow Road King's Lynn Norfolk The relocation of an existing single storey Portakabin building and the installation of a single storey Portakabin building in its place. This application seeks permanent planning permission.	King's Lynn

03.06.2024	26.07.2024 Application Permitted	24/01016/F	Flat 44 London Road King's Lynn Norfolk VARIATION OF CONDITION 3 AND 13 OF PLANNING CONSENT 11/01945/FM : Conversion of existing building to provide 3 dwellings and construction of 8 new dwellings	King's Lynn
10.06.2024	26.07.2024 Application Permitted	24/01094/F	Flat A 115 London Road King's Lynn Norfolk Removal of existing double doors and windows. Installation of new single door and frame and 2No. windows	King's Lynn
11.06.2024	23.07.2024 Application Refused	24/01081/LB	18 Old School Court King Street King's Lynn Norfolk Application for listed building consent for installation of void through floor lift	King's Lynn
13.06.2024	05.08.2024 Application Permitted	24/01090/F	Flat F Stonegate House 7 Stonegate Street King's Lynn Replacement of sash window on a like for like basis. Wooden frame painted white with panelling. Single glazed.	King's Lynn
13.06.2024	05.08.2024 Application Permitted	24/01091/LB	Flat F Stonegate House 7 Stonegate Street King's Lynn Replacement of sash window on a like for like basis. Wooden frame painted white with panelling. Single glazed.	King's Lynn

17.06.2024	06.08.2024 Consent Required Not	24/01119/SU	Mast Telecom Hamlin Way Hardwick Narrows King's Lynn NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS AT EXISTING MAST in accordance with Regulation 5: Installation of 3 no. replacement antennas, and associated ancillary development.	King's Lynn
17.06.2024	26.07.2024 Application Permitted	24/01155/F	Hillington Square King's Lynn Norfolk Variation of Condition 1 attached to 19/00151/F: Variation of condition 1 of planning consent 15/00252/F to allow the drawings to be amended to alter frame configurations to ground floor units, addition of obscure glazing to lower panels and change of pattern of some entrance door styles - Alteration to balustrade.	King's Lynn
18.06.2024	09.08.2024 Application Permitted	24/01118/F	19 Suffolk Road King's Lynn Norfolk PE30 4AH Two storey extension to side & single storey extension to rear of existing two storey dwelling.	King's Lynn

20.06.2024	13.08.2024 Would be Lawful	24/01175/LDP	67 Friars Street King's Lynn Norfolk PE30 5AP Application for a Lawful Development Certificate for proposed internal wall alterations at first floor level and conversion of living room into a bedroom at ground floor level	King's Lynn
02.07.2024	22.07.2024 Application Permitted	23/02064/NMA_1	Argos Extra Superstore Unit 2 Hardwick Retail Park Campbells Meadow NON-MATERIAL AMENDMENT TO Planning Permission 23/02064/F: Minor physical works to the facade.	King's Lynn
17.05.2024	16.07.2024 Application Permitted	24/00931/F	Mulberry House 41 Walton Road Marshland St James Wisbech Proposed Cart Shed.	Marshland St James
12.03.2024	18.07.2024 Application Refused	24/00458/F	Whitegates Methwold Road Methwold Hythe Thetford Construction of one dwelling and garage	Methwold
04.04.2024	19.07.2024 Application Permitted	24/00627/F	Wissington Sugar Factory College Road Wissington Wereham Installation of pilot plant for the production of Spirulina power and associated development including the erection of steel frame clad building, a new tank, supporting columns and gantry.	Methwold

29.07.2024	06.08.2024 Application Permitted	18/00245/NMA_1	46 Hythe Road Methwold Thetford Norfolk NON-MATERIAL AMENDMENT TO Planning Permission 18/00245/F: Alterations and extensions to dwelling, including removal of part of front bays and rear flat roof extension and dropped kerb.	Methwold
20.05.2024	19.07.2024 Application Permitted	24/00967/F	Oakwood Hill Road Middleton King's Lynn Retrospective: 5 by 4 metres wooden storage shed with a flat roof, double doors and 2 windows on a slab base.	Middleton
23.05.2024	29.07.2024 Application Permitted	24/00959/F	William George Sand And Gravel Limited William George Way Blackborough End KINGS LYNN Proposed Storage Unit, (Non Residential) comprising painted Blockwork Walls and electricity supply with concrete hardstanding and dedicated access drive onto William George Way.	Middleton
14.03.2024	30.07.2024 Application Refused	24/00464/F	The Fuchsias 6 Silt Road Nordelph DOWNHAM MARKET Construction of one dwelling and associated drainage works	Nordelph
06.06.2024	08.08.2024 Was Lawful	24/01074/LDE	Grange Farm Cottage 31 Rectory Lane North Runcton KINGS LYNN Lawful Development Certificate: Change of use from residential dwelling to storage building	North Runcton

19.06.2024	05.08.2024 Application Permitted	24/01124/F	The Old School House The Green North Runcton King's Lynn Replacement of existing Luton van box-body with garden shed.	North Runcton
18.01.2024	24.07.2024 Application Permitted	24/00092/F	The House On The Green Ling Common Road North Wootton King's Lynn Extension & Alterations to public house.	North Wootton
19.06.2024	02.08.2024 Application Permitted	24/01129/F	59 All Saints Drive North Wootton King's Lynn Norfolk Proposed First floor Extension with Attic trusses to existing bungalow. Demolition of existing conservatory and bay window. Internal alterations including new sliding door between existing openings, new side window and new ASHP.	North Wootton
24.01.2024	18.07.2024 Application Permitted	24/00129/F	Land Adjacent Former Coal Yard Adjacent To The Poplars Thetford Road Northwold Land to facilitate installation of foul water treatment plant and drainage field to serve neighbouring residential development	Northwold
26.03.2024	07.08.2024 Application Permitted	24/00563/F	Land South of 2 High Street High Street Northwold Norfolk Development of five dwellings, garaging, vehicular and pedestrian access, and other associated works and infrastructure; demolition of buildings and wall.	Northwold

20.06.2023	31.07.2024 Application Permitted	23/01290/F	Seas The Day 1 Hamon Close Old Hunstanton HUNSTANTON Extension and alterations to dwelling	Old Hunstanton
11.07.2024	01.08.2024 AG Prior Notification NOT REQD	24/01262/AG	Lodge Farm Downs Road Hunstanton Norfolk Agricultural Prior Notification: To construct a private way dedicated for farm use.	Old Hunstanton
07.02.2024	09.08.2024 Application Permitted	24/00214/F	56 Church Drove Outwell Wisbech Norfolk Variation of condition number 3 attached to planning permission 23/01884/F: VARIATION OF CONDITION 3 OF PLANNING PERMISSION 21/01406/F: Change of use to incorporate new child minding business within existing dwelling.	Outwell
24.05.2024	30.07.2024 Application Permitted	24/00993/F	Holly And Ivy Barn The Cottons Outwell Wisbech Construction of a part single storey and part 2 storey extension to dwelling, construction of a porch. Construction of a detached garage/store with living accommodation over.	Outwell
31.05.2024	07.08.2024 Application Permitted	24/01033/RM	Land W of Woodhall Robbs Chase Outwell Norfolk Reserved Matters Application for approval of the appearance, landscaping, layout and scale of one dwelling	Outwell

25.06.2024	14.08.2024 Prior Approval - Approved	24/01169/PACU3	Sandy End Farm Marsh Road Outwell Wisbech Notification for Prior Approval for change of use of agricultural building to two dwellings (Schedule 2, Part 3, Class Q)	Outwell
01.07.2024	29.07.2024 Application Permitted	23/00540/NMA_1	North Barn Beaupre Barns Marsh Road Outwell NON-MATERIAL AMENDMENT to Planning Permission 23/00540/F: Change of Use of Existing Agricultural Buildings to Residential Dwellings (part retrospective) including standing of temporary static caravans during construction work	Outwell
01.07.2024	09.08.2024 Permitted Development _App not reqd	24/01212/LDP	Kiereley 23A Isle Bridge Road Outwell Wisbech Application for a Lawful Development Certificate for the proposed use of land to site a static caravan	Outwell

10.06.2024	01.08.2024 Was Lawful	24/01060/LDE	The Beach House 43 Pentney Lakes Common Road Pentney LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR AN EXISTING USE: In summary-the application dwelling has been occupied as a full time main residence by the applicants for a period in excess of 10 Years (in breach of conditions 6 and 7 as applied to be base permission for the dwelling) as as such is now lawful and immune form any enforcement action	Pentney
17.05.2024	01.08.2024 Application Permitted	24/00929/F	7 Rectory Close Roydon King's Lynn Norfolk Extensions and alterations to dwelling	Roydon
12.06.2024	23.07.2024 Application Permitted	24/01083/F	The Dairies 6 Stoney Road Roydon King's Lynn Extensions and alterations to dwelling (retrospective)	Roydon
28.03.2024	02.08.2024 Application Permitted	24/00672/F	Old Piggery Manor Farm 92 Watlington Road Runcton Holme Proposed change of use of existing residential annexe to holiday let	Runcton Holme
14.05.2024	02.08.2024 Application Permitted	24/00895/LB	Church of St Andrew Lynn Road South Runcton Norfolk Replace felt on vestry roof with terne-coated stainless steel and replace rainwater goods throughout.	Runcton Holme

15.05.2024	05.08.2024 Application Permitted	24/00908/F	Church of St Andrew Lynn Road South Runcton Norfolk Replace felt on vestry roof with terne-coated stainless steel and replace rainwater goods throughout.	Runcton Holme
14.06.2024	06.08.2024 Application Permitted	24/01102/CHSR17	Village Hall Jarvie Close Sedgeford Hunstanton Application under the Habitats Regulations 2017: Maximum number of units per night 30 caravans - 5 Years.	Sedgeford
22.05.2024	14.08.2024 Application Permitted	24/00954/F	2 Norton Hill Snettisham King's Lynn Norfolk Construction of garage	Snettisham
22.03.2024	07.08.2024 Application Permitted	24/00541/F	Morleys Farm Burnham Road South Creake Fakenham Change of Use from Garden Lodge to Worker Accommodation Ancillary to the existing farmhouse	South Creake
19.06.2024	13.08.2024 Application Permitted	24/01128/F	35 Bluestone Road South Creake Fakenham Norfolk Replacement Garden Shed and relocated Oil Tank	South Creake
15.04.2024	06.08.2024 Application Permitted	24/00707/F	Land Adjacent To Shalimar 9 Grimston Road South Wootton Norfolk New Self Build Dwelling Further to Subdivision of Garden.	South Wootton

23.05.2024	24.07.2024 Application Permitted	24/00963/F	Pleasant Holme 3 The Green South Wootton King's Lynn Extension and alterations to the roof and changing external materials of the building.	South Wootton
01.06.2024	18.07.2024 Application Permitted	24/01013/F	164 Grimston Road South Wootton King's Lynn Norfolk Demolition of conservatory. Single storey flat roof extension. External wall insulation and horizontal through colour fibre cement plank cladding to original bungalow.	South Wootton
06.06.2024	23.07.2024 Application Permitted	24/01073/O	Redridges 12 Sandy Lane South Wootton King's Lynn OUTLINE PLANNING PERMISSION WITH ALL MATTER RESERVED FOR : Proposed new dormer bungalow to garden of 12 Sandy Lane (self build)	South Wootton
25.06.2024	12.08.2024 Application Permitted	24/01171/LB	Old Hall Hall Lane South Wootton King's Lynn VARIATION OF CONDITION 2, 4,6, 7 AND 10 OF PLANNING CONSENT 21/01102/LB - Extension & alterations	South Wootton
25.06.2024	13.08.2024 Application Permitted	24/01172/F	Old Hall Hall Lane South Wootton King's Lynn Variation of Condition 2 of Planning Permission 21/01101/F: Extension & alterations.	South Wootton

27.03.2024	18.07.2024 Application Permitted	24/00564/F	Boughton Farm Boughton Road North Stoke Ferry KINGS LYNN Formation of a Pond or Lake to support flora and fauna,including fish and amphibians. This undertaking was made on the site of a tennis court which was constructed 30 years ago and was recently no longer in use	Stoke Ferry
28.03.2024	18.07.2024 Application Refused	24/00593/O	Land Rear NE Number 10 And E of Number 11 Bridge Road Stoke Ferry Norfolk Outline Application: Proposed Single Dwelling Plot	Stoke Ferry
29.05.2024	18.07.2024 Application Permitted	24/00989/F	1 Lime Kiln Lane Stoke Ferry King's Lynn Norfolk installation of 2 new windows on the ground-floor rear elevation	Stoke Ferry
19.02.2024	29.07.2024 Application Permitted	24/00295/F	Hybrid Farm 246 The Drove Barroway Drove Downham Market PROPOSED 2 PLOT TRAVELLER SITE	Stow Bardolph
22.05.2024	22.07.2024 Application Permitted	24/00951/F	Eel Pie House West Head Road Stow Bridge King's Lynn Replacement of existing conservatory with flat roof extension complete with terrace.	Stow Bardolph
31.05.2024	14.08.2024 Application Permitted	24/01005/CU	170A The Drove Barroway Drove DOWNHAM MARKET Norfolk Retrospective: Change of use from Sui Generis to B8 Commercial Storage.	Stow Bardolph

18.05.2023	19.07.2024 Application Permitted	23/00888/O	Electricity Sub Station W of 147 Sutton Road Terrington St Clement Norfolk Outline application with some matters reserved for construction of detached dwelling	Terrington St Clement
29.02.2024	25.07.2024 Application Permitted	24/00372/F	9 Waterlow Road Terrington St Clement King's Lynn Norfolk Proposed single-storey, pitched roof metal garage workshop for home projects and cooking.	Terrington St Clement
10.06.2024	31.07.2024 Application Permitted	24/01071/F	Hyttan 21 Bullock Road Terrington St Clement King's Lynn Variation of condition 2 attached to planning permission 21/00417/F: Side extension and new roof structure.	Terrington St Clement
14.06.2024	14.08.2024 Application Permitted	24/01108/F	115 Station Road Terrington St Clement KINGS LYNN Norfolk Extension to the side of house for a kitchen / dining area.	Terrington St Clement
22.03.2024	02.08.2024 Application Permitted	24/00539/F	Grantly 108 School Road Terrington St John Wisbech Redevelopment of Grantly Site, demolition of existing bungalow and construction of two new chalet bungalows	Terrington St John
14.02.2024	07.08.2024 Application Permitted	24/00264/F	Wild Luxury - The Wild Glamping Company Drove Orchards Thornham Road Holme next The Sea The addition of five holiday lodges to the existing glamping provision plus associated car parking.	Thornham

31.05.2024	17.07.2024 Application Permitted	24/01007/F	Loke End Hall Lane Thornham Hunstanton Demolition of existing wall, construction of new wall and proposed gates.	Thornham
04.06.2024	05.08.2024 Application Permitted	24/01039/F	6 Pastures Court Thornham HUNSTANTON Norfolk Variation of Condition 1 of Planning Permission 22/00071/F: REMOVAL OR VARIATION OF CONDITIONS 1, 2, 4, 7, 8, 9, 11, 12, 13, 14, 15, 17 AND 19 OF PLANNING PERMISSION 21/00321/F - Plot 9 only.	Thornham
25.06.2024	14.08.2024 Application Permitted	24/01170/F	Thornham Village Hall And Sports Pavilion High Street Thornham KINGS LYNN Variation of condition 2 attached to planning permission 21/02396/F: Proposed new sports pavilion, including demolition of existing structure on site.	Thornham
20.06.2024	09.08.2024 Application Permitted	24/01139/F	Thriftfields Cotts Lane Tilney All Saints King's Lynn Proposed side extension, internal alterations and replacement roof to part of lean too extension.	Tilney All Saints

15.04.2024	05.08.2024 Application Permitted	24/00708/F	52 St Johns Road Tilney St Lawrence King's Lynn Norfolk Erection of two-storey front and rear extensions, single-storey side extension, replacement of roof included raised pitch and front dormers, and upgrading all external finishes.	Tilney St Lawrence
14.05.2024	25.07.2024 Application Permitted	24/00901/F	Rose Cottage 6 Magdalen Road Tilney St Lawrence KINGS LYNN Conversion of an outbuilding to a business use and conversion of an outbuilding to an residential annexe	Tilney St Lawrence
10.06.2024	30.07.2024 Application Permitted	24/01062/F	TF Motorcycles New Road Tilney St Lawrence King's Lynn Variation of condition number 3 attached to planning permission 20/01116/F: Proposed extension for Cafe and extended showroom and extended associated amenity space.	Tilney St Lawrence
28.05.2024	23.07.2024 Prior Approval - Approved	24/00983/PACU3	Brenda 114 Church Drove Outwell Wisbech Proposed conversion of agricultural barn to form one small residential unit (Schedule 2, Part 3, Class Q)	Upwell
03.06.2024	25.07.2024 Prior Approval - Approved	24/01027/PACU3	Riverside Organic Farm Pius Drove Upwell Wisbech Notification for Prior Approval for change of use of agricultural building to five dwellings (Schedule 2, Part 3, Class Q)	Upwell

03.06.2024	02.08.2024 Application Permitted	24/01048/F	Lode Orchard 57 Small Lode Upwell Wisbech REMOVAL OF CONDITION 3 OF PLANNING CONSENT M.3781 : Erection of bungalow	Upwell
21.03.2024	14.08.2024 Application Permitted	24/00528/F	Land And Buildings Between Model Cottage And Beacon Cottage The Marsh Walpole St Andrew Norfolk Proposed erection of 2no. semi-detached dwellings and forming new access.	Walpole
21.03.2024	02.08.2024 Application Permitted	24/00529/F	Land South of Birchwood Mill Road Walpole Highway Norfolk Proposed dwelling to replace Part Q (23/01801/PACU3) barn conversion.	Walpole
28.05.2024	22.07.2024 Application Refused	24/00974/F	Walnut Tree Farm Walnut Road Walpole St Peter Wisbech VARIATION OF CONDITION 2 OF PLANNING CONSENT 22/01722/F : Demolition of existing stable block and construction of dwelling and garage	Walpole

03.06.2024	18.07.2024 Application Permitted	24/01022/F	Land Opposite Walpole Sub Station Walpole Bank Walpole St Andrew Norfolk Variation of condition number 3 of planning permission 22/00438/FM: Development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Walpole
03.06.2024	18.07.2024 Application Permitted	24/01023/F	Land Opposite Walpole Sub Station Walpole Bank Walpole St Andrew Norfolk Variation of condition number 3 attached to planning permission 22/02265/FM: Proposed development of an energy storage installation and associated development to allow for the storage, importation and exportation of energy to the National Grid.	Walpole
10.06.2024	09.08.2024 Application Permitted	24/01059/F	10 Folgate Lane Walpole St Andrew Wisbech Norfolk Part single storey side extension	Walpole
31.05.2024	09.08.2024 Application Permitted	24/01003/RM	Heating & Pumbing Services 5 Church Road Walsoken WISBECH RESERVED MATTERS APPLICATION FOR: layout, scale, appearance and landscaping for all 4 plots.	Walsoken

21.08.2023	31.07.2024 Was Lawful	23/01532/LDE	Land Adjacent To Watlington Station Station Road Watlington Norfolk LAWFUL DEVELOPMENT CERTIFICATE: To confirm commencement of the development approved under planning permission reference 15/01306/OM (reserved matters reference 19/00170/RMM).	Watlington
30.05.2024	25.07.2024 Application Permitted	24/00994/F	Sunnyside 74 Downham Road Watlington King's Lynn Conversion of bungalow to chalet with extensions and alterations	Watlington
20.06.2024	29.07.2024 Application Permitted	21/02421/NMAM_1	Site To The West of Kiln House Thieves Bridge Road Watlington Norfolk NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 21/02421/FM : Proposed development of 40 dwellings and associated external works and access	Watlington
03.06.2024	05.08.2024 Application Refused	24/01011/F	Ruins At Formerly Known As Homeland Bedford Bank Welney Norfolk Rebuilding of the present building and extension to build a new house.	Welney

31.05.2024	26.07.2024 Prior Approval - Approved	24/01002/PACU3	Whinhams Farm 81 St Pauls Road South Walton Highway WISBECH Notification for Prior Approval: Proposed conversion of existing agricultural barn to two dwelling houses (Schedule 2, Part 3, Class Q)	West Walton
03.06.2024	31.07.2024 Application Permitted	24/01029/F	Virginia Farm River Road West Walton Wisbech Retrospective application for horse walker	West Walton
31.07.2024	05.08.2024 Application Permitted	18/01421/NMAM13	Land To South of The Poplars Lynn Road Walton Highway Norfolk NON-MATERIAL AMENDMENT to Planning Permission 18/01421/RMM: Construction of 25 dwellings	West Walton
04.07.2024	31.07.2024 Consent Required is	24/01230/AG	Land S of Polperro Too High Road Saddlebow Norfolk Agricultural Prior Notification: Agricultural building (30 metres by 12 metres), with a lean to to the southern elevation (30 metres x 6 metres). A tarmacked area will surround the building, and a track will be created to allow access to this building.	Wiggenhall St Germans
03.06.2024	29.07.2024 Application Permitted	24/01019/F	Railway Cottage 94 Stow Road Wiggenhall St Mary Magdalen King's Lynn Proposed single storey extension to dwelling	Wiggenhall St Mary Magdalen

22.05.2024	09.07.2024 Application Refused	17/01856/VAR1B	Clover Social Club Low Road Wretton King's Lynn Modification of planning obligation, reference LC/S106/18/08 related to planning application 17/01856/O	Wretton
04.06.2024	29.07.2024 Application Permitted	24/01036/F	Orchard Lodge Wretton Fruit Farm West Dereham Road Wretton Removal of Condition 5 attached to 2/81/1842/O: Site for erection of dwelling.	Wretton