

<b>Parish:</b>	<b>King's Lynn</b>	
<b>Proposal:</b>	<b>Erection of two storey rear extension</b>	
<b>Location:</b>	<b>29 Jermyn Road King's Lynn Norfolk PE30 4AE</b>	
<b>Applicant:</b>	<b>Mr Neil Elden</b>	
<b>Case No:</b>	<b>22/00348/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Connor Smalls</b>	<b>Date for Determination: 2 May 2022 Extension of Time Expiry Date: 10 June 2022</b>

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

**Neighbourhood Plan:** No

### **Case Summary**

The application site is located to the north side of Jermyn Road, a residential area within King's Lynn.

The proposal seeks permission for a new two storey rear extension and a single storey rear extension.

### **Key Issues**

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

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

This application is located within the Sub Regional Centre of King's Lynn, inside of the development boundary but outside of the Conservation Area. The proposal consists of a two storey rear extension alongside a single storey rear extension following the demolition of existing single storey rear projections.

The extensions measure approx. 3.6m in depth and 7.4m in width and would be constructed in facing brick, upvc windows and doors and red concrete tiles all to match the existing dwelling.

## **SUPPORTING CASE**

none received.

## **PLANNING HISTORY**

N/A

## **RESPONSE TO CONSULTATION**

**Highways Authority: NO OBJECTION**

**REPRESENTATIONS** One public **OBJECTION** regarding:

- Concerns that new side window at first floor to the existing dwelling may impact potential future extension to their house.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS03** - King's Lynn Area

**CS08** - **Sustainable Development**

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

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

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

## **PLANNING CONSIDERATIONS**

The main considerations are:

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

### **Principle of Development**

The application proposes extensions to an existing dwelling within the residential curtilage, as such, development is acceptable in accordance with Policies CS08 and DM15 of the Local Plan.

### **Form and Character**

The application proposes a two-storey rear extension alongside a single storey rear extension. The rear extensions will both extend to the same depth at ground floor (approx. 3.6m shown on plans), slightly inset from the side elevations of the main dwelling. The single storey element would have a lean to roof with a roof light. The two storey element would then extend up to first floor with the eaves level with the main dwelling and a north facing gable with a ridge well below that of the main dwelling. With no side facing windows to the proposed extensions, there would be one part glazed door to the east, a first floor and ground floor window to the rear (north elevation) with a double glazed door.

The size scale and form of these extensions are wholly subservient and would be both in keeping visually and in scale with the existing dwelling. Materials would be either matching or acceptable additions to the dwelling and include: facing red brick to match existing, white upvc doors and windows to match existing, red concrete roof tiles to match and black upvc rainwater goods. As these extensions would be to the rear and inset from the side, there would be no street scene impact and wider views would be limited.

The proposal would therefore comply with policies CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016 as well as the National Design Guide 2019.

### **Impact on Neighbour Amenity**

The neighbouring dwelling to the east has no side facing windows facing the extension and at ground floor, has a single-storey rear projection. The two-storey rear projection would be closest to this boundary but would be inset by over 1m and it would not extend past the rear of the neighbouring projection. There would be a distance of approximately 3 metres between the new extension and the neighbouring dwelling at first floor. Given the limited 3.6m projection, there would be no unacceptable or adverse neighbouring impacts to the east regarding overbearing or overshadowing. One additional obscure glazed high level window is proposed at first floor on the east elevation of the existing dwelling which would serve an ensuite. The installation of this window is permitted development.

To the rear, there is a distance of over 20m to the rear boundary so new rear facing windows would have limited impact. As the two-storey extension extends only around half of the rear elevation, there is a large distance to the western boundary and dwelling. The single storey rear element is closer to the boundary but as its single storey, its impact is very limited and is mostly screened by the boundary treatment (1.8m close board fencing) leading to no adverse neighbouring impacts.

Given the above, the proposal complies with polices CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Polices Plan 2016.

### **Other material considerations**

Public Objection.

Each planning application is assessed on its own merits. Consideration cannot be given to the impact of this proposal based on speculative future development at the neighbouring dwelling. Notwithstanding these comments, the window serves a non-habitable room and is permitted development.

### **CONCLUSION**

Overall, it is considered that the form, scale and materials proposed in this development would be in keeping with the existing dwelling and wider locality and are considered acceptable. Located to the rear of the property there would be no street scene impact and any wider views would be limited. The impact on neighbour amenity has also been assessed and it is considered that there would be no significant or adverse impact on any neighbouring property as a result of the development. Therefore, the development would be in accordance with CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Polices Plan 2016 as well as the National Design Guide 2019.

### **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: SECTION THROUGH REAR, Received: 07/03/22, LOCATION PLAN, Received: 14/02/22, SITE PLAN, Received: 14/02/22 and PROPOSED PLAN AND ELEVATION, Received: 14/02/22.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.