

AGENDA ITEM NO: 9/4(a)

Parish:	Grimston	
Proposal:	Self-Build Bungalow for owner	
Location:	Middle Farm 15 Chequers Road Pott Row King's Lynn	
Applicant:	Mrs Linda Taylor	
Case No:	23/00234/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 20 June 2023 Extension of Time Expiry Date: 10 November 2023

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

Neighbourhood Plan: No

Case Summary

The application seeks full planning permission for the construction of a new single storey bungalow on garden land between existing dwellings at Middle Farm, Chequers Road, Pott Row.

The application was submitted alongside a separate application for the subdivision of the existing dwelling known as Middle Farm however this application has since been withdrawn by the Agent (application ref 23/00235/F).

Pott Row is categorised as a Joint Key Rural Service Centre (alongside Gayton and Grimston) as defined in the Settlement Hierarchy within Policy CS02 and the development boundary policy therefore applies. The application site is within the development boundary shown on Inset Map G41 of the SADMPP (2016) and the principle of development is therefore acceptable in line with Policy DM2.

The application site is situated between the donor dwelling and a group of three dwellings granted consent under 15/01999/F at a time when the Borough Council could not demonstrate a 5-year supply of land.

Key Issues

- Principle of Development
- Design
- Highway Safety
- Impacts on Neighbours
- Other material considerations

Recommendation

REFUSE

THE APPLICATION

The application seeks full planning permission for the construction of a new single storey bungalow on garden land between existing dwellings at Middle Farm, Chequers Road, Pott Row. The bungalow has been described as a Self-Build Bungalow by the Applicant.

The application was submitted alongside a separate application for the subdivision of the existing dwelling known as Middle Farm however this application has since been withdrawn by the Agent (application ref 23/00235/F).

Pott Row is categorised as a Joint Key Rural Service Centre as defined in the Settlement Hierarchy within Policy CS02 and the development boundary policy therefore applies. The application site is within the development boundary shown on Inset Map G41 of the SADMPP (2016) and the principle of development is therefore acceptable in line with Policy DM2.

The application site comprises an area of garden land situated between the donor dwelling and a group of three dwellings granted consent under 15/01999/F at a time when the Borough Council could not demonstrate a 5-year supply of land.

The application site is in Flood Zone 1. Levels on site are flat and would remain unchanged post-development.

The proposal is for the construction of a modest two-bedroom bungalow with gable end fronting the private access drive. A timber porch is proposed centralised on a front elevation formed primarily of carstone with brick quoins and detailing. The remainder of the property will be constructed in facing brickwork.

The dwelling is proposed with eaves height of approx. 2.5m and ridge height of 6.1m. The 2-bedroom dwelling is proposed with a rear garden area measuring a maximum of 9.3m deep with a width of 8.7m. A separate parking area is proposed with 2 tandem spaces and bin storage area shown to the north side of the bungalow, adjacent to the garden area of the donor dwelling. 1.8m high close boarded fencing would be provided to enclose the proposed site.

The donor dwelling is traditional in character and form, with a dual frontage and elongated form comprising a range of extensions/alterations throughout its lifetime. The donor property has a frontage to Chequers Road however the main access door and parking area front the shared access drive to the properties to the south.

The properties to the south are in the style of converted barns with the nearest property, immediately south of the application site comprising a hipped roof bungalow. A wide range of properties are existing in the immediate locality, including a mix of more recent two storey properties, chalet bungalows and single storey bungalows in a range of orientations and utilising a range of materials.

SUPPORTING CASE

A supporting statement was requested however no such document has been provided as of the date of writing this report.

PLANNING HISTORY

23/00235/F: Application Withdrawn: 24/07/23 - Proposed Sub-Division of Middle Farm, to provide Residential dwelling in its own right. - Middle Farm

15/01999/F: Application Permitted: 09/02/16 - Construction of three houses following demolition of store building and with change of use - Middle Farm - COMMITTEE DECISION

15/00093/PREAPP: INFORMAL - Likely to approve: 27/07/15 - PRE-APPLICATION ENQUIRY: redevelopment of brownfield site for 3 barn/cartshed type dwellings - Middle Farm

05/00698/F: Application Permitted: 16/05/05 - Two storey extension to dwelling - Middle Farm 15 Chequers Road

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION in principle with the following comments:

'The Council does not in principle object to the building of a small property as proposed, so long as it is in keeping in design with both Middle Farm and the new properties.

It is noted however that there appears to be limited parking for anyone visiting the property'.

Highways Authority: NO OBJECTION The point of access with the public highway was considered, approved and implemented under the previous application 15/01999/F and is appropriate for the additional dwelling. The parking layout as submitted would also accord with the adopted guidance. Recommended conditions.

Environmental Health & Housing - Environmental Quality: NO OBJECTION recommended various conditions relating to contaminated land.

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Design
- Impact on neighbours
- Highway safety
- Other material considerations

Principle of Development:

Pott Row is categorised as a Joint Key Rural Service Centre as defined in the Settlement Hierarchy within Policy CS02 and the development boundary policy therefore applies. The application site is within the development boundary shown on Inset Map G41 of the SADMPP (2016) and the principle of development is therefore acceptable in line with Policy DM2.

The site is surrounded by residential development and could provide an additional dwelling towards the Borough Council's Housing Land Supply in a sustainable location within an established settlement.

Design:

The proposal is for the construction of a modest two-bedroom bungalow with gable end fronting the private access drive. A timber porch is proposed centralised on the front elevation which will be formed of carstone with brick quoins and detailing. The remainder of the property would be constructed in facing brickwork.

The bungalow is proposed with contemporary proportions however the use of materials relates back to the more traditional materials in the wider locality, with traditional carstone and clay pantiles.

The proposed materials accord with the character of the immediate locality, in particular the donor dwelling and the dwellings to the south. Proposed materials could be further controlled through the imposition of sample panel conditions for the proposed stonework.

Tandem parking spaces and bin storage are provided to the north of the dwelling, separated from the garden area.

In regard to layout, the proposed bungalow would benefit from rear garden area, totalling approximately 79m² (excluding the parking/bin storage area and front/side gardens) to the west, this garden area will however have limited privacy due to the position of a bedroom window at first floor of the donor dwelling's south elevation.

Whilst in terms of size, this garden area is similar in size to nearby dwellings The Forge (to the south of the site), and Blacksmiths Cottage (to the northeast of the access point), the overall plot coverage, distances to boundaries and extent of development are considered at odds with the typical local vernacular.

It is accepted that the houses immediately south are existing and have changed the character of the area to a degree, however the emphasis on good design has expanded and changed since their original approval in 2016 with the updates to the NPPF and the National Design Guide placing further emphasis on creating high quality environments and making places better for people. The existing courtyard arrangement of dwellings immediately south of the site is better spaced as a whole but as existing is dominated by hard surfacing on property frontages and the addition of a further dwelling to this group, infilling a space between this previous development and the donor dwelling will further contribute to this harsh environment.

The development as a whole therefore represents a cramped form of development, with the lack of privacy for the rear garden area further diminishing the ability for the proposal to be good design or for it to provide for a high standard of amenity for future occupiers. The proposal is therefore at odds with Paragraph 135 of the NPPF (2023) and Policy DM15 of the SADMPP (2016).

Impact on Neighbours:

As a single storey dwelling with ridge line running parallel to side boundaries, the proposal is considered unlikely to lead to any adverse overbearing or overshadowing impacts on adjoining properties. The addition of close boarded fencing to boundaries will limit loss of privacy impacts for the existing dwellings adjoining the site associated with the creation of outdoor space and viewpoints created from the bathroom window proposed on the side elevation of the dwelling.

However, the NPPF (2023) at Paragraph 135 clearly sets out that planning decisions should ensure that development creates places with a high standard of amenity for both existing and future users. An existing bedroom window is positioned at first floor of the donor dwelling's south elevation. This window will have an outlook into the rear garden space, and the limited distances involved (5m from the rear elevation of the donor dwelling to the boundary) will result in the garden area of the proposed plot being overlooked, and the future occupiers having a severely restricted level of privacy for their only amenity space. Given the angles and distances involved, the provision of landscaping along the shared boundary would not suitably resolve the adverse impacts identified.

The proposed loss of garden land for the donor dwelling would maintain sufficient space within that plot to allow for a suitable level of amenity for the existing occupiers.

The creation of a new dwelling will lead to an intensification of the use of the existing gravelled access drive, however with an existing group of dwellings served by the private drive, any increased impacts would be minor and would not warrant refusal of this application on those grounds.

The application fails to provide adequate and suitable amenity space for the proposed dwelling and therefore fails to comply with the NPPF (2023) where it relates to development functioning well and providing a high standard of amenity for future occupiers. For the same reasons, the development fails to comply with Policies CS08 and DM15 of the Local Plan.

Highway Safety:

Access is proposed to be provided via the existing shared driveway to the east of the site.

The point of access with the public highway was considered, approved, and implemented under application reference 15/01999/F and is considered to be appropriate for the additional dwelling proposed under this application, having not drawn any objection from the Local Highway Authority.

The highway network is considered suitable to cater for the proposed development and the Local Highway Authority have raised no objection on those grounds. The addition of one dwelling to this part of the highway network is not considered likely to give rise to highway safety concerns to an extent that would warrant refusal by virtue of Para 115 of the NPPF (2023).

Whilst the Parish Council comments on the lack of visitor parking are noted, the parking layout complies with the adopted parking standards for a scheme of this size, and the Local Highway Authority raise no objection on this basis, subject to standard access conditions. As the proposal is for one additional dwelling, it would be unreasonable and unnecessary to require the provision of specific visitor spaces to alleviate existing issues in the wider area.

The application is therefore considered acceptable insofar as highways matters, and the highway safety impacts can be adequately controlled through conditions ensuring the parking area is provided and retained in accordance with the agreed details, in line with the NPPF (2023) and Policies CS11, DM15 and DM17 of the Local Plan.

Other material considerations

Contamination - The Environmental Quality Team has recommended full contamination conditions due to known contamination from a domestic heating oil spill on site. Conditions could be used to ensure that there is no harm to the health of future occupants, in line with Paragraph 180 of the NPPF (2023) and Policy DM15 of the SADMPP (2016).

Heritage Impacts - The application site is approximately 50m east of Grade II Listed Building known as The Shaws (21 Chequers Road). As a result of the scale of the proposal, boundary treatments, screening, distance and the existing modern development in the immediate locality, the proposal will not lead to any impact on the setting of this designated heritage asset. The proposal therefore complies with the NPPF (2023) and Policies CS12 and DM15 of the Local Plan in regard to heritage impacts.

Self-Build – The Applicant has described the development as a self-build bungalow and provided evidence of their entry on the Custom and Self Build Register. These comments are noted, and the weight given to the provision of self-build sites within the NPPF is also noted. The NPPF (2023) sets out that weight should be given to suitable sites which contribute to self-build provision. It is not considered in this instance that the very minor

benefit to the self-build supply would justify the construction of a dwelling which fails to provide a suitable level of amenity for future occupants and fails to correspond to the overall form and character of the street scene, as discussed in depth above.

Specific comments and issues:

Withdrawn Application 23/00235/F – This application was submitted alongside application ref 23/00235/F which sought consent for the subdivision of the donor dwelling into two independent properties. The application was withdrawn following officer discussion as to the scale and layout of the development, the lack of private amenity space, and form and character concerns relating to the requirement for additional close boarded fencing to shield parking areas.

This application is a standalone application which seeks consent only for the construction of a new bungalow.

CONCLUSION:

The NPPF reiterates the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states that applications for planning permission must be determined in accordance with the development plan unless strong material considerations indicate otherwise.

The application seeks consent for the construction of a 2-bedroom bungalow on land between existing dwellings to the south of Chequers Road, Pott Row. The application site is within the development boundary on land which is considered in principle to be suitable for the proposed use.

The application has demonstrated safe access to accord with the Local Highway Authority's requirements and two parking spaces have been provided within the plot to accord with the development plan in regard to parking provision. No objections have been received from the Local Highway Authority in relation to the suitability of Chequers Road to cater for the proposed traffic.

However, whilst the existing character of this part of Pott Row has resulted in wide variations in plot sizes, dwellings in the immediate locality typically benefit from better spacing and have private amenity spaces which are appropriate for their use. In contrast, the proposal scheme is considered to be uncharacteristically cramped for the character of this part of Pott Row, and the position of the proposed garden area in relation to the bedroom window on the donor dwelling is considered to give rise to conditions detrimental to the privacy of the future occupiers.

The material considerations advanced by the agent, namely the very limited benefit of one additional self-build plot does not remove the need for the development to provide for good design and comply with the development plan as a whole.

The proposal therefore is not considered to meet the NPPF requirements for good design and is at odds with Paragraph 135 of the NPPF (2023), Policy CS08 of the Core Strategy (2011), and Policy DM15 of the SADMPP (2016).

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 Whilst the existing character of this part of Pott Row has resulted in wide variations in plot sizes, dwellings in the immediate locality typically benefit from suitable spacing and plot coverage and have private amenity spaces which are appropriate for their use. In contrast, the proposal scheme is considered to be uncharacteristically cramped for the character of this part of Pott Row, and the position of the proposed garden area in relation to the bedroom window on the donor dwelling is considered to give rise to conditions to detriment of the privacy of the future occupiers.

The proposal therefore is not considered to meet the NPPF requirements for good design and is at odds with Paragraph 135 of the NPPF (2023), Policy CS08 of the Core Strategy (2011), and Policy DM15 of the SADMPP (2016).