

Parish:	Ingoldisthorpe	
Proposal:	Rear single storey extension and alterations including garage.	
Location:	3 Ingoldsby Avenue Ingoldisthorpe King's Lynn Norfolk PE31 6NH	
Applicant:	Mr & Mrs Clark	
Case No:	24/01589/F (Full Application)	
Case Officer:	Mrs Rebecca Bush	Date for Determination: 29 October 2024 Extension of Time Expiry Date: 7 November 2024

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

Neighbourhood Plan: No

Case Summary

The application relates to 3 Ingoldsby Avenue, Ingoldisthorpe and the applicant is seeking full planning permission for a proposed side and rear single storey extension with alterations to the dwelling, including a garage.

The dwelling is two storey, semi-detached, has a hipped roof and is set back from the Ingoldsby Avenue.

It is located within the rural village of Ingoldisthorpe, but, not within the development boundary, and therefore falls within the countryside for the purposes of the Local Plan. The area accommodates a mixture of properties from detached bungalows to semi-detached two storey dwellings in a residential area.

The site is located within flood zone 1.

Key Issues

- Principle of Development
- Design and Impact
- Impact on Neighbour Amenity
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION:

The site lies to the north of the village of Ingoldisthorpe which is a rural village classified in Development Plan Policy CS02. The site is situated between semi-detached dwellings with bungalows adjacent and is located within a cul-de-sac that lies to the north of the development boundary for Ingoldisthorpe.

3 Ingoldsby is a two storey dwelling which is constructed in brick with clay pantiles and white upvc windows and doors. The property has an existing extension to the rear along with an attached shed which already has been demolished. The dwelling has a large garden to the rear and garden to the front, with a wide driveway.

The front of the dwelling is screened by high hedging and mature trees to the front boundary (north) and to the west and east. To the west is also a high fence of approx. 1.8m which separates No 3 and the property named as Morzine.

The proposal is for a rear single storey extension and side extension which extends to the rear, a garage and alterations to the dwelling.

SUPPORTING CASE

No supporting case has been received at time of writing.

PLANNING HISTORY

2/88/4874/F/BR - Two storey extension to dwelling. Refused 29/03/1989.

RESPONSE TO CONSULTATION

Parish Council: No response to date.

Highways Authority: NO OBJECTION

REPRESENTATIONS

ONE public comment received **OBJECTING** to the proposed development. The comments can be summarised as:

- Sun path to the neighbour's western windows will be an issue. Sun will be blocked out in the afternoon and will be worse throughout the winter.
- Both direct and ambient light will be affected.
- Western side of neighbour bungalow and gardens will be persistently impacted by the proposal.
- Extension too large and too wide of this dwelling.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM2 – Development Boundaries

DM5 – Enlargement or Replacement of Dwellings in the Countryside

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations in the determination of the application are:

- Principle of development
- Form and character
- Impact of neighbour amenity
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

The proposal is for a rear single storey and side single storey extension, a garage and alterations.

The Development Plan comprises the Core Strategy (CS) 2011 and The Site Allocations and Development Management Polices Plan 2016 (SADMPP). There is no neighbourhood plan.

Whilst the site is not be located within the development boundary, the principle of extending dwellings within their curtilage is acceptable in principle in accordance with Polices CS01, CS02, CS06, CS08 and DM2, DM5 and DM15 of the Development Plan.

Form and Character:

Section 12 of the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Policy CS06 of the Core Strategy states that development must maintain local character and a high-quality environment. Additionally, Policy CS08 and DM15 promotes good design and Policy DM5 specifies that development in the countryside should preserve the character or appearance of the street scene of the area in which it sits and should reflect the scale and character of their surroundings.

The proposal is to restructure the rear of the ground floor of the property and to replace the existing extension with a new single storey rear/side extension and garage. The extensions would be constructed in red brick and clay pantiles (to match the existing dwelling), with timber cladding and anthracite frames.

The layout of the existing property would alter to create a kitchen/utility area and open plan living room/garden room with a study and bathroom and integrated garage.

The new extensions would protrude from the original rear wall of the dwellinghouse by 10.5m (0.3m longer than the extensions). The extension would have a flat roof and be to 3m high with a lantern over the kitchen/utility area. Two proposed rooflights would be installed on the original roof plane (a retained element of the existing extensions) where the kitchen is currently.

The proposed rear elevation would measure 9.7m in width (3m wider than the existing extensions.)

A garage would be constructed to the side (east) of the property with the extension behind. The garage would extend beyond the existing side (east) elevation by 4.3m and would have a pitched roof to a height of 4.3m (ridge). The front of the proposed garage would face north to the road and would be linked to the side elevation by a flat roof. It would be constructed in brick and timber which is consistent with other properties in the area.

In terms of design and appearance, the site is set back from the road and the proposal is set back from the front elevation of the main dwelling. As such, there would be minimal impacts on views and the street scene as a whole. Additionally, the extension would be subservient to the main dwelling and in combination with materials to match the existing dwelling, this would appear acceptable.

The scale, materials and layout are appropriate with the local setting and would respond sensitively and sympathetically to the locality and would preserve the appearance of the street scene. As such, the application would accord with Policy CS06 and CS08 of the Core Strategy and Policy DM5 and DM15 of the SADMPP.

Impact on Neighbour Amenity:

Para 135(f) of the NPPF 2023 requires development to have a high standard of amenity for existing and future users. Policy DM15 of the SADMPP states, "Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development.

From a site visit and information received, there is a door and 5 windows on the western elevation of Morzine (the neighbour to the east) which serve a bedroom, bathroom, and kitchen. The four bathroom and kitchen windows are obscurely glazed. One window to Morzine (at the southern end of the west elevation) serves a bedroom which would be classed as a habitable room and has no obscure glazing.

In terms of the impact of the proposed development on Morzine, it is acknowledged that the extensions would have a bigger footprint than the existing extension from approx. 87m² to

151m² (ground floor) and would be 2m off the eastern boundary (an approx. 1.8m high panelled fence). The distance between the proposed garage/extension and Morzine would be 3.7m. However, in assessing any impact, it has to be noted that 3 Ingoldsby Avenue benefits from permitted development rights under the Town and Country (General Permitted Development) Order 2015 (as amended) and significant alterations in close proximity to the boundary could occur with planning permission subject to the relevant criteria being met.

The ridge of the garage (highest point of the extension) would be 4.3m high and 2.3m to the eaves. The ridge would be 5.6m from the western elevation of Morzine. The roof would then slope down towards Morzine to 2.3m. This, in turn, would cause minimal overbearing issues.

The single storey extension behind the garage would have a flat roof of 3m. The proposed extension would be slightly longer compared to the rear of Morzine but would be partially screened by the fence and the existing hedging. There is a patio area to the rear of Morzine however there would be minimal overlooking due to the proposed window serving a bathroom and the door with no glazing.

With regards to overlooking, the proposal is single storey and the fence separating the site from Morzine would largely screen the hallway door (which is not glazed but could be in the future) and the window to the proposed bathroom (which is likely to be obscurely glazed), therefore the impact would be minimal. The proposed dining room window (east elevation) would be permitted development as it is an alteration to the existing dwelling.

Due to the orientation of the proposal (being to the south and east of the existing dwelling) overshadowing may occur later in the day to Morzine including the bedroom window. However, the height of the existing house (8.7m) would already overshadow this part of Morzine and due to orientation, any day light issues would be to the end part of the day. The proposal would be just over 1m higher than the fence however the proposal would be 3.7m from the boundary.

In terms of the impact on the adjoining semi (No 5) the proposed development would be located adjacent to the existing extension at No 5, would be 3m high, just 0.3m higher than the current extension and would therefore have a minimum impact on this neighbour.

There are no proprieties to the south; the rear elevation would be 32m from the rear boundary where there are mature trees and hedging.

Given the above, there would be no adverse impacts to the neighbour amenity. The application would therefore comply with Policies CS08 and DM15 of the Development Plan and para 135(f) of the NPPF 2023.

Other Material Considerations:

The proposed development would not result in any additional bedrooms and therefore sufficient parking remains on site.

Crime and Disorder:

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

CONCLUSION:

Overall, the proposed extension and garage would be to an acceptable layout and scale with appropriate materials for the locality. Parking is sufficient. The proposal is single storey and modest in height and whilst the floor space is increased significantly, the proposal would not give rise to conditions detrimental to neighbour amenity particularly when considering development that could be undertaken under permitted development rights along the boundary with the neighbour.

Given the above the application is considered to accord with Policies CS06 and CS08 of the Core Strategy and Policy DM5 and DM15 of the SADMPP, and Para 135(f) of the NPPF 2023. The proposal is therefore recommended for approval subject to the imposition of appropriate conditions.

RECOMMENDATION:

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

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

Location Plan.
Existing Plans - CLAR I PL 1.1 (to be approved as includes the proposed site plan.)
Proposed Elevations - CLAR I PL 2.1.
Proposed Roof Plan, Section and Floor Plan - CLAR I PL 3.1.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.