

Planning Statement

**PLANNING APPLICATION
FOR
ERECTION OF A DWELLING WITH ACCESS (ON A
SITE WITH AN EXTANT CONSENT TO CONSTRUCT
A DWELLING UNDER APPLICATION REF:
15/00852/F)
AT
LAND WEST OF THE OLD SCHOOL HOUSE,
STATION ROAD, TEN MILE BANK, DOWNHAM
MARKET**



21021-001 Rev.01

Planning • Architecture • Design

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1.0 INTRODUCTION

- 1.1 This Planning Statement is prepared by Sensus Architecture Ltd. in support of a Full Planning Application for the construction of a dwelling and access at land west of the Old School House, Station Road, Ten Mile Bank, Downham Market.
- 1.2 The content will provide an assessment of the context, relating specifically to the proposed a site and its surroundings, and sets out the relevant planning history to this site.
- 1.3 The following documents are submitted with this planning application:
- Application form.
 - The requisite application fee.
 - Location Plan.
 - Proposed Layout Plan.
 - Internal floor Plans.
 - Elevation Drawings.

2.0 THE EXISTING SITE

Site Description

- 2.1 The application site is located on the north side of station Road, Ten Mile Bank and comprises the former garden area serving The Old School House.
- 2.2 The site is defined as a 'Rural Village@' under the settlement hierarchy of Policy CS02 of the Core Strategy (2011).
- 2.3 Planning Permission has been previously granted under application reference: 15/00240/F and 15/00825/F for a dwelling with access at this site.
- 2.4 Application reference: 15/00825/F has been implemented and commenced in accordance with s56 of the TCPA and therefore this consent remains extant.



Fig.1. Site looking east towards The Old School House



Fig.2 Site looking west from The Old School House



Fig.3 Site from Station Road

3.0 THE PROPOSAL

- 3.1 This application seeks planning permission to essentially change the design, layout and siting of a dwelling approved under application 15/00825/F.
- 3.2 The key changes are summarised below along with comparative approved and proposed drawings.
- 3.3 The site layout changes include relocating the dwelling further east to enable a larger garden area to be provided at the west side of the property. The former turning area has been omitted. Two parking spaces and visibility splay are provided as previously approved. See Fig. 4 and 5 below.

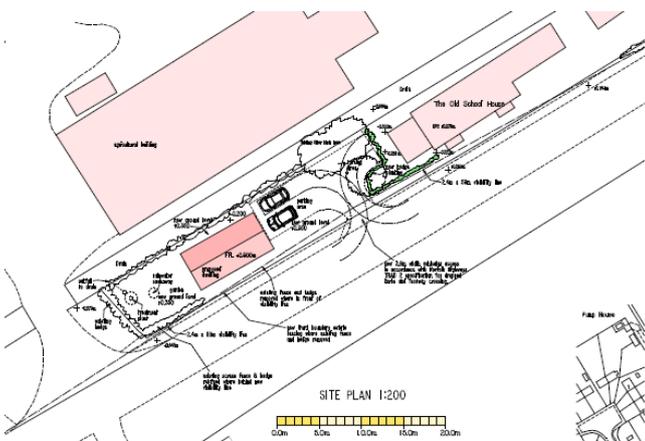


Fig.4: Approved Site Plan

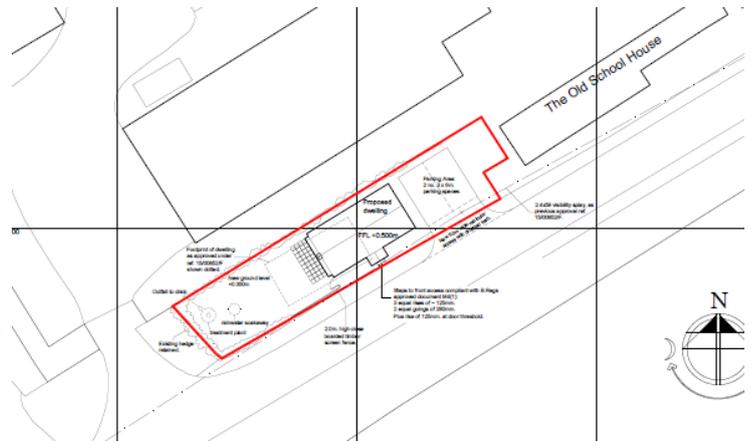


Fig.5: Proposed Site Plan

- 3.3 The elevational changes include incorporation of a small extension at the west side to allow a better relationship between the garden and property. Minor adjustments to fenestration and the provision of a porch at the frontage are also shown to architectural improve the appearance of the dwelling.



Fig.6: Approved Elevations



Fig.6: Proposed Elevations

4.0 PLANNING POLICY AND LEGISLATIVE CONTEXT

4.1 The planning policy set out below is considered relevant to the site and surrounding area:

Legislation

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

Development Plan

4.3 The development plan consists of the King’s Lynn and West Norfolk Borough Council LDC Core Strategy Policies and the Site Allocations And Development Management Policies Plan.

4.4 The following Planning Policies apply to this site and to the objectives of the development: -

LDF CORE STRATEGY POLICIES (Adopted July 2011)

- CS01 – Spatial Strategy
- CS02 – The Settlement Hierarchy
- CS06 - Development in Rural Areas
- CS08 - Sustainable Development
- CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN (SADMP) (adopted 2016)

- DM1 – Presumption in Favour of Sustainable Development
- DM2 – Development Boundaries
- DM15 – Environment, Design and Amenity
- DM17 – Parking Provision in New Development

NATIONAL POLICY

- 4.5 National Planning Policy Framework (NPPF) February 2019
- 4.6 National Planning Guidance (NPG)
- 4.7 National Design Guide

5.0 PRINCIPLE OF THE DEVELOPMENT

- 5.1 The application site lies within an existing rural settlement at Ten Mile Bank and whilst it has a limited number of services and amenities, it is not described as an unsustainable location for development in either of the two previous planning applications. The NPPF advises that housing should be located where it will enhance or maintain the vitality of rural communities, which in this case Officers have also previously concluded the development to be compliant by virtue of it being a smaller settlement which is supported by the services and amenities in a village nearby.
- 5.2 There have been two previous applications for a dwelling with access at this site; the most recent being application ref: 15/00852/F. A material start has been made under s56 of the TCPA and therefore this consent remains extant. The extant permission at this site is a significant material consideration.
- 5.3 The proposed elevational and layout changes are minor when compared to the extant permission.
- 5.4 For the above reasons, it is concluded that the principle of the proposed development is acceptable.

6.0 CHARACTER OF THE DEVELOPMENT

- 6.1 The proposed development sits within a narrow plot which is characteristic of properties in the immediate area. In the Officer report for application ref: 15/00852/FUL it was recognised that the plot was narrow but officer view was that the proposals would not appear over developed nor would the development appear crammed into the site. It was concluded that, on balance, that the proposed development would not result in any significant harm to the established character or appearance of the area and would comply with local and national policies regard design and layout.
- 6.2 The proposed revisions are not materially different to the extant permission, or the previous consent under 15/00240/F which was also found to be acceptable.
- 6.3 It is therefore concluded that the application proposals comply with Policy DM15 of the SADMP.

7.0 RESIDENTIAL AMENITY

- 7.1 Policy DM15 of the SADMP requires that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers.
- 7.2 In terms of residential amenity, there are no immediate neighbours other than the adjacent property, the Old School House. Adequate separation has been maintained between this dwelling and the proposed

house. The proposed re-siting is a minor change from the consented layout and would have no material harmful impact on this property by way of outlook, overshadowing or privacy.

- 7.3 To the north is a large agricultural building (large footprint with low roof profile). The relationship between this building and a dwelling at this site has previously been found to be acceptable and it not considered that the proposed changes have any additional material impact. The main outlook of the property will continue to be south west and the re-siting would allow a larger garden area which would overall offer a vast improvement to this development.
- 7.4 For the above reasons it can be concluded that the proposal complies with Policy DM15 of the SADMP.

8.0 FLOOD RISK AND DRAINAGE ASSESSMENT

- 8.1 Under application reference 15/00852/F a Flood Risk Assessment (FRA) and Drainage strategy has been approved. The application is subject to the following condition:
3. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) ref: GCB/Hastings, dated February 2015, by Geoff Beel Consultancy and the following mitigation measures detailed within the FRA:
 1. Finished floor levels are set no lower than 0.50m above Ordnance Datum (AOD).
 2. Flood resilient construction measures are incorporated into the development up to 1.00m above Ordnance Datum (AOD).
- 8.2 As there is an extant permission on site which the applicant could implement and given that the changes proposed are not material to the matter of flood risk, it is suggested that consent be given subject to the previously approved FRA and Condition 3 requirements being re-imposed set out above.

9.0 HIGHWAYS, ACCESS AND PARKING

- 9.1 The proposed points of access to the adopted road (Station Road) remains unchanged from the consented development.
- 9.2 The proposals seek to remove the previously proposed turning area on site. WE have referred to the Norfolk County Council (NCC) Safe, Sustainable Development guidance document:
<file:///E:/Users/user/Downloads/Safe%20Sustainable%20Development.pdf>
- 9.3 The above guidance makes a distinction between a road and a street for the purposes of considering the requirement for on-plot turning.
- 9.4 The definition of “streets” includes lightly trafficked rural lanes, such as the highway serving the application site. We have taken informal advice from a relevant NCC Highways Officer, who expressed the view that Station Road at this point should be treated as a ‘street’. Under the NCC guidance, there is only a requirement for development off a public highway characteristic of a “road” to provide on plot turning. It is therefore considered that the previously shown turning area is not required for highway safety reasons.
- 9.5 The site is located off a lightly trafficked road which is also straight and therefore has excellent visibility. Vehicles can therefore arrive at and exit this site safely without the need for on site turning provision.
- 9.6 The property will be fully compliant with Approved Document M to the Building Regulations.

10.0 CONCLUSIONS

Summary

- 10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 10.2 The application relates to an extant dwelling on land adjacent to the Old School House. The proposals seek minor changes to the approved dwelling to suit the living requirements of the future occupier. The plot is narrow and its minor re-location will enable a larger garden area to be provided which improves the living conditions for future occupiers. The re-location would not cause any harm to the amenity of the adjoining property.
- 10.3 The design of the dwelling is very similar to the approved scheme; overall the alterations provide character and the addition of a porch at the front provides more interest at the principal elevation.
- 10.4 The flood risk situation is unchanged from the previous approval, and the proposed development will adopt the same measures as recommended in the previously approved FRA.
- 10.5 This development has been shown to accord with the objectives of transport related policies as well as those relating to design and amenity and therefore Paragraph 11 of the Framework advises that the presumption in favour of sustainable development means that proposals that accord with the development plan should be approved without delay.