

# ***Design and Access Statement***

## **Erection of 2 No Dwellings with Garages**

### **Land South of 12 Prince Charles Close, Dersingham, Norfolk**

*Prepared on behalf of: Mrs J Suiter (the “Applicant”)*

August 2021

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Specialising in: Planning and Enforcement Advice Planning Applications Planning and Enforcement Appeals Direct Action  
Compulsory Purchase Orders Enforced Sales Procedures Prosecutions Expert Witness Heritage Assets

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## 1.0 Introduction

This Design and Access Statement has been prepared by NKF Planning Consultancy Ltd on behalf of the Applicant in support of a planning application for erection of 2 no dwellings with garages on land south of 12 Prince Charles Close, Dersingham, Norfolk (Application Site).

This statement contains a summary of the site context, analysis of the surrounding areas and an explanation of the design concept.

This Design and Access Statement is in accordance with the requirements of the planning application processes set out within The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

The key issues for consideration when determining the planning application include:

- Principle of development
- Impact on Heritage Assets
- Design and Impact on Character and Appearance of the Area
- Impact on Neighbour Amenity
- Highway Safety
- Flood Risk

**This statement should be read in conjunction with all the other documents submitted in support of this application.**

## 2.0 Application Site and Surrounding Area

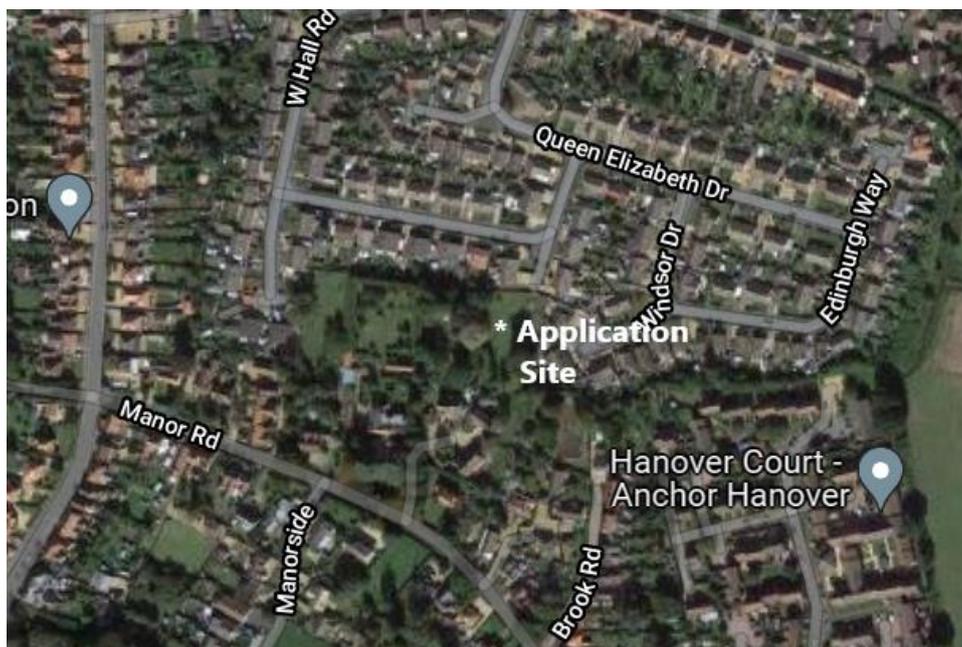
The application site comprises a large (approx. 1836sqm) irregular rectangular shaped area of garden land, which is used in connection with no. 2 Willow Drive. The site lies within the defined settlement boundary of Dersingham, a designated Key Rural Service Centre, and the Dersingham Conservation Area. The site is accessed by a field gate at the end of Prince Charles Close. There is a variety of trees which are largely grouped along the eastern boundary with the central part of the site laid to lawn. The site slopes gently down to a small stream on the southern boundary. The stream is edged with an alder, two willow and a Holly tree.





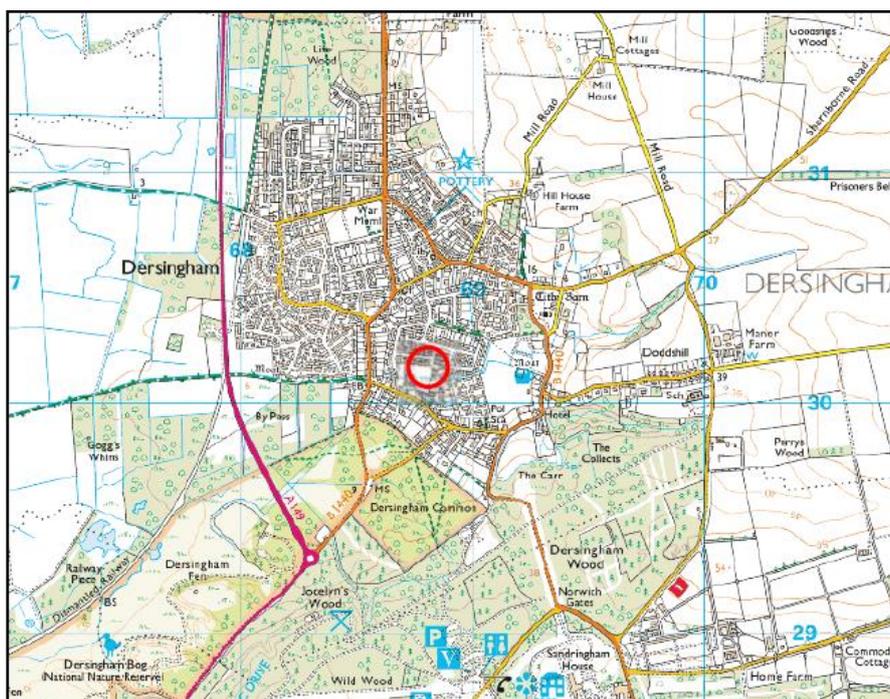


Immediate to the north and east of the site is a high-density housing estate. To the south and west is a lower density of housing, with rear gardens to the west. The surrounding area is therefore characterised as residential comprising a variety of housing types and sizes, from small modest semi-detached bungalows to large detached dwellings.



The village of Dersingham is well served by a range of local amenities including a Post Office, supermarket, library, fire station, pubs, churches and schools. The parish of Dersingham has a population of 4,640 according to the 2011 Census data. In addition, the village has a health centre and range of small business premises. Dersingham is approximately eight miles from King's Lynn and seven miles from Hunstanton and benefits from a regular bus service between the settlements along the A149. The level of services and facilities as well as the good accessibility to larger towns qualifies Dersingham as a Key Rural Service Centre.

Dersingham is a historic settlement which has some traditionally constructed buildings of carrstone and flint, a designated Ancient Monument and the Grade I Listed Church of St. Nicholas. Dersingham has undergone a few phases of expansion, having tripled in size since 1961, and maintains its appeal as a popular place to live today with its own distinctive rural character.



### 3.0 Development Proposal

The Applicant seeks full planning permission for the erection of 2 no. dwellings with garages.

### 4.0 Planning History

The following planning history is considered relevant to the determination of this application:

- **Application Reference No:** 06/00102/CU | Proposal: Change of use of garden land to use for storage of site and building materials | Status: Refused
- **Application Reference No:** 19/00940/F | Proposal: 2 no. proposed dwellings | Status: Withdrawn
- **Application Reference No:** 09/00272/PREAPP | Proposal: 2 no. Construction of three dwellings | Status: Informal Advice

The Council issued informal pre-application advice in March 2010, which confirmed, subject to a supporting flood risk assessment and arboricultural impact assessment, the proposal appears to be adequately in harmony with the surrounding development being of a layout and scale that is in

keeping with the area and causing no harm to neighbouring amenity. Whilst the council may consider that such advice holds little to no material weight, it is considered that as there has been no material change to the local plan or NPPF, it is appropriate to consider the outcome of this application as part of the planning history. Otherwise, there would be no merit in submitting such applications, which attract a fee.

A planning application (LPA reference: 19/00940/F) to obtain planning permission for the construction of two dwellings on the site was withdrawn in July 2019 following objections. That application proposed a single storey bungalow and a 1.5 storey house, which was much larger in size and scale than the revised proposal the subject of the current planning application.

## **5.0 Design and Access**

### Design

The vision for the scheme is to create a sustainable new living environment comprising a mixture of dwellings with good amenity space, to promote an active lifestyle and sense of wellbeing, a place that any occupier would respect and enjoy.

The scheme will deliver a range of residential accommodation from a 3 bedroomed bungalow to a 4 bedroomed 1 ½ storey dwellinghouse, both with garages and a good amount of amenity space. The design is of high quality and harmonises with the character and appearance of the area. The density is higher than the housing to the north and east of the site but lower than the housing to the south and west of the site.

Some key objectives of good placemaking that have been considered are:

- Viable and sustainable place, which is deliverable and contributes in a positive way to the environmental, social and economic viability of the area.
- A connected place which links and integrates with its immediate surroundings.
- A welcoming place which, through high quality design fosters a strong sense of place which maximises a sustainable way of life.
- A quality home that provides a place to live with access to services and facilities by walking, cycling or using public transport.
- A place people can be proud to call their home.

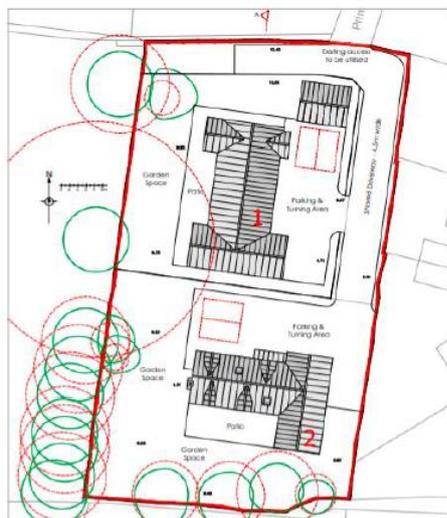
It is considered the scheme is well located to comply with the above objectives.

The withdrawn application proposed two dwellings set to the west of an access drive as a continuation of Prince Charles Close, hard against the site's eastern boundary. The revised proposal shows the access as a private drive with a soft landscaped strip between the road and the garden fences of the bungalows on Windsor Drive. This enables additional planting to soften the appearance.

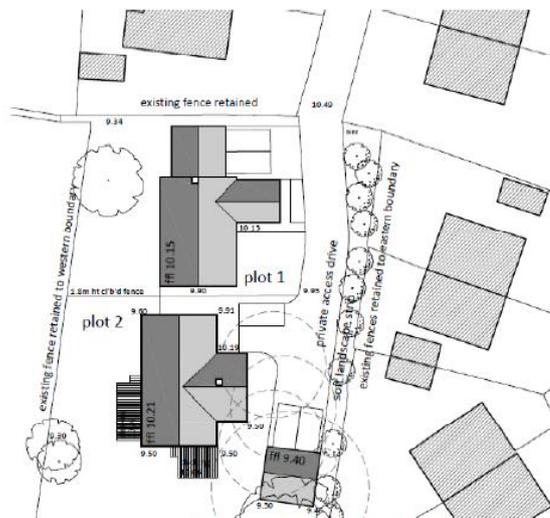
The design of the proposed dwellings has been simplified, so that two bungalows are now proposed. These reflect more closely the style of housing along both Prince Charles Close and Windsor Drive, thus harmonising with the surrounding area.

## Access

The proposal is to utilise an existing vehicular access off Prince Charles Close. The proposal also includes onsite parking and turning areas that will allow traffic to flow into and out of the site in forward gear safely.



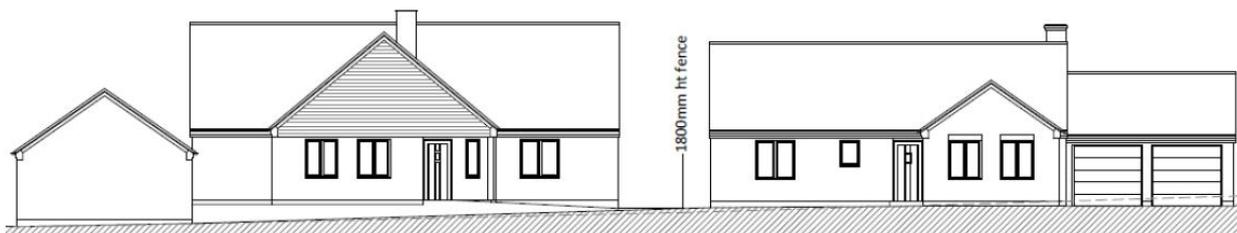
Withdrawn block plan



Proposed block plan



Withdrawn proposal



Revised proposal

## 6.0 Relevant Planning Policy

In deciding the outcome of this planning application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires amongst other things, the determination of planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

For the purpose of this application, the Development Plan comprises:

- **The King's Lynn and West Norfolk Local Development Framework Core Strategy.** The Core Strategy sets out the spatial planning framework for the development of the Borough up to

2026 and provides guidance on the scale and location of future development in the Borough. It contains strategic policies on a range of topics that include the environment, employment, infrastructure, and housing. The Core Strategy, which was adopted by the Council in 2011.

- **The Site Allocations and Development Management Policies Plan.** The purpose of the SADMP is to complement and facilitate the implementation of the Core Strategy by providing detailed policies and guidance including:
  - Development Management Policies - detailed policies for particular issues and types of development to guide planning applications;
  - Site Specific Policies and Allocations – identifying sites and areas where certain types of development are promoted or particular considerations will be applied;
  - Development Boundaries – indicating the areas of settlements where the types of development appropriate to it may be located. Areas outside these boundaries will be treated as ‘countryside’ and protected from general development.

The following policies of the Core Strategy are considered relevant to the determination of this planning application:

- CS01 - Spatial Strategy
- CS02 - The Settlement Hierarchy
- CS08 - Sustainable Development
- CS09 - Housing
- CS11 - Transport

The following policies of the Site Allocations and Development Management Policies are considered relevant to the determination of this planning application:

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

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these are expected to be applied and the Planning Practice Guidance (PPG) sets out Government guidance in relation to planning related issues in England. Both are material planning considerations in determining this planning application.

## **7.0 Analyse of Development Proposal**

### Principle of Development

The site lies within urban area and defined settlement boundary for Dersingham under Policy DM2 of the SADMP. Dersingham is designated a Key Rural Service Centre under Policy CS02 of the Core Strategy, which provides that boundaries define the areas where development (of a type suitable for the settlement) is likely to be acceptable, provided it conforms to other policies in the plan. It also states that provision will be made for at least 2,880 new dwellings in total (with allocations for at least 660 new homes) in the Key Rural Service Centres identified by the Settlement Hierarchy (see Policy CS02). Most of this provision will be met through existing completions and commitments, with new housing allocations of an appropriate scale reflecting location and function, to be identified through the Site Allocations DPD.

Based on the Council's preferred method of distributing new development (as outlined in the Distribution of Development section), Dersingham would receive an allocation of 62 new houses. However, insufficient suitable land has been identified to accommodate this level of housing and consequently the Council have allocated a total of 30 houses across two sites. This identified shortfall must be met by windfall sites.

Consequently, it is considered the principle of development accords with the local plan and NPPF.

### Impact on Heritage Asset

Submitted in support of this application is a Heritage Statement. This advising that significance may be assessed on a scale from very high to none depending on the values society places on a particular historic asset. Historic England considers that these values may be 'evidential' (from past activities or remains), historical, aesthetic, communal (commemorative or symbolic, cultural, social or spiritual) or natural. Understanding such values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society. In assessing significance, the importance of the setting of the heritage asset should also be considered.

It confirms the application site occupies a part of a former rectangular area of open space to the north of a former common. However, over time the common has disappeared and the rectangular field has been subdivided for domestic garden use. The land has historical value showing the development of Dersingham from the mid-nineteenth century. It has natural value as an area of mature trees, which provide a backcloth the conservation area along Manor Road. It is this latter element which gives it significance as a part of the character of the conservation area.

The Heritage Statement explains the proximity of the proposal, its position in relation to topography and key views and its orientation are material considerations. The location of the application site and proposal would form a continuation of the bungalow development along Prince Charles Close. Therefore, the Heritage Statement advises that whilst the proposal does not benefit the setting, it is not harmful either. Its impact on the character of the conservation area is neutral.

In conclusion the Heritage Statement confirms the public benefits of providing two dwellings and the economic benefits which will accrue during their construction and eventual occupation are sufficient to outweigh the low level of less than substantial harm.

Consequently, in this case the balance is in favour of the proposed development. It satisfies both national planning guidance and local planning policies which seek to protect the historic environment.

### Design and Impact on Character and Appearance of the Area

The area is characterised as residential with a mixture of different types and sizes of dwellings. To the north and east of the site higher density dwellings can be found on smaller plots and to the south lower density of dwellings can be found on much larger plots.

The dwellings proposed have been designed to a high quality that reflect the character and appearance of the bungalows to the north and east of the site, which results in a development that is considered to harmonise with its surroundings. The size and scale of the dwellings are also

consistent with the surrounding dwellings, thus causing no significant impact on the form and character of the area.

#### Impact on Neighbouring Amenities

The proposed dwellings have been located within the application site to maintain a sufficient distance to the existing dwellings to the north. The orientation and fenestration of the dwellings are also in keeping with the existing characteristics of the dwellings to the north, resulting in a proposal that is unlikely to pose any significant impact on adjoining neighbouring amenities. Windows are placed in the dwellings in such a manner to avoid any significant impact on privacy and the size and scale of the dwelling will cause no harm in terms of shadowing or overbearing.

#### Highway Impact

The application site will utilise an existing unchanged access, which is currently in use on a daily by an unlimited, unknown and unregulated number of traffic movements and pedestrians. Visibility required at the access point to the site is forward and although the road is narrow in part there is no evidence it is unsafe for existing users or the proposal would cause a significant impact. Moreover, it is unlikely that the proposal would generate additional volumes of traffic given its limited scale that would cause significant harm to highway safety.

#### Flood Risk

The hydraulic modelling, using HECRAS software, demonstrates reduced flood zones and the application Site to be within Flood Zones 1, 2 and 3.

The sequential test is a decision making tool designed to ensure that areas at little or at no risk of flooding are developed in preference to areas of higher risk; the aim to steer new development to areas with the lowest probability of flooding.

The proposed development comprises dwelling houses and therefore falls within the '*more vulnerable*' classification.

The NPPF provides a '*more vulnerable*' development in Flood Zone 1 is considered appropriate and the Sequential Test is satisfied. Accordingly, an Exception Test is not necessary.

A '*more vulnerable*' development in Flood Zone 2 is also considered appropriate although mitigation measures such as increasing finished floor levels and flood resilient construction methods would apply. A '*more vulnerable*' development in Flood Zone 3a would need to pass an Exception Test detailing how the sustainability benefits to the community outweigh the flood risk.

As such, submitted in support of this application is an FRA which provides a number of recommendations that should be considered.

## **8.0 Summary**

This planning application is for the erection of 2 no dwellings with garages. It is considered the proposal meets the policies contained within the local plan and NPPF, and as such, we respectfully invite the council to grant conditional planning permission.



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