

COMBINED DESIGN & ACCESS STATEMENT

In respect of:

Proposed Replacement Dwelling and Garage (Self-Build)

Land at:

Land at 115 Burnham Road, North Creake, Norfolk, NR21 9LB

Prepared on behalf of: Mr & Mrs Smith (the “Applicant”)

February 2022

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1.0 INTRODUCTION

- 1.1 This Combined Design & Access Statement has been prepared by NKF Planning Consultancy Limited on behalf of the Applicants to support a resubmitted planning application for 'Proposed Replacement Dwelling and Garage (self-build)' on land at 115 Burnham Road, North Creake, Norfolk, NR21 9LB ("Application Site").
- 1.2 This planning application is a resubmission of the previous proposed replacement dwelling and associated detached garage and garden room buildings (reference: 21/01719/F), which was withdrawn following comments from the Case Officer and Conservation Officer. This resubmission seeks to address the concerns raised by significantly reduction the scheme in terms of size, scale, bulk and massing.
- 1.3 The key elements for consideration of the proposed development include:
- Principle of development
 - Impact on character and appearance of the Conservation Area
 - Impact on the streetscene
 - Impact on neighbour amenity
- 1.4 This Statement is a combined statement that should be read in conjunction with the Design & Access Statement & Flood Risk Assessment B, the Heritage Statement and all documents submitted in support of the planning application.

2.0 APPEAL SITE AND SURROUNDING AREA

- 2.1 The Application Site comprises a 1950's bungalow and garage, which sits centrally within a large plot measuring approx. 2680.14sqm in area. There is also a large outbuilding along the western boundary of the Application Site. The bungalow and garage are set back from the roadside and due to the topography of the site both sit on raised land when compared to the access and neighbouring properties to the south. From front (east) to back (west) the Application Site level raise some 6.81m. There is a mature native hedgerow along the northern, southern and western boundary.
- 2.2 The Application Site is situated on the northern edge of North Creake, which is designated a smaller village and hamlet in the 2011 Core Strategy. The Application Site is also situated within the North Creake Conservation Area (NCCA).
- 2.3 Immediately to the north, east (opposite side of Burnham Road) and west of the Application Site is arable land. To the south is a row of cottages and beyond that a continuation of residential houses in a linear form, which vary in design (including size and scale) and type (including terrace cottages to large detached houses). Although the houses along Burnham Road are linear in form, there is a pattern have formed overtime where smaller terrace cottages can be found on the road edge and larger detached houses are set back from the road edge in more spacious plots.
- 2.4 North Creake lies 3 miles south of Burnham Market and about 5 miles from the North Norfolk coast. The village lies on the River Burn which flows through the centre of the village. Within the village are a pub, The Jolly Farmers and a village hall which also provides post office services. The impressive St Mary's Church, with a large tower and the nave were the work of the 15th century, and, as so often in Norfolk, the chancel is the work of a century earlier.

2.5 Creake Abbey, to the north of the village, is home to a very popular Café and Food Hall, fascinating speciality shops and studios plus an award winning farmers' market all set against the Augustinian abbey founded in 1206.

3.0 PLANNING HISTORY

3.1 The planning history relevant to the determination of this application is the withdrawn application under planning application reference: 21/01719/F, which was for a replacement dwelling and associated detached garage and garden room buildings.

3.2 The original plans submitted under planning application 21/01719/F were for a large six bedroomed property with a large 3 bay and store garage (which included a room above) and a large outbuilding (which included a gym, sauna, store and kitchen). It is also noteworthy that the location of the proposed dwelling, being further into the Application Site, resulted in it being on raised land when compared to the existing bungalow.

4.0 RELEVANT PLANNING POLICY CONSIDERATIONS

4.1 Planning law requires that all applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

4.2 The Adopted Local Plan for the Borough Council of King's Lynn & West Norfolk includes the following documents:

- The Core Strategy (adopted on 28 July 2011); and
- Site Allocations and Development Management Policies Plan (adopted 2016)

4.3 The following local and national planning policies are considered relevant to the determination of this appeal:

CORE STRATEGY

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

4.4 Policy CS02 (The Settlement Hierarchy) of the Core Strategy is a strategic planning that seeks to direct new development in areas that are sustainable and in accordance with the boroughs settlement hierarchy. East Rudham is a Key Rural Service Centres, which can accommodate limited growth of a scale and nature appropriate to secure the sustainability of the village. Development will be supported within the Development Limits of the Key Rural Service Centres, in accordance with Policy CS06 (Development in Rural Areas) of the Core Strategy.

4.5 Policy CS06 (Development in Rural Areas) of the Core Strategy provides the strategy for development in rural areas, which includes promoting sustainable communities and sustainable patterns of development to ensure, strong, diverse, economic activity, and maintaining local character and a high quality of environment.

- 4.6 Policy CS08 of the Core Strategy seeks to ensure that all new development in the borough be of high quality design. Amongst other things Policy CS08 requires new development to respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance quality of the environment.

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016 (SADMP)

DM15 – Environment, Design and Amenity

- 4.7 Policy DM 15 (Environment, Design and Amenity) of the SADMP provides that amongst other things proposals will be assessed against their impact on neighbouring amenities as well as the amenity of any further occupiers of the proposed development. There are a number of factors to be assessed including overbearing and overshadowing.
- 4.8 Policy DM 15 goes on to state that development that has a significant impact on the amenity of others will be refused.

PLANNING POLICY OBSERVATIONS

- 4.9 There are no development boundaries within the Local Plan for the Smaller Villages and Hamlets. This is because these would be likely to result in amounts and types of development beyond that envisaged by the Core Strategy. This does not mean, however, that there is an embargo on development in these settlements, just that it will be focused on development appropriate for a rural area, and that to meet specific needs.
- 4.10 Policy DM3 of the SADMP provides for development in smaller villages and hamlets, however, it is noteworthy that this policy remains silent in terms of replacement dwellings. Policy DM3 does provide developments should be appropriate scale and character of the group of buildings and its surroundings.
- 4.11 Policy DM5 of the SADMP provides for guidance on enlargement or replacement of dwellings, however, this policy is only concerned with development in the countryside as defined, which is any area outside of the settlements listed in Core Strategy policy CS02 The Settlement Hierarchy. It does however confirm that where the design is of high quality and will preserve the character and appearance of the streetscene or area in which it sits, the scheme should be considered favourably.

NATIONAL PLANNING POLICY AND OTHER MATERIAL CONSIDERATIONS

- 4.12 The National Planning Policy Framework (2021 revision) (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The National Planning Practice Guidance (NPPG) provides National Planning Practice Guidance, in support of and in addition to the NPPF. The NPPF and NPPG are both material planning considerations in the determination of this planning application.

5.0 DESIGN

- 5.1 The vision for the proposal is to create a sustainable new living environment, which promotes an active lifestyle and sense of wellbeing, a place that the Applicants and any future occupant would be proud to call their home. The proposed dwelling will deliver a sustainable and high quality replacement dwelling when compared to the current bungalow. The proposed development has

been designed to the highest of standards in a traditional Norfolk Georgian style dwelling with window profiles, detailing and scale typical of this style of property. The materials used will be of high quality and locally sourced. This will result in a dwelling that will enhance the streetscene and positively contribute to the NCCA and local setting.

5.2 The proposal is to deliver a sustainable and environmentally design led scheme which is based on some of the key objective to good placemaking:

- A modern and sustainable dwelling which will embody energy efficient solutions such as air source heat pumps, natural cooling ventilation, low energy light fittings, water saving taps and flow regulating access valves, dual flush sanitary systems to mention a few, all of which contribute positively to the environment
- Individual elements of the building such as walls, floors, windows etc have been designed to exceed the requirements of building regulations, equating to a vast improvement in energy efficiency and lower running costs over the life span of the dwelling
- A dwelling that will integrate with its immediate surroundings
- A quality home that provides a place to live with access to local services and facilities
- Retaining and enhancing the ecology and biodiversity from additional planting along the boundary
- Amenity space that is adequate to the size and scale of the proposal and in keeping with the surrounding area

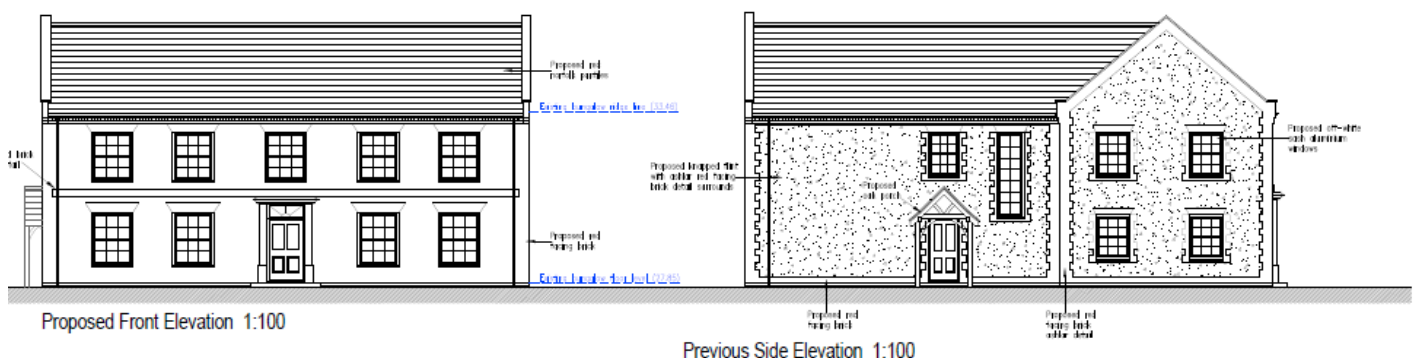
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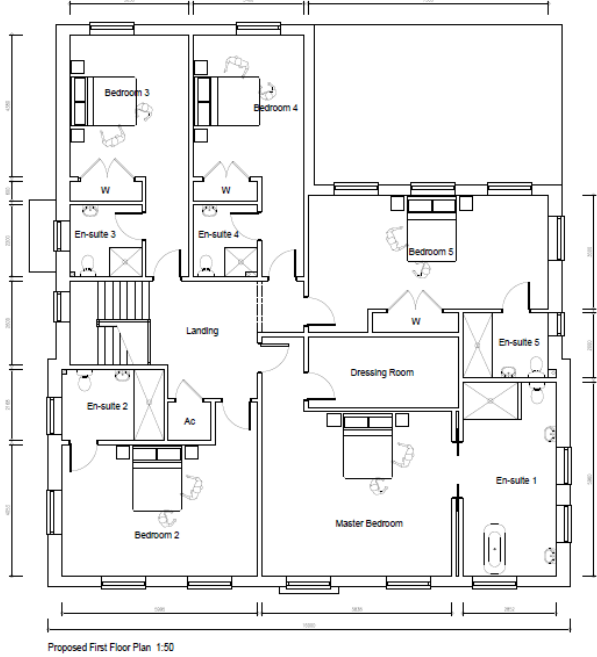
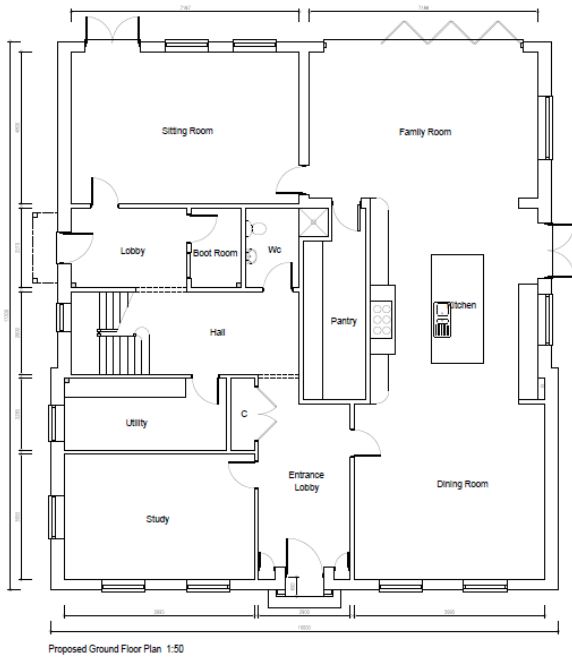
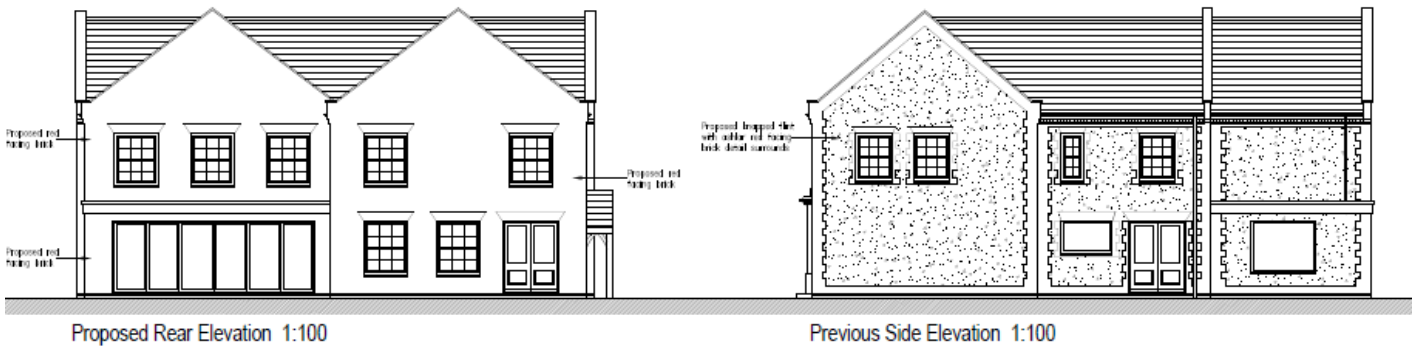
5.3 The purpose of this planning application is to obtain planning permission to build a replacement dwelling and garage. Therefore, the use of the Application Site will remain residential.

Amount and Scale

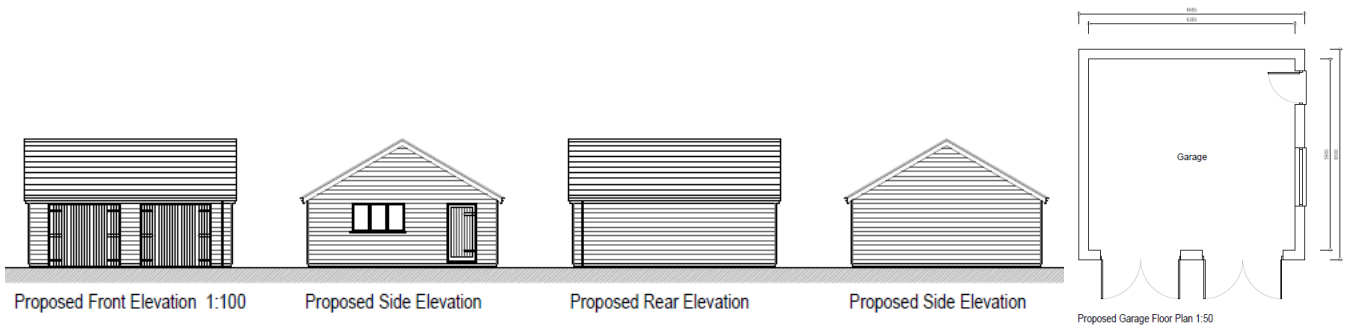
5.4 The proposal comprises a family sized 5 bedroomed detached dwelling which is approx. 8.7m high with a GIA of approx. 458.17sqm and detached two bay garage which is approx. 4.2m high with a GIA of approx. 37sqm. See below images which show both the dwelling and garage.

Revised dwelling (not to scale)





Revised garage (not to scale)



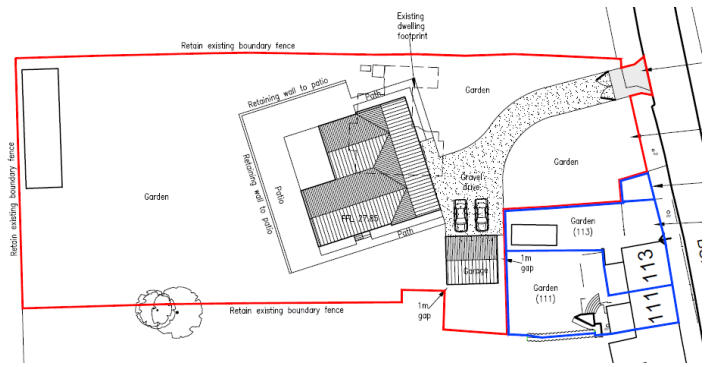
Layout, Access & Parking

5.5 The layout has been redesigned to match the existing, with the proposed dwelling now positioned in the same location of the existing bungalow. The detached garage has been positioned so that as much as possible it is hidden from streetscene. The access and driveway will therefore remain relatively unchanged and there will be sufficient amenity space for onsite parking and turning to allow for all cars to enter and exit the Application Site in forward gear. The below images show the current and proposed layout.

Current



Proposed



Landscaping

There will be hard landscaping for parking and soft landscaping for garden areas and it is intended there will be additional native planting along the northern, western and southern boundaries. There is plenty of scope to increase the biological net gain, which can be achieved via a suitably worded planning condition.

6.0 COMPARISON AGAINST PREVIOUSLY SUBMITTED PROPOSAL

- 6.1 The previous proposal was for a large house, a three bay garage/store, and a large garden room/gym containing a kitchen and shower room. The case officer and Conservation Officer expressed concerns that the proposal was too large and that the footprint and height of the buildings had vastly increased from the existing bungalow. It was considered that the proposal, through its scale, mass, design and position, would dominate views into the conservation area and of the surrounding properties to their detriment, and that the harm was exacerbated by its position on higher land within the site. It was advised that an appropriately scaled and detailed house of either traditional or contemporary design may be appropriate to replace the current bungalow.
- 6.2 It is considered that the proposal the subject of this resubmission adequately addresses these concerns/advice. The dwelling has been repositioned within the Application Site to the location of the existing bungalow, which is on lower ground. The height of the dwelling has been reduced by 1.7m. Therefore, the combined effect of repositioning the dwelling and reduction in height has resulted in an overall reduction in height 3.5m, resulting in a proposed dwelling that is now 2.93m taller than the existing bungalow. The previous GIA was approx. 651.41sqm and the proposed revised GIA is approx. 458.17sqm, resulting in a reduction in size, scale, bulk and massing of the dwelling. The first floor side window to bedroom 2 has been removed to eliminate any overlooking concerns.
- 6.3 The overall scale of the proposal has also been significantly reduced as the garden room/gym no longer forms a part of the proposal, the balcony to the rear of the main house has been removed and the triple garage and store has been reduced to a 2 bay garage. The width of the garage has been considerably reduced and the ridge height lowered by 1.2 metres, from 5.5m to 4.3m.

7.0 CONCLUSION

- 7.1 The local plan remains silent in terms of replacement dwellings within settlements, however, it is considered that such proposals should be appropriate in design, size and scale to reflect the local vernacular of the area. It is considered that the resubmitted proposal has addressed the concerns

raised by Officers and is now an appropriate in design, size and scale which is in keeping with other dwellings within the area.

- 7.2 The existing bungalow was built in the 1950's and is unattractive with no architectural or historical merit. It fails to contribute to the NCCA and the streetscene and the proposal to demolish it and replace it with a well designed traditional Norfolk Georgian House will make a positive contribution to both the streetscene and NCCA.
- 7.3 The character and form in this part of North Creake has evolved overtime with examples of houses that range from terrace cottages to large detached family houses set within large plots. The development along Burnham Road is a linear in form with rows of terrace cottages positioned on the roadside and semi-detached and detached houses sat back from the roadside. Sitting the proposed dwelling back from the roadside in the location of the existing bungalow would ensure continuity in this part of North Creake.
- 7.4 As stated previously there are many forms of houses within this part of North Creake and therefore the proposed development would be consistent with the area. When assessing the size, scale, mass and bulk of the proposal in relation to the surroundings, we respectfully refer the reader to nos. 85 & 89 Burnham Road, South Creake, of which are examples of properties that are similar in size, scale, mass and bulk (see below).

89 Burnham Road



85 Burnham Road



- 7.4 The proposed replacement dwelling has been reduced significantly in size, scale mass and bulk. The proposed replacement dwelling will now occupy the same position as the existing bungalow. This positioning respect and reflect the building line of other properties which define the character of this part of North Creake. The choice of materials; brick, flint and pantile also respects the characteristics of other buildings along this ribbon of housing at the northern end of the village. It is therefore considered that the proposal does not harm to the character or appearance of the streetscene. Equally, the proposed garage is much reduced in scale and height and is not harmful to the setting of the roadside cottages.
- 7.5 Omitting the first floor window in the side elevation will remove any concerns about overlooking or loss of privacy. Therefore, the development would cause no impact in this regard above and beyond what is already experienced. Although the proposed dwelling is larger than the existing bungalow, due to its orientation and distance, there would be no overshadowing or overbearance caused to neighbouring amenities/properties.
- 7.6 The proposal is to retain all trees and bushes and plant additional to provide a net increase in biodiversity. This can be achieved by a suitably worded planning condition.
- 7.7 This project is a self-build project that will provide a sustainable and environmentally led modern home that the Applicants will be proud to call their home.
- 7.8 For the reasons set out above, we respectfully invite the Council to grant condition planning permission for 'Proposed Replacement Dwelling and Garage' on land at 115 Burnham Road, North Creake, Norfolk, NR21 9LB.



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