

TOWN & COUNTRY PLANNING ACT

LAND TO THE WEST OF 49, CORONATION AVENUE, WEST WINCH,
NORFOLK, KING'S LYNN, PE33 0NS

PAIR OF 3-BEDROOMED, SEMI-DETACHED DWELLINGHOUSES



PLANNING STATEMENT

31 March 2022

Land to the west of 49, Coronation Avenue, West Winch, King's Lynn, PE33 0NS
Pair of 3-bed Semi-detached Dwellinghouses

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1. EXECUTIVE SUMMARY

- 1.1 The application proposes the erection of a pair of two-storey, three-bed semi-detached dwellinghouses on land off Coronation Avenue, a residential cul de sac off Rectory Lane in West Winch, south of King's Lynn.
- 1.2 In 2014 outline permission was granted for one dwelling on the land (14/00212/O), with subsequent reserved matters application approved in August 2017 (17/01529/RM).
- 1.3 The land around West Winch is allocated in the development plan as the site of a 1,600+ dwelling urban extension of King's Lynn. The proposed development of two semi-detached dwellings would be located the centre of this new community, with access to local services.
- 1.4 Windfall sites count towards the Council's five year housing land supply, so the provision of two units of housing in a sustainable location should be given weight in the planning balance.
- 1.5 The dwellings would be located on the south side of the site, outside of the root protection areas of five trees covered by a TPO. These trees can be protected during construction using protective fencing and a no-dig cellular confinement system for the formation of hard surfaced parking places.
- 1.6 Appropriate native hedge planting on boundaries would benefit the meadow to the north of the site, which is designated a Site of Natural Conservation Value.
- 1.7 The NPPF promotes the development of under-utilised land, especially where this would help to meet local identified needs for housing (NPPF, 120). This site capable of accommodating two dwellings without harm to the amenity of the surrounding area. With the phasing of the new urban extension, the site will be sustainably located in relation to local shops and services.
- 1.8 The proposed development would meet the NPPF definition of sustainable development. It will create two modestly sized houses for those most in housing need (social role). It will create economic activity during construction and provide job opportunities for future occupants due to the site's location within easy access to King's Lynn and the various job opportunities available there (economic role). Finally, by augmenting the site boundaries with native hedgerows it will increase the value of the site for wildlife, providing net biodiversity gain. Adequate cycle storage for both units and being centrally located in the new West Winch Growth Area it will reduce occupants need to travel by modes other than walking,

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cycling and public transport, which has positive effects on the local environment (an environmental role).

1.9 In light of the above, we respectfully request that the application is approved.

2. SITE AND PROPOSED DEVELOPMENT

- 2.1 The application site is a roughly square, 980sqm parcel of land between nos. 48 and 49 Coronation Avenue, West Winch, and contains a number of trees on its northern and western boundaries. In the centre of the site is a triple garage block, with a further single garage in the south-west corner, and three concrete pads are located in the north-east corner.
- 2.2 Three trees are sited on the northern boundary, with a fourth in the western site boundary. The site is bordered by fields to the west and north, and by residential dwellings to the east and south. Access is via a short driveway from Coronation Avenue, a no through road.
- 2.3 The application proposes the demolition of the block garages and the erection of a pair of two-story, semi-detached dwellings, each with three bedrooms. The site would be sub-divided into two plots, running north-south.
- 2.4 The building would be oriented east-west across the site, with the front, principal elevation facing south and the gardens on the north side. The building would be 7.7 metres high to ridge, 5.2m to eaves, 20.2m long and 6.5m deep not including front porches.
- 2.5 First floor windows in the south facing elevation would be obscure-glazed, to prevent overlooking of, and loss of privacy to, neighbouring properties. Access to the front entrance doors would be via a shared footpath along the southern side of the building. A 2m high fence along the southern site boundary will provide privacy for the neighbours.
- 2.6 Plot 1 would extend to 333sqm, and Plot 2 to 424sqm. On the eastern side of the site would be a shared area with parking for four bicycles, four car parking spaces (two per dwelling) and an area for refuse bins. The whole of this area would be surfaced in permeable paving and the access drive would be maintained at 3.8m wide, to accommodate vehicles. Further bicycle storage would be provided in secure garden sheds in the rear gardens.
- 2.7 Internally, each house would have a lounge, kitchen / dining room and separate WC on the ground floor, and two double and one single bedrooms plus bathroom on the first floor.
- 2.8 The total GIA of each house will be 108sqm (54sqm per floor).
- 2.9 Three trees would be felled to accommodate the houses; one of the southern boundary (see Figure 7), and two within the site in the south-west corner.

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Figure 1: North west corner of site, looking east. The trees to be retained on the northern boundary are visible on the left.



Figure 2: Looking north-west from the hardstanding near the entrance to the site.

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Figure 3: Looking into the site from Coronation Avenue. 49 Coronation Avenue is on the right.



Figure 4: Looking south towards 48 Coronation Avenue

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Figure 5: Northern edge of site, with garages to be demolished on left



Figure 6: Looking back towards Coronation Avenue

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Figure 7: Boundary with 48 Coronation Avenue. The tree on the boundary is to be removed.

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3. PLANNING HISTORY

- 3.1 14/00212/O – Outline permission for 1no. residential dwelling. Approved 13 August 2014
- 3.2 17/01529/RM – Reserved matters for 14/00212/O. Plan 17-L46-PL002 D approved 29 September 2017.

4. PLANNING POLICY CONTEXT

- 4.1 The local development plan for the area comprises the King's Lynn and West Norfolk Local Plan - Site Allocations & Development Management Policies (SADMP) Plan (2016), the North Runcton and West Winch Neighbourhood Plan (NP) (2017) and the 2011 Core Strategy. The National Planning Policy Framework (NPPF) is a material consideration. Where policies pre-date the NPPF, then weight is afforded to them according to their degree of consistency with the Framework.
- 4.2 The site is inside the development boundary on Inset Map E2 of the SADMP. The open fields around Coronation Avenue and the application site are identified as E2.1, an 'urban extension' allocation in the CS and the SADMP for up to 1,600 new homes, with supporting infrastructure south of King's Lynn – Figures 8 and 9. It is proposed to incorporate Coronation Avenue into one of the new neighbourhoods in the West Winch Growth Area – Figure 10.
- 4.3 Core Strategy (CS) policies:
- CS01 Spatial Strategy
 - CS02 Settlement Hierarchy
 - CS03 King's Lynn Area
 - CS08 Sustainable Development
 - CS09 Housing Distribution (Strategic Policy E2.1)
 - CS11 Transport
- SADMP policies:
- DM1 Presumption in favour of Sustainable Development
 - DM2 Development Boundaries
 - DM15 Environment, Design and Amenity
 - DM17 Parking Provision in New Development
 - DM19 Green Infrastructure/ Habitats Monitoring and Mitigation
 - E.2 West Winch
 - E2.1 West Winch Growth Area Strategic Policy
 - E2.2 Development within the existing built-up areas of West Winch
- Neighbourhood Plan (NP) policies:
- WA01 Protecting Sites of Local Value (C1)

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- WA03 Protecting and replacing natural features
- WA05 Providing Green Infrastructure resources
- WA07 Design to protect and enhance local character
- WA10 Adequate provision for cars
- WA11 Adequate provision for bicycles
- WA12 Adequate outside space
- WA13 Adequate bin storage

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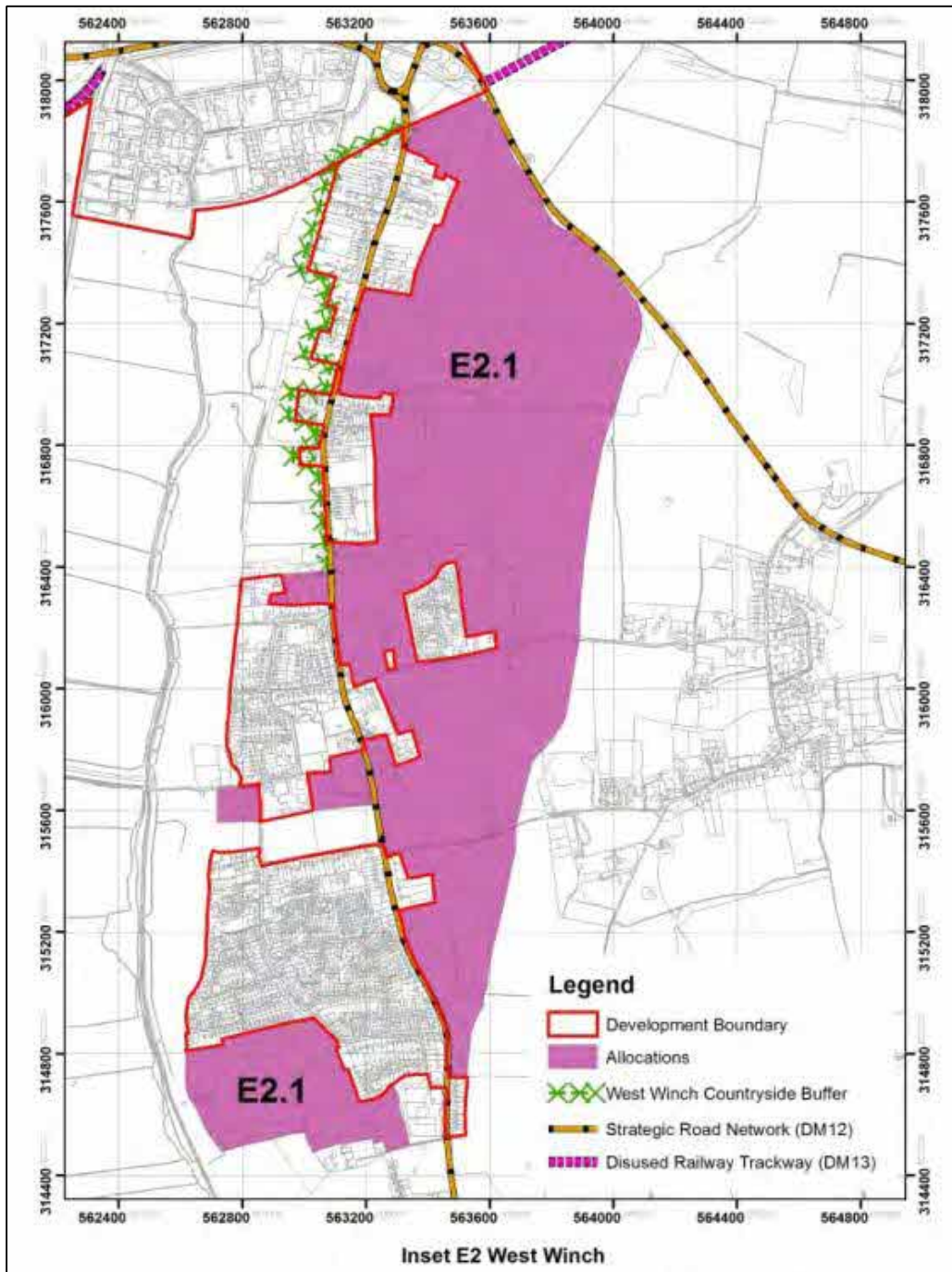


Figure 8: SADMP Inset Map E2, showing housing allocations around West Winch. Coronation Avenue is in the centre, surrounded by a sea of pink.

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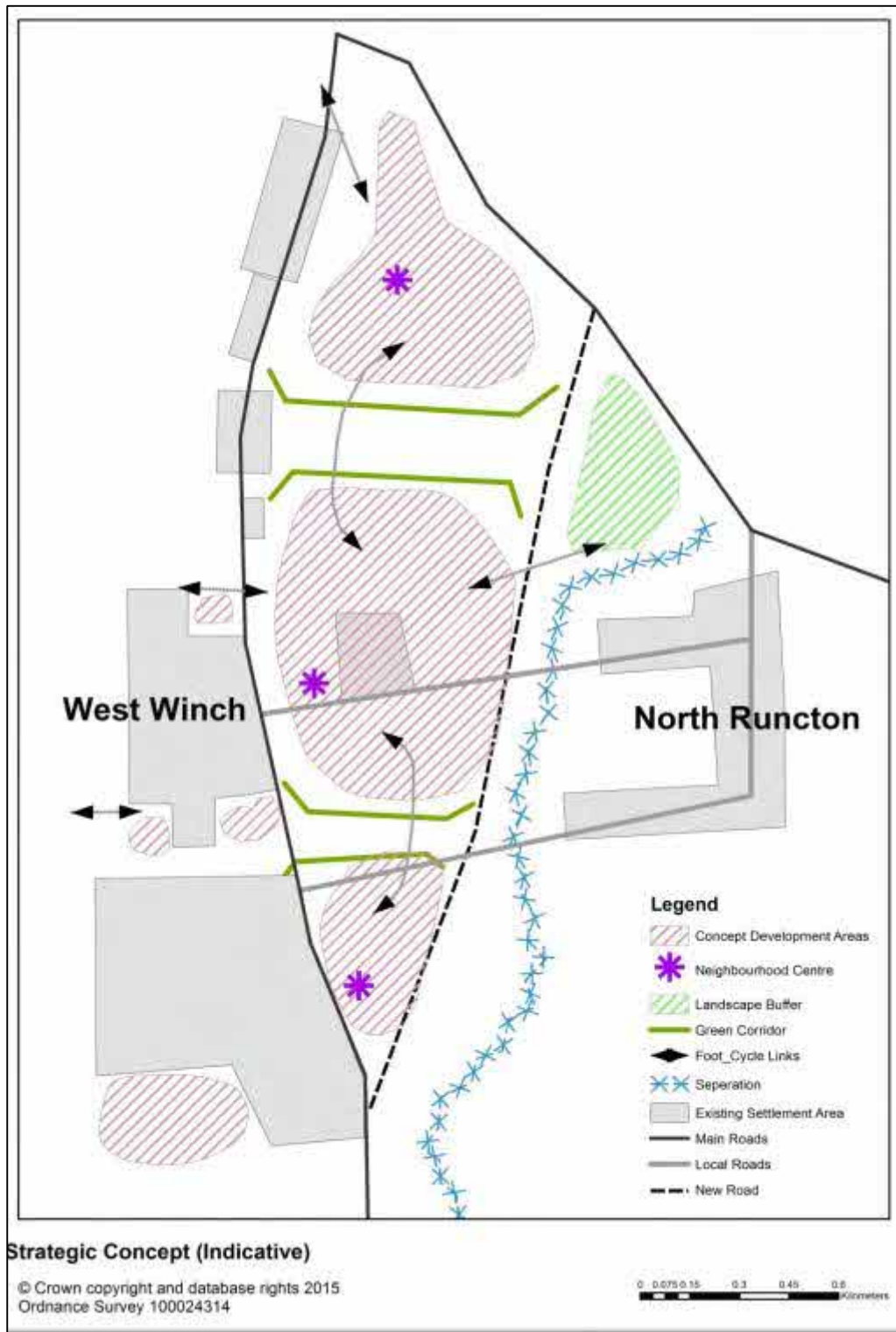


Figure 9: Strategic Concept for area around West Winch (SADMP page 127). Coronation Avenue is shown within the 'Concept Development Area'.

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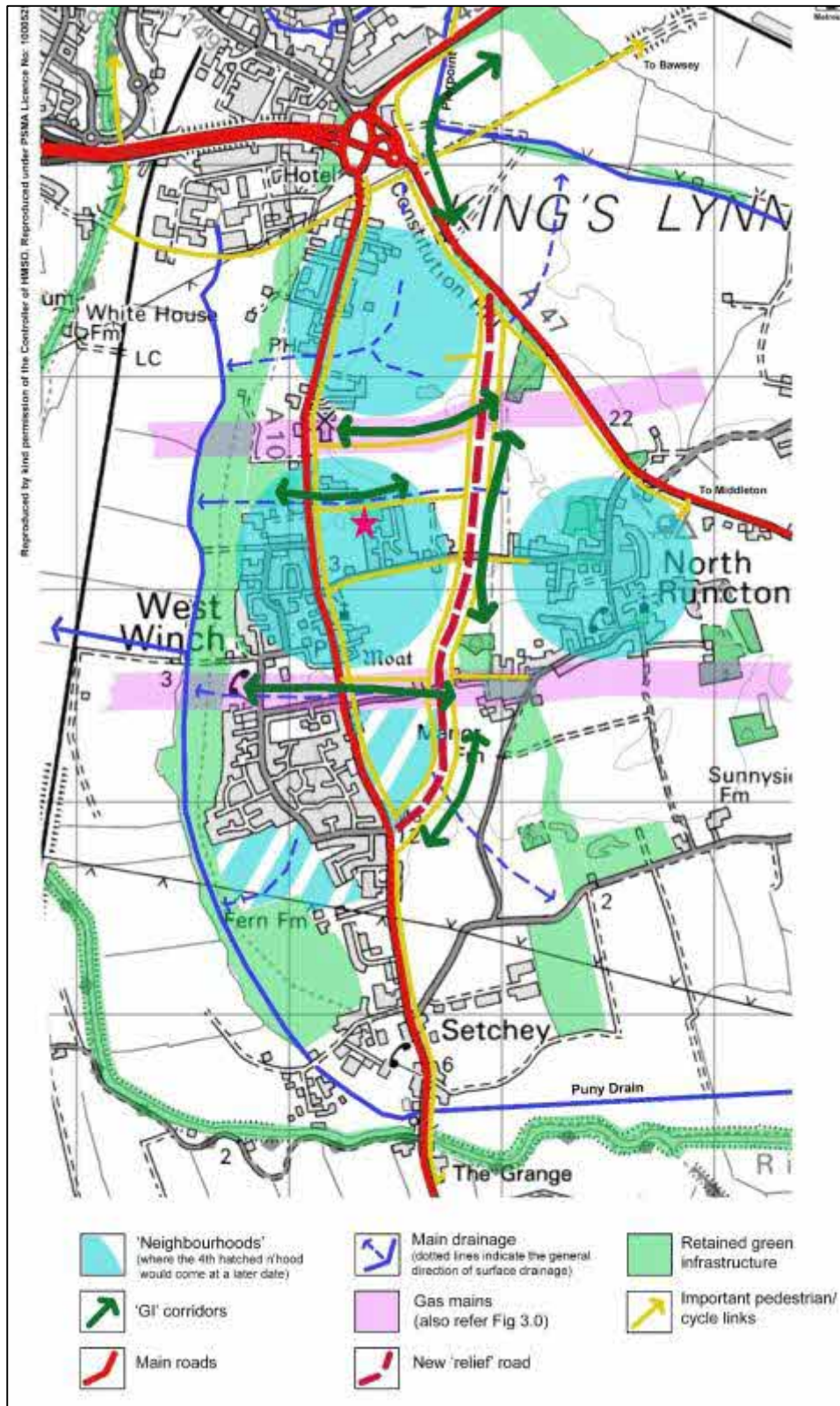


Figure 10: Settlement Concept, from the North Runcton and West Winch Neighbourhood Plan. The application site location is denoted by the red star.

5. CONSIDERATION OF PLANNING POLICIES

5.1 The Principle of Development

- 5.1.1 The site lies within the built up area boundary of West Winch, where the principle of infill residential development is supported by CS policies CS02 and CS03, and DM2 and E.2 of the SADMP.
- 5.1.2 The whole area around the application site is identified as a strategic allocation, so will be developed as a new urban extension of King's Lynn over the Plan period. The development of the application site for two dwellings fit neatly into this strategy, as the houses would be centrally located within the new community.
- 5.1.3 Policy E2.2 guides the infilling of gaps within the existing village of West Winch (as opposed to the Strategic Growth Area E2.1). This would include the application site. The policy advises that special care be taken in the vicinity of the Countryside Buffer to maintain a soft edge to the countryside beyond and avoid a hard and prominent edge to the developed area.
- 5.1.4 In the 2021 Housing Delivery Test (HDT), King's Lynn and West Norfolk Council achieved a score of 96%, meaning it was only 59 units short of its five year housing land supply (5YHLS) target. Nevertheless, LPAs rely on windfall sites coming forward to contribute to overall supply, and the Council has a windfall allowance of 1,555 dwellings every five years.¹ Small sites can make an important contribution to meeting the housing requirement of an area, and LPAs should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlement for homes (NPPF, 69).
- 5.1.5 The proposed site will make a small, but important, contribution to housing land supply and this should be given weight in the determination of this application.
- 5.1.6 Outline permission was granted in 2011, with reserved matters approved in 2017, for a single dwelling on the site. However, with housing supply just below the 5YHLS target, it is imperative that maximum utilisation is made of available windfall sites. The site is capable

¹ Borough Council of King's Lynn and West Norfolk Housing and Economic Land Availability Assessment (HELAA) Update June 2020

of accommodating two dwellings without harm to the amenity of the area, and this is discussed in the following sections.

5.2 Amenity of Future Occupiers

- 5.2.1 SADMP policy DM15 ensures that new development does not have a harmful impact on the amenity enjoyed by neighbouring occupants, or by future occupants of the development itself.
- 5.2.2 Each dwelling would have a gross internal floor area (GIA) of 108sqm. This exceeds the 93sqm minimum GIA for a 2-storey, 5-person, 3-bed dwelling in the Nationally Described Space Standards² by 15sqm.
- Bedroom 1 (double): would extend to 13.1sqm and 3.2m wide
 - Bedroom 2 (double): 15sqm and 3.5m wide
 - Bedroom 3: (single); 7.5sqm and 2.3m wide.
- 5.2.3 The bedrooms comply with the minimum 7.5sqm and 2.15m for a single, and 11.5sqm and 2.75m wide for a double.
- 5.2.4 Both dwellings would be provided with adequate outdoor amenity space, with 20-23m deep rear gardens. The rear garden for Unit 1 will be 196sqm, and Unit 2's rear garden 333sqm. These generous gardens exceed the minimum 100sqm for gardens serving 3-bed houses in policy WA12 of the NP.
- 5.2.5 Car and bicycle parking is provided on the shared driveway on the east side of the site. Each dwelling will have two parking spaces and two cycle parking spaces. Further cycle parking can be provided in secure garden sheds in the rear gardens, ensuring sufficient bicycle parking to accord with WA11 of the NP, which requires one bicycle storage space per bedroom plus one additional space for each dwelling.
- 5.2.6 Bin storage for recyclable and non-recyclable waste is also provided at the end of the driveway. Being away from the road the bin store will be not visually prominent in the streetscene, or from the main living areas of the dwellings, as advised by policy WA13 of the NP. Bins will be emptied from the kerbside on bin collection days, as per WA13, with residents moving the bins down the driveway to Coronation Avenue.

² DCLG Technical Housing Standards, Nationally Described Space Standard (March 2015)

5.3 Neighbouring Amenity

- 5.3.1 The site abuts residential properties to the south and east. To the south are the two-storey, semi-detached dwellings 47 & 48 Coronation Avenue, and to the east is a pair of semi-detached bungalows, nos. 49 & 50.
- 5.3.2 To prevent unneighbourly overlooking of nos. 47 and 48 to the south, all first floor windows on the south facing elevation will be obscure glazed. These windows can also be fixed shut – and covered by condition - if considered necessary to protect privacy.
- 5.3.3 Each dwelling would have three first floor windows in their south facing elevations, but these windows are a third bedroom window, the landing and the bathroom. All can be obscure glazed without detriment to the living conditions therein as the bedrooms have two other windows with outlook to the side and rear of the dwelling, and the bathroom can be ventilated using mechanical ventilation.
- 5.3.4 The southern site boundary will be formed by a 1.8m high solid timber fence, to protect the amenity of adjoining occupants.
- 5.3.5 The proposal therefore avoids unacceptable overlooking of, and loss of privacy to, adjoining properties to the south of the site, and meets the requirements of DM15 of the SADMP.
- 5.3.6 The dwellings are provided with ample outlook from first floor windows to the west, north and east.
- 5.3.7 The development would be located directly to the north of 47 & 48 Coronation Avenue, so the massing of the building will not result in loss of direct sunlight to these properties. Similarly, there would be no overshadowing or loss of light to nos. 49 & 50, as the new building would be to the west of these properties and positioned in line with the existing dwellings, avoiding any overshadowing of their rear gardens.

5.4 Design

- 5.4.1 DM15 requires that all new development respond sensitively and sympathetically to local setting, through appropriate scale, height, massing, materials and layout. The proposed development has been designed to match the adjacent semi-detached houses in scale, height, and external materials, with matching red/brown facing brick and interlocking roof tiles.

- 5.4.2 The building would be oriented east-west across the site, and in line with 49 & 50 Coronation Avenue. When viewed from the road, a gap would be maintained between the proposed dwellings, situated on the south side of the site, and 49 & 50 to the east – see Figure 11. This avoids the site appearing overdeveloped from the road, and allows for views through the buildings to the trees on the northern and western boundaries.



Figure 11: View of site from Coronation Avenue. A gap would be maintained between the new dwellings and the bungalows to the east, to prevent overcrowding of the site.

- 5.4.3 Limiting the height of the proposal to two storeys and the use of matching materials that respond to the characteristics of existing properties complies with NP policy WA07.
- 5.4.4 It is considered that the design and scale of the proposed dwellings are in keeping with the immediate area, and accords with Plan policies on good design.

5.5 Trees and Biodiversity

- 5.5.1 The site is the subject of Tree Preservation Order 2/TPO/00497, which covers five trees on the northern site boundary, four within the site and one in the garden of no. 49 – see Figure 12. These are three Oak, one Ash and one Sycamore. The proposed dwellings would be outside of the root protection areas (RPAs) of these trees. The RPA for the trees is shown on site plan A0.5 by Boonholt Design Consultants Ltd.
- 5.5.2 At reserved matters stage, details of protective fencing and the no-dig cellular confinement system for hard surfaced areas was submitted to, and approved by the LPA. See 17-L46-PL002D by Trundley Design. Similar protective fencing and no-dig construction will be used in the construction of the current proposal.

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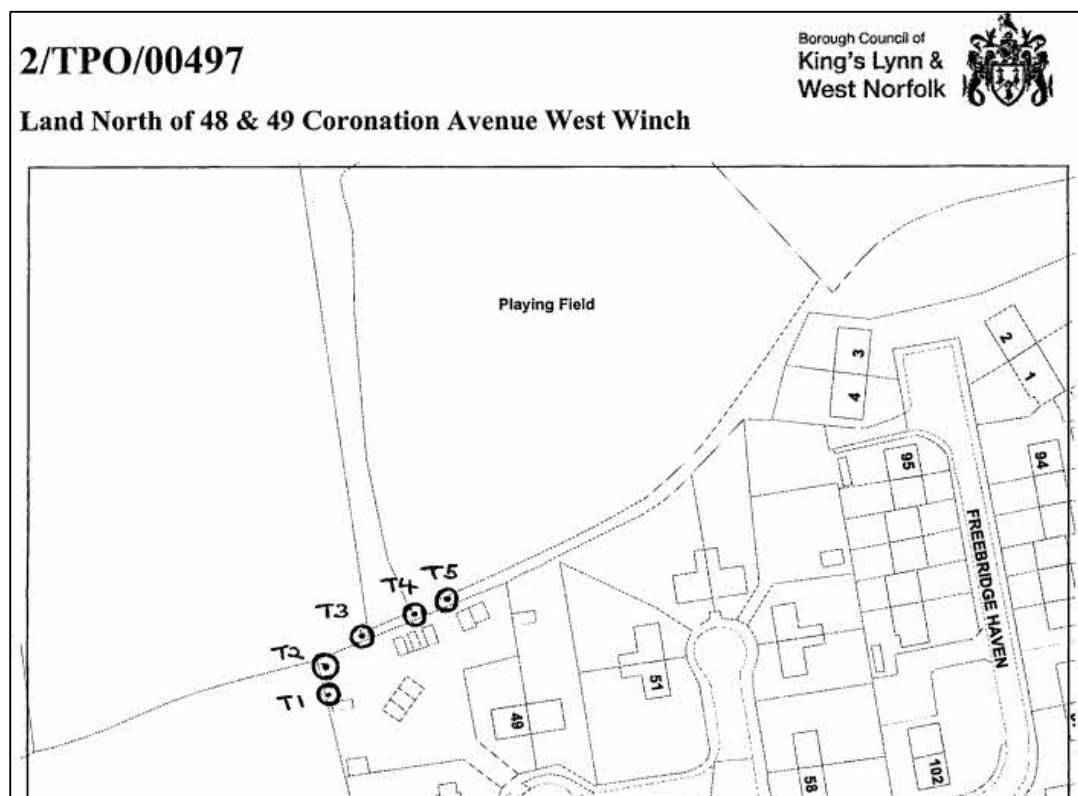


Figure 12: Plan from 2/TPO00497 showing trees covered by TPO.

- 5.5.3 The retention of the trees, along with thickening of existing boundary hedging with native species, will ensure compliance with WA07 of the Neighbourhood Plan, which states, "Boundary demarcation should embrace 'rural' character, e.g. by using hedging consisting of mixed native species (hawthorn, blackthorn, field maple, hazel, holly, etc.)."
- 5.5.4 The land to the north of the site is identified as 'The Meadow, north of Coronation Avenue' and is a Site of Natural Conservation Value (C1 in the Neighbourhood Plan). The development is an opportunity to enhance the biodiversity of adjacent land, to the benefit of this SNCV habitat.
- 5.5.5 A scheme of boundary hedgerow planting will also "maintain the soft edge to the countryside beyond", which is one of the requirements of policy E2.2 on development within the existing built up areas of West Winch.
- 5.5.6 In summary, the proposal will result in the provision of two units of housing in a sustainable location, making the most effective use of under-utilised land to meet local housing need, without harm to the amenity of the surrounding area.