

PLANNING STATEMENT

**PLANNING PERMISSION FOR THE
MATERIAL CHANGE OF USE OF AN
ANNEX TO HOLIDAY LET
ACCOMODATION**

AT

**MEADOW COTTAGE
11-12 WEBSTERS YARD
THE STREET
SYDERSTONE
KINGS LYNN
NORFOLK
PE31 8SJ**



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Appendices

Appendix 1: Bancroft Consulting Highways Statement & Photographs of Parking on The Street.

Appendix 2: Personal Statement from the Applicant.



1.0 INTRODUCTION

1.1 This planning statement has been prepared on behalf of Patricia Mullin (hereby referred to as 'the applicant') in support of a full planning application for a material change of use to allow an existing detached annex to be used as holiday let accommodation at Meadow Cottage, 11-12 Websters Yard, The Street, Syderstone, Kings Lynn, Norfolk, PE31 8SJ (hereby referred to as 'the application site').

1.2 The annex was granted planning permission under application reference 16/02219/F, subject to conditions. Condition 3 stipulated the following:

"The additional residential accommodation hereby approved shall only be used as ancillary accommodation to the main dwelling and shall at no time be used as an independent unit of residential accommodation or for any business or commercial purposes. For the avoidance of doubt and in the interests of residential amenity and highway safety, in accordance with the NPPF 2012."

1.3 The annex has recently been used by the applicant as a holiday let in order to generate some much needed income. Unfortunately, advice received previously by the applicant from her then planning consultant was unclear and, subsequently, it was only upon receipt of a letter dated 20th April 2022 from Planning Enforcement Officer, Mrs Heidi Wedge, that the applicant became aware that she was in breach of the aforementioned condition pertaining to the 2017 planning permission. The applicant responded immediately and has subsequently ceased using the annexe for holiday lets, removing it from 'Airbnb' and in doing so losing her 'Superhost' status. This has caused significant distress and consequently the applicant is keen to resolve the matter as quickly as possible. As a first step to achieve this, the submitted application seeks full planning permission to resume using the annex as a holiday let and re-establish a vital income stream for the applicant.

1.4 The application has been informed by the consideration of policies within Kings Lynn and West Norfolk Borough Council's Development Plan, national planning policy and other material considerations.



1.5 The application is supported by the following plans and documentation:

- 315-02 Rev A (approved drawing, dated 22.12.2017) by Claxton Hall Architectural Ltd.
- Statement from Bancroft Consulting Ltd with Photographs.
- Planning Statement by Sworders.
- A Personal Statement from the Applicant.

2.0 SITE DESCRIPTION AND CONTEXT

2.1 The application site comprises a small single bedroom annex within the garden of Meadow Cottage (11-12 Websters Yard).

2.2 Websters Yard is framed by several buildings, which were previously used to support the operation of the main manor house, including a bakers, butchers, and other key functions. Websters Yard now comprises eight individual properties with six private dwellings and two holiday lets. Whilst there are no formally marked parking spaces, there is approximately a single car parking space per property.

2.3 Over time, the application property has accommodated a number of commercial uses, including a laundry facility, before becoming a private dwelling with a studio/workshop in the garden. The previous owners included a published author and illustrator, who used the studio as their workspace and specifically for business purposes, providing facilities for a publishing company, with regular book launches and events being held up until 2012.

2.4 The applicant is also a published author and teacher of creative writing and upon moving to Meadow Cottage in 2013, continued to use the studio/workshop building for similar purposes, regularly holding art and literature workshops at the building, with the most recent held earlier this year. The applicant has extensive documentary evidence pertaining to these uses and the nature of the classes held at the studio/workshop, which can, if necessary, be provided upon request.



- 2.5 On 5th January 2017, planning permission was granted by the LPA to convert and extend the studio/workshop building into a self-contained annex under application reference 16/02219/F (the subject of this application). This permission is subject to the aforementioned condition (please refer to paragraph 1.2), which restricted the use of the residential accommodation only for purposes ancillary to the main dwelling.
- 2.6 The annex is single storey and includes an open kitchenette and living room, with a bedroom and en-suite bathroom.
- 2.7 Pedestrian access is gained from the side of Meadow Cottage via Websters Yard, which is accessed from 'The Street'.
- 2.8 The cottage benefits from a single parking space, which is located adjacent to the cottage and provides easy access from the parking space into the cottage itself. The applicant requires constant use of and access to the parking space due to prevailing health issues, which requires friends and family to park on 'The Street' when visiting (See Appendix 2). Parking for the occupants of the annex is also available on 'The Street'.
- 2.9 The site is not located within a 'Conservation Area' or an 'Area of Archaeological Significance' and does not include a Listed Building.
- 2.10 The site is not located within the 'Coastal Hazard Zone', or within a 'Tidal Defence Breach Hazard Zone'.
- 2.11 The site is located within Flood Zone 1, which denotes a low probability of river or sea flooding.

3.0 PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the material change of use of the annex to allow it to be used for short-term holiday lets by the applicant via agents such as 'Airbnb'. Unfortunately, an application to vary or remove the aforementioned condition pertaining to the 2017 permission will not be possible in this case, as the subsequent removal or variation of the said condition would conflict with the description of the development as approved by the application.



- 3.2 The annex will continue to be accessed via the side of Meadow Cottage. It will not be separated from Meadow Cottage and no alterations to its design or location are proposed
- 3.3 Parking for the occupants of the annex is available on 'The Street', with the applicant retaining the use of the parking space adjacent to their property.
- 3.4 The applicant does not seek to sell or subdivide the plot to separate the annex building from the main house and create a separate planning unit and accordingly would accept an appropriately worded planning condition to ensure that the annex building is restricted in this regard. Indeed, it would make little sense financially for the applicant to seek to sell off the annex building as a separate dwelling from Meadow Cottage due to the close proximity of both buildings within the existing narrow plot, which if separated under different ownership, would invariably result in the significant devaluation in the value of Meadow Cottage. The applicant has little use for the annex at this moment in time and is seeking to utilise it for short term holiday lets in order to generate some much needed income, which will allow her to continue to reside in her much loved home.

4.0 PLANNING POLICY AND OTHER MATERIAL CONSIDERATIONS

Development Plan

4.1 The development plan for the area includes Kings Lynn & West Norfolk Borough Council's Core Strategy, which covers the period 2011 to 2026. Policy CS10 seeks to promote opportunities to improve and enhance the visitor economy by supporting tourism opportunities throughout the Borough. The Council will permit the development of new tourism accommodation in rural areas subject to the following criteria being met:

- It should be located in or adjacent to villages and towns;
- It should be of a high standard of design in line with national guidance;
- It will not be detrimental to the landscape;
- Mechanisms will be in place to permanently retain the tourism related use.



4.2 The Site Allocations and Development Management Policies Plan (SADMP) 2016 also forms part of the development plan. The key policies relating to this application are policies DM 11 and DM 15 as set out below:

DM 11- Touring and Permanent Holiday Sites

Proposals for new holiday accommodation sites or units, or extension or intensification to existing holiday accommodation, will not normally be permitted unless:

- The proposal is supported by a business plan demonstrating how the site will be managed and how it will support tourism or tourist related uses in the area;
- The proposal demonstrates a high standard of design in terms of layout, screening and landscaping ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape and surroundings; and
- The site can be safely accessed;
- It is in accordance with national policies on flood risk;
- The site is not within the Coastal Hazard Zone indicated on the Policies Map, or within areas identified as tidal defence breach Hazard Zone in the Borough Council's Strategic Flood Risk Assessment and the Environment Agency's mapping.

DM 15- Environment, Design & Amenity

Development must protect and enhance the amenity of the wider environment including its heritage and cultural value. 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. Proposals will be assessed against a number of factors including heritage impact; overlooking, overbearing, overshadowing; noise; odour; air quality; light pollution; contamination; water quality and visual impact.



The scale, height, massing, materials, and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.

Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

Development proposals should demonstrate that safe access can be provided and adequate parking facilities are available.

Other relevant SADMP policies are:

- DM 1- Presumption in favour of sustainable development.
- DM 2- Development Boundaries.
- DM 7- Residential Annexes.
- DM 17- Parking Provision in New Development.
- DM 19- Green Infrastructure/Habitats Monitoring and Mitigation.

New/Emerging Local Plan

- 4.3 The emerging Local Plan was submitted to the Secretary of State on 29 March 2022 and can therefore be given limited weight in the assessment of this application.

Neighbourhood Plan

- 4.4 There is no Neighbourhood Plan relevant in this case.

Supplementary Planning Guidance/ Documents

- 4.5 None relevant.

The National Planning Practice Guidance

- 4.6 The National Planning Practice Guidance (PPG) was launched in March 2014 and provides guidance on topics, which are covered in the National Planning Policy Framework (NPPF). As such, it should be read in conjunction with the NPPF.



National Planning Policy Framework

- 4.7 The NPPF (July 2021) is a material planning consideration in the determination of planning applications.

5.0 PLANNING ASSESSMENT

Principle of Proposed Development

- 5.1 The proposal at hand will create new small-scale holiday accommodation in Syderstone. Policy CS10 of the Core Strategy seeks to promote opportunities to improve and enhance the visitor economy by supporting tourism opportunities throughout the Borough. Policy CS10 further states that the Council will permit the development of new tourist accommodation in rural areas subject to the proposal being located in or adjacent to a village or town, being high quality and not detrimental to the landscape with a mechanism in place to permanently retain the tourism related use.
- 5.2 The application site is located within a village close to natural, cultural, and historical places of interest. This, combined with the unique art and literature background of the site, creates an idyllic location for tourist accommodation, at all times of the year. Furthermore, the design and impact of the building on the landscape was considered acceptable under planning permission 16/02219/F and the use could be secured in perpetuity as holiday accommodation via a condition. Accordingly, the proposal is therefore, considered to comply fully with policy CS10.
- 5.3 Policy DM 11 of The Site Allocations and Development Management Policies Plan (SADMP) also supports proposals for holiday accommodation subject to certain criteria being met, such as the site having to be appropriately managed, and achieving high-quality design with a safe access and limited risk of flooding. The criteria will be addressed in the sections below.



5.4 In addition, condition 3 was imposed on planning permission 16/02219/F in the interests of residential amenity and highway safety. Policy DM 15 of the SADMP makes reference to both these issues and so the acceptability of the principle of the development is therefore also dependent on the proposal's compliance with this policy, which shall also be addressed below.

Design

5.5 Policy DM 11 of the SADMP stipulates that proposals should demonstrate a high standard of design in terms of layout, screening, and landscaping, ensuring minimal adverse impact on visual amenity and the historical and natural environmental qualities of the surrounding landscape. Policy DM 15 of the SADMP reflects this and notes that development must protect and enhance the amenity of the wider environment.

5.6 The design of the building was considered acceptable under planning permission 16/02219/F. The associated Officer's Report confirms that the scale and footprint of the building was subservient to Meadow Cottage. In addition, the Officer's Report noted that the shared access and garden was appropriate and that the sub-division of the building from Meadow Cottage was unlikely, given the layout of the site. The proposed development will not alter the design of the annex and it will not be extended or relocated. The design and location of the annex building are therefore acceptable.

5.7 In relation to the proposed use as holiday accommodation, there are other holiday lets within Syderstone, including within Websters Yard at no. 2, and Thurnby House. It is not therefore, considered that holiday accommodation will be out of keeping with the area.

5.8 The proposal is not therefore, considered to result in any demonstrable harm to the character and appearance of the area, in compliance with policies DM 11 and DM 15 of the SADMP.



Neighbouring Amenity

- 5.9 Condition 3 of planning permission 16/02219/F restricts the use of the annex in the interests of residential amenity. Policy DM 15 of the SADMP also seeks to ensure that proposals do not result in detrimental impacts to neighbouring amenity.
- 5.10 The impact of the physical building on neighbouring amenity was considered acceptable under planning permission 16/02219/F. The associated Officer's Report notes that the building would be out of public view and discreet from adjoining neighbours. The building will not be extended or relocated and therefore the situation remains unchanged.
- 5.11 The annex building, as a small single bedroom unit designed to accommodate only two people, will not be able to accommodate (and thus attract) large groups or parties of guests, where the potential for noise and disturbance would be greater. The paying guests occupying the building will invariably generate a small number of daily comings and goings, although the small number of guests gaining access on foot to and from the building via 'The Street' will have no discernible impact on amenity. It is a material consideration to the determination of this application that the site, until very recently, has previously accommodated commercial events and workshops for large parties over a number of years. These would have generated far greater pedestrian movements to and from the site during the times when the regular classes and workshops were held at the annex/workshop. The commercial use of the building has been previously referred to in paragraphs 2.3 and 2.4 of this statement and again, if necessary, further evidence documenting these uses can be submitted upon request.
- 5.12 As far as the owner is aware, no noise complaints have been raised to the Council in relation to its (currently ceased) use as holiday accommodation. Notwithstanding this, the applicant will make it clear to future guests when booking, to respect neighbouring properties, which can be clearly communicated within the information booklet at the property. It should also be noted that Airbnb allows the host to leave reviews about their guests, enabling hosts to refuse bookings from unruly guests. The ability of hosts to leave



reviews also encourages guests to be as conscientious as possible, as a bad review can lead to the refusal of booking requests elsewhere.

- 5.13 Whilst there are cooking facilities within the annex, these are limited and could be used daily by the owner of Meadow Cottage without restriction.
- 5.14 The proposal does not include any external lighting and given its scale and nature, is not considered to detrimentally impact neighbours or the area by virtue of light pollution.
- 5.15 It is therefore clear that, on such a small scale, the use of the annex/workshop as a small holiday let will give rise to no detrimental impacts on neighbouring residential amenity. Indeed, when compared with the historical use of the building for the aforementioned commercial uses, the proposal will represent an improvement in amenity terms. In this respect the proposal accords fully with policy DM 15.

Access and Parking

- 5.16 Condition 3 of planning permission 16/02219/F also restricts the use of the annex in the interests of highway safety.
- 5.17 The NPPF requires proposals to provide safe and suitable access and notes that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.18 The annex is unlikely to generate parking for more than one vehicle based on its size and proposed use. The owner of Meadow Cottage requires constant use of their parking space and the occupants of the holiday accommodation would therefore be required to park on 'The Street'. The applicant will make clear in the booking information supplied to guests at the time of booking and before their stay that the site offers on-street parking only.



- 5.19 There is ample parking available on 'The Street', and the applicant has provided photographs to demonstrate that the carriageway is wide enough to safely accommodate on-street parking, with sufficient capacity to accommodate a single vehicle (see Appendix 1). Furthermore, there have been no accidents recorded on 'The Street' in the last 23 years, and it is not therefore, considered that additional parking would exacerbate an existing parking or highway safety issue. This also demonstrates that the (now ceased) use of the holiday accommodation was not causing detrimental impacts to highway safety and indeed neither were the previous commercial uses, which would have resulted in potentially several vehicles parking on 'The Street' at the time of a class/workshop.
- 5.20 A statement from highway engineers, Bancroft Consulting Ltd, has been submitted alongside the application following a site visit and assessment of the site (Appendix 1). Their findings conclude that the proposal would not result in an unacceptable impact on highway safety or severe cumulative impacts on the road network.
- 5.21 It should be noted for the purposes of consistency when assessing highway safety that planning permission was granted for the conversion of an existing garage to living accommodation at Birstone, 1 The Street, Syderstone, PE31 8SD (LPA Ref: 16/01767/F). The associated Officer's Report notes that the proposal would result in on-street parking due to the loss of the garage and the proposed use. No objection was raised, as it was not considered to affect traffic patterns or the free flow of traffic. This is located on a more constrained and parking pressured section of 'The Street' compared to the application site.
- 5.22 The proposal is not therefore, considered to result in detrimental impacts to parking, access, or highway safety, in compliance with the NPPF.

Flooding

- 5.23 The application site is located within Flood Zone 1 where there is no requirement for a Flood Risk Assessment, as the site falls below the threshold of one hectare. It is not therefore, considered that the proposal would result in flooding impacts.



6.0 CONCLUSION

- 6.1 The proposal will provide small scale holiday accommodation within Syderstone, in accordance with policy CS10, which seeks to promote opportunities to improve and enhance the visitor economy by supporting tourism opportunities throughout the Borough.
- 6.2 In doing so, the proposal will cause no demonstrable harm to the character and appearance of the area or result in detrimental impacts to neighbouring amenity, highway safety or flooding and indeed represents an improvement when assessed against the site's historical commercial uses.
- 6.3 Accordingly, the proposal complies fully with both local and national planning policies and so therefore, it is kindly requested that the Local Planning Authority grants this application planning permission without any undue delay.