

PLANNING STATEMENT

FULL PLANNING APPLICATION

FOR

**THE SUBDIVISION OF A BUNGALOW INTO
TWO DWELLINGS BY UTILISING AN
EXISTING ANNEXE EXTENSION AS A
SEPARATE DWELLINGHOUSE**

AT

**MORZINE
INGOLDSBY AVENUE
INGOLDISTHORPE
KINGS LYNN
NORFOLK
PE31 6NH**



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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared on behalf of the owner of the site (hereby referred to as 'the applicant') in support of a full planning application for the subdivision of a bungalow into two dwellings by utilising an existing annexe extension as a separate dwellinghouse at Morzine, Ingoldsby Avenue, Ingoldisthorpe, Kings Lynn, Norfolk, PE31 6NH (hereby referred to as 'the application site').
- 1.2 The application has been informed by the consideration of policies within Borough Council of Kings Lynn and West Norfolk's Development Plan, national planning policy and other material considerations.
- 1.3 The application is supported by the following plans and drawings:

Document/Plan	Drawing Number/Report Reference/ Date	Produced by
Planning Statement	N/A	Sworders
Site and Location Plan	222328 PL 001	
Topographical Survey and Site Block Plan	222328 PL 002	
Existing Plans and Elevations	222328 PL 003	
Proposed Plans and Elevations	222328 PL 004	
Topographical Survey and Proposed Site Block Plan	222328 PL 005	



2.0 SITE DESCRIPTION AND CONTEXT

- 2.1 The application site comprises a detached bungalow named 'Morzine' located on Ingoldsby Avenue.
- 2.2 The dwelling includes an attached rear annexe, including a rear conservatory, and accommodation in the roofspace. Since 2010, the annexe was occupied by a couple and their daughter. The main bungalow was occupied by the previous owner until 2017, and the annexe occupants recently used the main bungalow too, before leaving this year.
- 2.3 The annexe became charged separately for council tax purposes from the 13th September 2015. From a council tax perspective, the property is known as 'Morzine' and 'Annexe at Morzine'.
- 2.4 The dwelling is accessed from Ingoldsby Avenue via a gravelled front driveway with one parking space available. Further parking is available to the side of the dwelling and within the garage which is set back towards the rear of the dwelling.
- 2.5 There is a detached dwelling to the east of the dwelling with a semi-detached dwelling to its west.
- 2.6 The site is located within Flood Zone 1 (low probability of flooding).

3.0 PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for the subdivision of a bungalow into two dwellings by utilising an existing annexe extension as a separate dwellinghouse. For the purpose of this planning statement, the main dwelling will be referred to as 'Dwelling 1' with the annexe referred to as 'Dwelling 2'.
- 3.2 Dwelling 1 includes an entrance porch, and a living room, kitchen, bathroom, WC and 2 bedrooms. The existing front parking area would be widened to create 2 car parking spaces.
- 3.3 Dwelling 2 would include a living room, kitchen, WC, and 2 bedrooms (1 in the roofspace). Parking would be provided in the garage with further parking available alongside the dwelling.
- 3.4 An internal door would be removed and blocked up to accommodate the proposal, and the rear conservatory would be removed to improve the internal layout of the annexe.



4.0 PLANNING POLICY AND OTHER MATERIAL CONSIDERATIONS

Development Plan

- 4.1 The development plan for the area comprises the King's Lynn & West Norfolk Borough Council's Core Strategy 2011, and the Site Allocations and Development Management Policies Plan (SADMPP) 2016.
- 4.2 Policy CS09 of the Core Strategy seeks housing of varying size, type, and tenure, with 1,280 new dwellings to be provided in rural villages before 2026.
- 4.3 Policy DM15 (Environment, Design and Amenity) of the SADMPP is relevant which states the following:

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.

- 4.4 Policy DM17 of the SADMPP is also relevant which sets out the adopted parking standards.

New/Emerging Local Plan

- 4.5 The Local Plan Review was submitted to the Secretary of State for Levelling Up, Housing and Communities on 29th March 2022, who will appoint a Planning Inspector to undertake an independent examination of the Plan, supporting documentation and Regulation 19 consultation feedback. The relevant policies within this plan reflect policies DM15 and DM17



set out above.

Neighbourhood Plan

- 4.6 There is no neighbourhood plan relevant in this case.

The National Planning Practice Guidance

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

National Planning Policy Framework (NPPF)

- 4.8 The NPPF (July 2021) is a material planning consideration in the determination of planning applications. Paragraph 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

5.0 PLANNING ASSESSMENT

- 5.1 There are no specific policies relating to the sub-division of properties within the Council's current or emerging Development Plan. However, Policy CS09 of the current Development Plan seeks for housing of varying size, type, and tenure to be located in rural villages before 2026. The principle of development should therefore be considered acceptable subject to the overall compliance of the proposal with the relevant Development Plan policies, including policies DM15 and DM17 of the SADMPP, as shall be addressed below.

Character and Appearance

- 5.2 Policy DM15 indicates that proposals should not result in demonstrable harm to the character and appearance of the application site or area.
- 5.3 The application site would create a semi-detached dwelling which is in keeping with the area, with semi-detached properties evident within the immediate vicinity including next door to the application site.



- 5.4 The proposal does not include any alteration to the front of the dwelling and would not therefore alter the appearance of the building when viewed from the highway.
- 5.5 The existing rear conservatory would be removed which would improve the external appearance of the property, the internal layout, and ventilation to the bedroom with the windows currently opening into the conservatory. No other external alterations are proposed.
- 5.6 The proposal would widen the existing parking area which would be screened in the main by existing hedging. Notwithstanding this, the alteration of the front driveway is permitted development and could therefore be undertaken without planning permission.
- 5.7 The proposal is therefore considered to be in keeping with the character and appearance of the application dwelling and area, in compliance with policy DM15.

Amenity

- 5.8 Policy DM15 indicates that proposals should not result in detrimental impacts to the amenity of neighbouring, current or proposed occupiers.
- 5.9 In relation to the amenity of the occupiers, each dwelling would include internal amenity spaces in line with the nationally described space standards, with natural light available in all rooms. In addition, there would be a front garden space for Dwelling 1 and a rear garden space for Dwelling 2. It should be noted that not all occupiers require rear garden space with maintenance needs including elderly residents and those with mobility issues, and this therefore presents an opportunity to create a specialist house in the area to ensure that all needs in the community are accommodated for.
- 5.10 The proposal would create a second dwelling on the site and would therefore create some associated comings and goings. However, the annexe has been used as separate accommodation for many years, and as far as the applicant is aware, no neighbouring complaints have been raised to the Council.
- 5.11 Notwithstanding the above, the proposed development would not extend beyond the existing footprint of the dwelling and would not therefore be positioned closer to the



neighbouring properties than existing. In fact, the proposal would reduce the footprint of the dwelling through the removal of the rear conservatory. No new openings would be created facing the neighbouring properties. It is therefore considered that the proposal would not be visually overbearing or result in overshadowing or loss of light or privacy to neighbouring properties.

- 5.12 It is not therefore considered that the proposal would result in detrimental impacts to amenity, in compliance with policy DM15.

Parking & Highways

- 5.13 Policy DM17 requires that a 2 bedroomed unit requires 2 car parking spaces along with cycle parking provision.

- 5.14 There would be 2 car parking spaces to serve Dwelling 1 within the front curtilage, and 2 car parking spaces to the side of the dwelling and within the garage to serve Dwelling 2. Cycle parking would be available within the front porch of Dwelling 1, and within the garage for Dwelling 2 (or within the house itself). Whilst this requires drivers to reverse either into or out of the site, the annexe has been used as separate accommodation for many years with the occupants parking alongside the dwelling or within the garage, and therefore the parking situation for Dwelling 2 remains unchanged. Notwithstanding this, since the property was built in 1960, all occupants have always reversed onto the highway, as is the norm with most other properties in the area (practically every property on Ingoldsby Avenue and Sandy Way). The applicant is unaware of any highway incidents or complaints being raised to the Council in this regard.

- 5.15 It is not therefore considered that the proposal would result in detrimental impacts to parking or the highway, in compliance with policy DM17.

Other

- 5.16 The application site is not located within a nationally designated or locally designated nature conservation or wildlife site. Given the scale and nature of the proposal, it is not considered that detrimental impacts to ecology would occur.



- 5.17 The application site is located within Flood Zone 1 where there is no requirement for a Flood Risk Assessment. Taking this into consideration and that the proposed front driveway would be made of permeable materials, it is not considered that the proposal would result in flooding impacts.
- 5.18 The proposal would provide temporary construction employment and would retain and gain economically active residents with the ability to contribute to the continued vibrancy of the nearby services and facilities. The proposal is therefore considered to meet sustainable development objectives.

7.0 CONCLUSION

- 7.1 The proposed development would create an additional dwelling in a rural village in compliance with policy CS09 of the Core Strategy. In addition, it would not result in demonstrable harm to the character and appearance of the application site or area or result in detrimental impacts to neighbouring amenity, parking or the highway, in compliance with policies DM15 and DM17 of the SADMPP. Furthermore, the proposal would not result in detrimental impacts to ecology or flooding and would constitute sustainable development.
- 7.2 The proposal is therefore considered to be compliant with local policies and the NPPF, and it is kindly therefore requested that Officers grant planning permission for the proposal.