

Appeal Decision

Site visit made on 31 May 2017

by R A Exton Dip URP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28th June 2017

Appeal Ref: APP/V2635/W/17/3171622

The Red House, Hall Lane, South Wooton, King's Lynn PE30 3LQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr N Suiter against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 16/02196/F, dated 16 December 2016, was refused by notice dated 13 February 2017.
 - The development proposed is new dwelling within grounds of existing dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the surrounding area.

Reasons

3. Hall Lane has a varied character which derives from the different ages, styles and siting of development along it. The appeal site and the dwellings to its immediate north and south comprise large modern detached houses set back from the road within substantial plots. Some of these, including the appeal site, have detached domestic outbuildings, including garages, sited in between the dwelling and the road. Further to the north there are older dwellings mostly set much closer to the road. On the opposite side of Hall Lane there are a mix of houses and bungalows, generally set back from the road.
 4. Within the varied character of Hall Lane there is a distinct lack of back land or tandem development. Whilst some dwellings have outbuildings sited towards and on the road edge these are generally small scale and have a very different effect on character and appearance than a separate dwelling would. As they are used in connection with the host dwellings they do not have separate accesses or dividing boundary treatments. Consequently, they are read as part of the overall sites in which they are located and do not detract from their spacious settings.
 5. The proposal would have a new access off Hall Lane and a separate access to The Red House would be retained along its southern boundary. This would be separated in part by the proposed dwelling and garage and in part by a new fence. The proposal would therefore be clearly physically and functionally separate from The Red House and different in character to the outbuildings in the vicinity.
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6. The proposed dwelling would extend back from Hall Lane largely infilling the space between the road and The Red House. When viewed from Hall Lane there would be an appearance of development stretching back from the street edge to The Red House itself, which would be visible above the single storey proposed dwelling. This would create a much more intensive form of development within the overall site than is typical in the surrounding area.
7. Overall, I consider that the formation of a separate and self-contained dwelling in tandem to the host dwelling combined with the intensity of development it would create would be so different to the character and appearance of the surrounding area so as to be harmful to it. Rather than add variation to the street scene it would introduce a significantly different form of development. Consequently, the proposal is contrary to Policy CS08 of the adopted King's Lynn and West Norfolk Borough Council Core Strategy 2011 (the Core Strategy), Policy DM15 of the adopted Site Allocations and Development Management Policies Plan 2016 and Policy H3 of the adopted South Wooton Neighbourhood Plan 2015-2026. These require new developments to have regard to the character and appearance of their surroundings and are consistent with the policies of the National Planning Policy Framework. In terms of effect on character and appearance, I find no conflict with Policy CS03 of the Core Strategy which is concerned with strategic growth in the King's Lynn area.
8. The appellant's plan identifies other development considered comparable in the area including The Cottage and The Old Hall to the north. From the information before me I do not consider this arrangement is comparable to the appeal site. Although it is set back from the road it retains a broad frontage to Hall Lane and results in a much less intensive form of development than the appeal proposal. I note the specific reference to appeal Ref 2222988 and do not disagree with my colleagues comments on the character and appearance of the local area. However, I have considered this appeal on its own merits and do not find that this earlier decision leads me to a different conclusion. The other developments referred to in South Wooton and further away lie in areas of distinctively different character and so are not directly comparable to the appeal site. I accept that the principle of tandem or back land development is not in itself contrary to planning policy. However, when such development causes harm to the character and appearance of an area this does render it contrary and not a form of sustainable development.

Other Matters

9. I note the changes that have been made to the proposal since the refusal of the previous planning application on the site. However, I have determined the appeal on its own merits based on the evidence before me and consequently this carries limited weight.

Conclusion

10. For the reasons set out above and taking all other matters raised into account I conclude that the appeal should be dismissed.

Richard Exton

INSPECTOR