



Appeal Decision

Site visit made on 17 February 2020

by S A Schinaia MSc EngD FGS

an Inspector appointed by the Secretary of State

Decision date: 1st April 2020

Appeal Ref: APP/V2635/W/19/3239845

Barn to Rear of 12, The Green, North Wootton PE30 3RD

- 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 Ms S Richards against the decision of King's Lynn and West Norfolk Borough Council.
 - The application Ref 19/01007/F, dated 30 May 2019, was refused by notice dated 13 August 2019.
 - The development proposed is the extension of dwelling and change of use from holiday let to residential unit.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the development upon firstly, the character and appearance of the area and the Norfolk Coast Area of Outstanding Natural Beauty and secondly, the living conditions of future occupiers, with regard to outlook, outdoor amenity space, and inside/outside storage.

Reasons

Character and appearance

3. The appeal building lies to the rear of 12 The Green (No 12) and other properties on The Green, which mark the boundary with the Norfolk Coast Area of Outstanding Natural Beauty (the AONB) as well as representing the outer settlement limits of North Wootton. The building has no delineated boundaries and thus appears to blend gradually into the open countryside and the landscape setting of this part of the AONB which, at this location, is characterised by open fields with pockets of woodland. Being located hard up against the rear boundary garden of No 12 and of modest proportions, the appeal building does not undermine the generally open landscape character of the area.
4. The appellant draws attention in the Design and Access Statement submitted as part of the application to a previous appeal¹ for two dwellings at this location, which was dismissed partly on the basis of encroachment into the AONB and suggests that the appeal proposal would not result in any such encroachment. However, despite the modest size of the extension, the

¹ APP/V2635/W/16/3148539

additional built development and the inevitable need to provide boundary treatment together with other domestic paraphernalia associated with a permanent residential use would, in my view, represent a further encroachment and diminution of the site's open landscape setting to the detriment of the character and appearance of the area.

5. I find that the proposed development along with those elements described above would result in unacceptable and harmful change to the character and appearance of the AONB and the appreciation of this nationally valued landscape when viewed from other properties on The Green and from open land to the north. My findings are therefore consistent with the previous Inspector albeit that the nature of the development and extent of encroachment was different.
6. For the reasons given above, I conclude that the appeal development would be harmful to the character and appearance of the area, contrary to Policies CS08 and CS12 of the Local Development Framework Core Strategy (2011) (the LDF), which seek to protect environmental assets and for new developments to be sensitive to surrounding areas and not detract from the inherent quality of the environment.
7. In reaching this conclusion, I have had regard to the statutory purpose of the North Norfolk AONB insofar as it seeks to conserve and enhance the natural beauty of the area, including the distinctive landscape character of the area. The proposal would therefore conflict with paragraphs 127 and 172 of the National Planning Policy Framework (the Framework), which amongst other matters require development to be sympathetic to the character of the area and to conserve and enhance the landscape of protected areas, such as AONBs.

Living conditions

8. The proposed development would leave very limited amenity space around the north and west boundaries of the dwelling. The extension together with the inevitable boundary treatment would result in a very poor or no outlook from the windows facing west. The outlook from the windows facing south would also be affected, although to a lesser degree, due to the presence of the curtilage boundary to the south.
9. Although the appellant believes that the amenity space that would be provided would be in line with Housing Association requirements for a single bedroom dwelling, the restricted space available around three of the dwelling's sides would provide a sense of confinement to its future occupants. This together with the absence of storage inside and outside the house and the poor outlook would substantially affect the living conditions of future occupiers, particularly given the building would be occupied by permanent residents.
10. I conclude that the proposal would therefore be in conflict with Policy CS08 of the LDF, which pursues well-designed homes among other matters, and DM15 of the Site Allocations and Development Management Policies Plan (2016), which seeks appropriate amenities for future occupiers of new development. These policies are consistent with paragraph 127 (f) the Framework, which seeks to create a high standard of environment for future users of new development.

Conclusion

11. For the above reasons, I conclude that the appeal should be dismissed.

S A Schinaia

INSPECTOR