

North Walsham – PF/22/0431 – Erection of single storey rear extension (part retrospective) and side extension to dwelling, 1 Primrose Walk, North Walsham, for Miss Beattie

Target Date: 22nd March 2022

Case Officer: Matthew Attewell

Householder Application

RELEVANT SITE CONSTRAINTS

- Landscape Character Area
- LDF – Residential Area, within Settlement Boundary

RELEVANT PLANNING HISTORY

None

THE APPLICATION

A single storey side extension to the eastern side of the detached dwelling is proposed which would project 2.1 metres at its widest point. The application also seeks part retrospective approval for a single storey rear extension to the southern elevation which projects 3 metres from the original rear wall and replaces an existing conservatory. The rear extension is part retrospective because as originally proposed, it would have been permitted development (i.e. did not require express planning permission), but during the course of construction the applicant decided they wanted a render finish to the external walls instead of matching brick, which meant permission was now required.

The tallest ridge height of the proposal would be found within the side extension of approximately 3.8m and eaves heights would be the same across both aspects of the proposal. The walls of the extensions would have a cream coloured rendered finish.

The roof covering would be matching those found on the main dwelling and detached garage.

REASONS FOR REFERRAL TO COMMITTEE

The applicant is a member of staff within the Council's Building Control Team.

PARISH/TOWN COUNCIL

North Walsham Town Council: No comments received at the time of writing the report

CONSULTATIONS

None required.

REPRESENTATIONS

None received in response to site notice at time of writing report. As the period for comment does not expire until 15 March 2022, any representations received will be reported verbally at the meeting.

HUMAN RIGHTS IMPLICATIONS

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER ACT 1998 - SECTION 17

The application raises no significant crime and disorder issues.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 – Spatial Strategy for North Norfolk

SS 3 – Housing

EN 4 – Design

CT5 – The Transport Impact of New Development

CT6 – Parking Provision

National Planning Policy Framework (NPPF):

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 12 - Achieving well-designed places

Supplementary Planning Documents

North Norfolk Design Guide – Supplementary Planning Document (2008)

MAIN ISSUES FOR CONSIDERATION

Main Issues:

- 1. Whether the proposed development is acceptable in principle: policies SS 1 and SS 3***
- 2. Effect on the character and appearance of the existing dwelling and area within which it is located: Policy EN 4***
- 3. The effect on the living conditions of the occupiers of neighbouring dwellings: policy EN 4***
- 4. Highway safety and parking: policies CT 5 and CT 6***

1. Principle

The property, an end terrace house, is situated within North Walsham which is a principle settlement under policy SS 1 and is within a designated Residential Area. Policy SS 3 allows for appropriate residential development within such areas. The proposed development is

therefore acceptable in principle and complies with Policies SS 1 and SS 3. To be acceptable overall however, the proposed development must comply with all other relevant development plan policies unless material considerations indicate otherwise.

2. Character and Appearance

Policy EN 4 states that all development will be designed to a high quality, and design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Development proposals such as extensions and alterations to existing dwellings are expected to have regard to the North Norfolk Design Guide, which as a Supplementary Planning Document is a material consideration.

The proposed extensions to the rear of the property replace a conservatory that measured approximately 2.3 metres by 2.6 metres that has now been removed. The proposed single storey rear extension would be constructed predominantly of brickwork finished in a cream render, with a tiled roof which matches those found on the existing dwelling and detached garage. The fenestration of the extension will be cream uPVC double glazing in a similar arrangement to that of the existing dwelling.

The proposed single storey side extension will project from the side of the dwelling by 2.1 metres at the widest point, and narrows towards the front of the dwelling where it meets the front elevation. The material palette will be similar to those proposed within the rear extension, with a cream rendered wall, matching tiled roof and brown uPVC double glazed windows similar to those within the main property.

Due to the design and subservient nature of the proposed extensions it is considered that the scheme would not result in harm to the character and appearance of existing dwelling or the area in which it is located. The proposal therefore complies with Policy EN 4.

3. Living conditions

Policy EN 4 of the Core Strategy and the North Norfolk Design Guide requires that proposed development must not significantly impact upon the residential amenities of the occupiers of nearby dwellings in respect of light, privacy and disturbance.

It is considered that there would be no material effects on the occupiers of the closest dwellings and the proposed development would adequately safeguard residential amenity in accordance with Policy EN 4 and the North Norfolk Design Guide.

4. Highway safety

The proposed extensions to the dwelling would not have any material effects in terms of access, parking arrangements and highway safety. The proposal therefore complies with Policies CT 5 and CT 6.

CONCLUSION:

The proposal is acceptable in principle and would not result in any harm to the character and appearance of the area, living conditions of neighbours or highway safety and as such complies with relevant Development Plans policies and adopted guidance

RECOMMENDATION:

Approve, subject to the conditions summarised below, and any others deemed necessary by the Assistant Director of Planning:

- 1. Time limit**
- 2. Approved plans**
- 3. Matching materials**

Final wording of conditions to be delegated to the Assistant Director of Planning