

**HOLT – PF/22/0226: Construction of two storey side extension at Orchard Cottage, 23 Hempstead Road, Holt by Mr and Mrs Robson.**

**Target Date:** 9 June 2022  
Case Officer: Rob Arguile  
Householder application

**Extension of Time:**

**RELEVANT CONSTRAINTS**

Settlement Boundary LDF  
Residential Area LDF  
Landscape Character Area

**RELEVANT PLANNING HISTORY**

**PF/18/0109:** Erection of garage, extension to rear dormer and new vehicular access – approved 04/05/2018

**THE APPLICATION**

The application seeks planning permission for a two-storey side extension to replace the existing single storey extension. It is proposed to use matching materials including brick, flint and uPVC windows are proposed. The proposed extension has been designed to be set down on a lower roof ridgeline to give the proposal some subservience to the main dwelling. The application includes a Bat Survey as requested by the Landscape Officer.

**REASONS FOR REFERRAL TO COMMITTEE:**

The application has been called in by Councillor Georgie Perry Warnes and Councillor Eric Vardy on the grounds that the application does not comply with Core Strategy Policy EN 4 in terms of its design and impact on the amenity of the area.

**TOWN COUNCIL:**

**Holt Town Council:** No Objection

**Consultation Responses**

**Landscape Officer:** No Objection

The application is supported by a Bat Survey report which provides comprehensive details of the extent of inspection undertaken and the features recorded. Both the main house and single storey extension were determined to offer negligible bat roost potential, with any apparent features deemed superficial and unlikely to be capable of supporting roosting bats. Therefore, no further surveys are recommended, or mitigation required. Recommended enhancements include installation of an integrated bat box into the western gable and an integrated swift box beneath the eaves on the north elevation of the new extension. The Landscape Section consider the proposal is in accordance with Policy EN 9 of the Core Strategy subject to a condition to secure the recommended enhancements

**REPRESENTATIONS:**

One representation has been received Objecting, raising the following issues:

- Increasing the mass of the host dwelling at the first floor would cause an overbearing impact upon the properties to the rear
- Potential to remove the open aspect of natural light to the properties to the rear
- Impact on the privacy of the front gardens to the properties to the rear
- Harms the architectural character of the original building by not being set back or subservient
- Removes the traditional Norfolk lean-to style side structure
- Potential to create a tunnelling effect with the extension being over 50% of the original footprint
- Loss of privacy to bedroom window from the proposed window on the first floor

## **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.

## **RELEVANT POLICIES**

### **North Norfolk Core Strategy (September 2008):**

Policy SS 1 - Spatial Strategy for North Norfolk

Policy SS 3 - Housing

Policy SS 9 - Holt

Policy EN 2 - Protection and Enhancement of Landscape and Settlement Character

Policy EN 4 - Design

Policy EN 9 - Biodiversity & Geology

Policy CT 5 - The Transport Impact of the Development

Policy CT 6 - Parking Provision

### **National Planning Policy Framework (July 2021):**

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

Section 15 - Conserving and enhancing the natural environment

North Norfolk Design Guide Supplementary Planning Document (December 2008)

## **MAIN ISSUES FOR CONSIDERATION**

1. **Principle**
2. **Design and appearance**
3. **Amenity**
4. **Ecology**
5. **Highways**

## **APPRAISAL**

1. **Principle (Policy SS 1 and Policy SS 3):**

The site lies within the settlement boundary of Holt, which is a Primary Settlement for the purposes of Policy SS 1. The site also lies within a designated Residential Area and within Holt's Settlement Boundary. In these areas Policy SS 3 allows for appropriate residential development.

It is considered that the principle of development is acceptable, and that the proposal complies with Policies SS 1 and SS 3.

## **2. Design and Appearance (Policy EN 4)**

Policy EN 4 of the North Norfolk Core Strategy requires that all development will be designed to a high quality, reinforcing local distinctiveness. 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.

In terms of its appearance, the property is a good example of a vernacular brick and flint dwelling set along a street with traditionally older properties in close proximity. Examples of post war ex-Local Authority housing can be seen opposite, and late 20<sup>th</sup> Century housing can be found to the rear of the property (Swann Lane). The dwelling is also set back from the road, as opposed to the row of cottages along the Hempstead Road which open out onto the road.

With the design of the extension proposal, efforts have been made to retain this vernacular character, such as the reuse of the brick and flintwork and the inclusion of a false chimney. This would retain some symmetry of the original dwelling. The extension will be stepped down slightly at the first floor giving a subservient appearance. In regard to materials the proposal will use matching materials, such as brick, flint, rooftiles and white uPVC window joinery. The size and scale of the proposal is considered acceptable, as it will not be increasing the overall size of the property to an extent in which the original style and character is lost.

On this basis the scale, design and appearance of the proposed dwelling is considered appropriate and in accordance with Policy EN 4 of the North Norfolk Core Strategy.

## **4. Amenity (Policy EN 4)**

Policy EN 4 requires that development proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide an acceptable level of residential amenity.

It is acknowledged that there is a potential for some loss of light to the properties (15 to 21 Hempstead Road) at the rear of the dwelling (north west) which are between 10-16m away. These properties are at a 45-degree angle to the rear of the host dwelling. Notwithstanding this there is a degree of separation between the application property with the existing access and front amenity land to the cottage to the rear. Given this distance between the proposed extension and the neighbouring properties to the rear it is not considered that there would not be a significant overshadowing effect nor loss of light. This potential for a loss of light has been raised by the objector at 19 Hempstead Road and taken into account during determination of the application. Whilst the potential for loss of light is taken into consideration, in this instance it is not considered sufficient to justify refusal of the proposal on these grounds.

Following amendments to the proposal, the first-floor window has now been removed and replaced with a rooflight and small obscure glazed window. This has eliminated any window-to-window views between the proposed extension and the neighbouring dwellings first floor windows. Furthermore, there is an existing first floor catslide dormer window situated on the rear of the property which does have potential to allow views down at the front amenity land of the property to the rear. Applying Design Guide amenity criteria, the distance between tertiary (bathroom) and secondary room (bedroom) windows is in excess of the 9 metres guideline.

Given the above, it is considered that on balance the proposal would not have a significantly harmful on the residential amenity of the occupiers of nearby dwelling in respect of loss of light, disturbance and privacy. Therefore, the proposal accords with the requirements of Policy EN 4.

#### **4. Ecology (Policy EN 9)**

The application is supported by a Bat Survey which concludes that both the main house and single storey extension have negligible bat roost potential, with any apparent features deemed superficial and unlikely to be capable of supporting roosting bats. Enhancement measures are proposed to ensure a net gain in biodiversity, and these can be secured through a condition. On that basis it is considered that the proposal complies with Policy EN 9.

#### **5. Highways (Policy CT 5 and Policy CT 6):**

Given the previously implemented new access, and the availability of on street parking along Hempstead Road, it is not considered that the proposal would have a detrimental impact on highway safety or parking and is considered to comply with Policies CT 5 and CT 6.

#### **6. Nutrient Neutrality**

This application has been assessed against the conservation objectives for the protected habitats of the River Wensum Special Area of Conservation and the Broads Special Area of Conservation and Ramsar site concerning nutrient pollution in accordance with the Conservation of Species and Habitats Regulations 2017 (as amended) (Habitats Regulations). The Habitat Regulations require Local Planning Authorities to ensure that new development does not cause adverse impacts to the integrity of protected habitats such as the River Wensum or the Broads prior to granting planning permission. The proposal relates to an existing residential unit and will not increase the number of dwellings. Using the average occupancy rate of 2.4 people, the proposal is unlikely to lead to a significant effect as it would not involve a net increase in population in the catchment and is not considered a high water use development. This application has been screened, using a precautionary approach, as is not likely to have a significant effect on the conservation objectives either alone or in combination with other projects and there is no requirement for additional information to be submitted to further assess the effects. The application can, with regards nutrient neutrality, be safely determined with regards the Conservation of Species Habitats Regulations 2017 (as amended).

#### **Conclusion**

In conclusion with the above points raised the proposal is considered within the planning balance to be recommended for an approval.

#### **RECOMMENDATION:**

**APPROVE** subject to conditions relating to the following matters and any others considered necessary by the Assistant Director for Planning.

- Time limit for implementation
- Approved plans
- Materials
- Installation of bat enhancement measures
- Obscure glazed window (Pilkington Level 5)

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