

STALHAM - PF/21/3389 – Single and two storey extensions to dwelling to include internal/attached annexe. Lucinda House, Moor Lane, The Green, Stalham, Norfolk NR12 9QD.

Minor Development

- Target Date: 16th February 2022

- Extension of time: 13th July 2022

Case Officer: Ms A Walker

Full Planning Permission

CONSTRAINTS

Areas Susceptible to Groundwater SFRA - Classification: <25%

Flood Type: Clearwater

Countryside LDF

RELEVANT PLANNING HISTORY

| | |
|-------------|--|
| | AP/21/0015 |
| Description | Single storey detached dwelling and garage |
| Outcome | R - Refused |
| Status | Appeal Dismissed |
| | PO/03/0145 |
| Description | ERECTION OF TWO DETACHED DWELLINGS |
| Outcome | A - Approved |
| | PO/02/1270 |
| Description | ERECTION OF TWO DETACHED DWELLINGS |
| Outcome | R - Refused |
| Status | R - Decided |
| | PM/03/0603 |
| Description | ERECTION OF TWO DETACHED DWELLINGS |
| Outcome | A - Approved |
| Status | A - Decided |
| | PF/20/1073 |
| Description | Single storey detached dwelling and garage |
| Outcome | R - Refused |
| Status | R - Decided |
| | PF/03/1719 |
| Description | ERECTION OF SINGLE-STOREY SIDE EXTENSION |
| Outcome | A - Approved |
| Status | A - Decided |

THE APPLICATION

The application seeks permission for single and two storey extensions to dwelling to create an internal/attached annexe to the existing residential dwelling. The proposal site is located on Moore Road, outside the settlement boundary of Stalham.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Grove-Jones owing to concerns regarding the size of the proposed extensions and compliance with Policies HO 8 and EN 4, and impact of the proposed development upon the surrounding area.

PARISH COUNCIL

Parish Council – Objection for the following reasons:

- Inconsistencies in application, it would not be clear what permission would be granted for;
- Site outside development boundary in countryside location;
- Extensions represent overdevelopment on the site; and
- Would want to see use of annexe restricted as being ancillary and for occupant's family only.

REPRESENTATIONS

Five public representations have been received, one supporting and four objecting.

The supporting comment is as follows:

- Fully support the proposed development.

Those objecting have raised the following concerns:

- Overdevelopment
- Inappropriate development in a countryside location
- Design and materials not in-keeping
- Potential drainage issues
- Overlooking
- Adverse landscaping impacts
- Adverse highways impacts

CONSULTATIONS

Landscape (NNDC) – No objection (following the receipt of an updated Protected Species Survey Report) subject to conditions requiring ecological mitigation and enhancement measures to include:

- a) Integration of at least four bat bricks/tubes into the fabric of the new extension,
- b) Integration of swift bricks/boxes totalling at least three nests into the fabric of the new extension,

- c) Installation of at least two woodcrete/woodstone bird boxes suitable for a range of species, including at least one open-fronted nest box,
- d) Incorporation of pollinator- and bat-friendly planting within the soft landscaping scheme.

Further condition required in regards to replacement tree planting. Concerns raised on originally proposed plans regarding size of proposed extensions, though no formal objection on this matter.

Norfolk County Council (Highways) – No objection subject to condition requiring annexe to be ancillary to main dwelling.

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 2 – Development in the Countryside

HO 8- House extensions and replacement dwellings in the Countryside

EN 2 – Protection and Enhancement of Landscape and Settlement Character

EN 4 – Design

EN 9 - Biodiversity & Geology

EN 10 – Development and Flood Risk

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

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

North Norfolk Design Guide SPD

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design
3. Amenity
4. Landscape
5. Ecology
6. Flood risk
7. Highways

APPRAISAL

1. Principle of development (Policies SS 1 and SS 2)

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policy SS 1 of the Core Strategy sets out the spatial strategy for the district and directs development to the areas which have been identified as sustainable locations. Policy SS 2 restricts development to that which requires a countryside location – this policy allows for extensions and alterations to existing residential properties. Given the scale and nature of the proposal, it is considered acceptable in terms of principle, in accordance with Policies SS1 and SS 2 of the adopted North Norfolk Core Strategy.

2. Design (Policies HO 8 and EN 4):

Policy HO 8 of the adopted North Norfolk Core Strategy permits residential extensions that would not result in a disproportionately large increase in the height or scale of the original dwelling, and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

Policy EN 4 requires all development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged. 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.

The proposal seeks to create an internal/attached annexe to the main dwelling (Lucinda House) to provide additional accommodation allowing the occupant's family to act as carers as they age. The design of the proposal is comprised of two elements, a single storey pitched roof extension to the east elevation which provides access and entry hall with a dining room and study and two two-storey extensions on north elevation connected via a single storey 'day room' on the ground floor. The annexe would be connected to the main dwelling via a connecting door in the dining room. The plans have been revised to slightly reduce the scale of the extensions to be more in-keeping with the host dwelling, and largely to improve the proposed development's relationship with the roof of the main dwelling (removing an originally proposed awkward connecting flat-roof). The palette of materials, to include Norfolk pantiles to match existing, and facing brickwork and cobble and flint work to again match existing, is considered to be acceptable. Given the revisions made, and taking into account the site context including the large size of the existing plot (so can easily accommodate a larger

property), it is considered that the height, scale and palette of materials would be acceptable, in-keeping with, and proportionate to, the existing property and its location. As such, it is considered that the proposals are acceptable and in accordance with Policies HO 8 and EN 4 of the adopted North Norfolk Core Strategy, Section 12 of the NPPF (2021), and the North Norfolk Design Guide.

3. Amenity (Policy EN 4)

The property is set within a large plot and has an immediate neighbour to the west and neighbouring properties to the north and east. Concerns have been raised that a first floor window on the north elevation may cause overlooking. However, given the significant the separation distance between dwellings, to the northern boundary, and the existing boundary treatments, it is not considered that the proposed development would result in any significant negative amenity impacts in terms of overlooking. Due to the setting and distance from neighbouring properties there are also not considered to be any significant negative impacts in terms of overbearing or overshadowing neighbouring properties. Taking account of the above, the proposal is considered to be acceptable in terms of amenity impact, subject to consultation by Conservation and Design Officers in accordance with Policy EN 4 of the Adopted North Norfolk Core Strategy, Section 12 of the NPPF (2021), and the North Norfolk Design Guide.

4. Landscape (Policy EN 2)

The property lies within an area of designated Countryside, and an area designated as Settled Farmland (SF1 – Stalham, Ludham and Potter Heigham) according to the adopted North Norfolk Landscape Character Assessment, SPD (2021). Despite being within the countryside designation, the property lies adjacent to existing residential properties and close to the development boundary, and with much of the larger elements of the two-storey extensions confined to the rear of the property. The site boundaries benefit from existing trees though with visible gaps affording views to the property. Nevertheless, it is considered that any visual impact would be largely localised in nature and would not have a significantly detrimental wider landscape impact. As such, and subject to securing replacement tree planting, it is considered that, on balance, the proposed development complies with the requirement of Policy EN 2 of the adopted North Norfolk Core Strategy and Section 15 of the NPPF.

5. Ecology (Policy EN 9)

The application was supported by an original Ecological Impact Assessment, followed by an updated Protected Species Survey as requested by the Landscape Officer. No objections have been raised to the proposed development on ecological grounds, subject to the securing of specific ecological mitigation and enhancement measures. Provided these are followed/incorporated, the proposed development complies with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy.

6. Flood risk (Policy EN 10):

The application site lies within an area identified susceptible to ground and surface water flooding. The SFRA does not show the likelihood of groundwater flooding occurring and does not take account of the chance of flooding from groundwater rebound and only isolated locations within the overall susceptible area are actually likely to suffer the consequences of

groundwater flooding. The proposal is considered minor development and given the scale and nature of the scheme, it is considered unlikely to cause detriment. The proposal is therefore considered to be compliant with the requirements of Policy EN 10 of the adopted North Norfolk Core Strategy and Section 14 of the NPPF.

7. Highways (Policies CT 5 and CT 6):

Due to the proposed changes to the existing vehicular access and car parking arrangements, the Highway Authority were consulted on the proposed development and offered no objection on highway grounds subject to the annexe being used as only ancillary accommodation to the main dwelling (to be conditioned). On this basis, the proposed development is considered to be in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

Conclusion

The alterations made to the proposed design, particularly in regards to the altered roof configuration, are considered, on balance, to be acceptable and compliant with the relevant Development plan policies as outline above. APPROVAL is therefore recommended subject to the following conditions:

1. Time limit – 3 years
2. Accordance with approved plans
3. Materials as submitted
4. Annexe restriction (remaining ancillary to main dwelling)
5. Incorporation of ecological mitigation/enhancement measures
6. Accordance with Arboricultural Impact Assessment to include replacement planting
7. Soft Landscaping Scheme
8. Replacement of new trees & shrubs