

BINHAM – PF/21/2926 – Two storey side/rear extension to dwelling, 87 Warham Road, Binham, for Mr & Mrs Wales

Householder application

Target Date: 28th December 2021

Extension of Time: 01st Nov 2022

Case Officer: Colin Reuben

Full Planning Permission

RELEVANT SITE CONSTRAINTS

- Landscape Character Area
- SFRA – Areas Susceptible to Groundwater Flooding
- LDF – Countryside
- Conservation Area
- LDF Tourism Asset Zone
- C Road

RELEVANT PLANNING HISTORY

PF/19/2153: Two-storey rear and single storey side extensions – approved 06/10/2020

THE APPLICATION

A two-storey extension to the south side of the existing detached dwelling is proposed. It would project beyond the rear elevation of the main part of the dwelling. Following consideration of the application at Development Committee on 20th January 2022, the proposed extension has been re-designed to include a reduction in overall length of the extension, along with a small decrease in height, re-design/re-positioning of fenestration and a slight set-back of the linking central section on both the east(rear) and west (front) elevations. The walls of the extension would mainly be clad with vertical timber boarding whilst the roof covering would be reclaimed pantiles.

REASONS FOR REFERRAL TO COMMITTEE

This item was deferred from the previous Development Committee meeting held on 20th January 2022, to enable further discussion between officers and the applicant relating to the materials and positioning of the extension in relation to the existing building – this has taken place and a resolution now reached, to be put before committee again.

PARISH/TOWN COUNCIL

Binham Parish Council: Support.

The PC consider the proposed extension is sympathetic to the surrounding landscape and conservation area. The proposed extension is in character and complimentary to the existing building and; would not over dominate in the surrounding landscape. It is understood that materials to be used will maintain the character of the building and be in keeping with the vernacular style of the area.

Due to the rural location of the property, the PC ask that consideration is given to the impact of any additional lighting sources to wildlife and preserving a dark skies environment.

As the property is located on one of the main busy roads through the village the PC ask that every effort is made by the contractors to park on site as opposed to the highway and to implement traffic management and supervision of traffic and during deliveries to the site for safety reasons.

CONSULTATIONS

Conservation & Design Officer (NNDC) – No Objection subject to conditions

Substantive reservations remain regarding form and impact of the proposed extension, however, it is considered that the amendments made now prevent a sustainable objection being put forward.

Cumulatively, it is acknowledged that the foreshortening of the main cross wing, and the narrowing and lowering of the connecting link would reduce the overall impact of the new build. Therefore, mindful of its position on site, and the partial screening provided by the boundary wall and tree, it is considered that the gains to be had from securing the optimum viable use of the dwelling would now outweigh the residual harm caused to the overall significance of the Binham Conservation Area.

Request provision of tile and boarding samples.

REPRESENTATIONS

None received.

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.

LOCAL FINANCE CONSIDERATIONS

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

STANDING DUTIES

Due regard has been given to the following duties: Environment Act 2021 Equality Act 2010 Crime and Disorder Act, 1998 (S17) Natural Environment & Rural Communities Act 2006 (S40) The Conservation of Habitats and Species Regulations 2017 (R9) Planning Act 2008 (S183) Human Rights Act 1998 – this incorporates the rights of the European Convention on

Human Rights into UK Law - Article 8 – Right to Respect for Private and Family Life Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT 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 4 - Design
EN 8 - Protecting and enhancing the historic environment
CT 5 – The Transport Impact of New Development
CT 6 – Parking Provision

National Planning Policy Framework (NPPF):

Chapter 2 – Achieving sustainable development
Chapter 4 – Decision-making
Chapter 12 - Achieving well-designed places
Chapter 16 - Conserving and enhancing the historic environment

Supplementary Planning Documents

North Norfolk Design Guide – Supplementary Planning Document (2008)

MAIN ISSUES FOR CONSIDERATION

1. **Principle of development: *policies SS 1, SS 2 and HO 8***
2. **The effect on the character and appearance of the existing dwelling and the Binham Conservation Area: *policies HO 8, EN 4 and EN 8***
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***
5. **Responding to a Climate Emergency**

1. Principle of development

The property, a detached two-storey house, is situated within designated Countryside under policy SS 1. Policy SS 2 lists the types of development that can be acceptable in principle within the Countryside and these include extensions to existing dwellings. The proposed development is therefore acceptable in principle and complies with Policies SS 1 and SS 2. To be acceptable overall however, the proposed development must comply with all other relevant development plan policies unless material considerations indicate otherwise.

2. Effect on the character and appearance of the existing dwelling and the Binham Conservation Area

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 North Norfolk Design Guide gives clear guidance regarding the appropriate design of extensions. The scale of an extension should ensure that the architectural character of the original building is not harmed and remains dominant. Extensions should use forms, detailing and materials which are compatible with the original building.

The property is located within the Binham Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, places a statutory duty on local planning authorities in respect of proposed development with a conservation area and states "*special attention shall be made to the desirability of preserving or enhancing the character or appearance of that area*". This is broadly reflected in the requirements of policy EN 8.

Policy HO 8 indicates proposals to extend existing dwellings within the Countryside will be permitted provided that the proposal 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.

Previous Scheme

The proposed extension was identical to that first submitted under a previous application (PF/19/2153). The Conservation & Design officer's comments on the 2019 application (which are equally relevant now given there is no difference in what is proposed) were as follows:

'The property is of mid-19th century origin and stands gable end-on to Warham Road. It features a 'politely' detailed front elevation facing west and a vernacular rear elevation under a traditional catslide roof facing east. Although not of special architectural or historical interest, it is nonetheless an attractive and prominent property, which makes a positive contribution to the form and character of this part of Binham.

'Against this context, it is difficult to see how Conservation & Design can possibly support this application. By virtue of its size, form, design and materials, it is considered that the proposed new build would neither be compatible with or subservient to the existing building and would thus fail to accord with some of the principles contained in section 3.6 of the North Norfolk Design Guide'.

'More specifically, the concerns can be summarised as follows: -

- The extension would 'plug' directly into the south-facing gable where it would compete directly with the existing building.
- Notwithstanding its largely glazed connection, and the slight setback at first floor level on its western side, there would be no meaningful separation between the existing and proposed elements. Instead, it would finish flush with the 'polite' face of building and feature matching ridge and eaves heights.
- The addition would introduce a new cross wing which would not only be longer than the existing building but which would also be discordant with its simple linear form. It would also completely mask the existing building when viewed from the garden and agricultural land to the south.
- Elevationally, the new build would feature contrasting timber cladding and relatively plain window styles. Whilst such a divergent approach can be successful, it

requires clear separation from the host building. In this case, the addition would be conjoined rather than separate and would not be viewed as its own discrete entity’.

‘For these reasons, and because both sides of the property are visible from public vantage points, the only conclusion is that the proposed development would have a detrimental impact upon its appearance and character, and thus would result in harm being caused to the overall significance of the wider designated heritage asset. Therefore, unless there are other material planning considerations or public benefits accruing from the proposals to outweigh the identified harm, the application would need to be refused in accordance with paras 193 & 196 of the NPPF, as well as Policies EN4 and EN8 of the Core Strategy.’

Officers subsequently advised that the recommendation for the previous scheme in 2019 would be one of refusal, which led to a series of amendments, eventually resulting in approval in October 2020. The approved scheme was substantially different to that first submitted, with amongst other things, the side extension reduced to a single storey. Even as amended however, the approved scheme was considered less than ideal in design terms and the conservation officer’s view was that it was questionable as to whether it would actually preserve the appearance and character of the existing building or the overall significance of the wider conservation area. The recommendation to approve the application was finely balanced, as whilst there was still harm, it was considered to be very low.

Current Application

Under the current application, as originally submitted, and as presented at the previous Development Committee meeting in January 2022, the proposed extension was not considered to be subservient in terms of its scale and would have appeared as an incongruous addition, completely at odds with the traditional design of the dwelling’s principal elevation.

Due to its overall scale and massing, height, appearance (including proposed materials) and its expanse across the side of the dwelling, with the projection to the rear, it was considered that the proposal would be an unacceptable form of development which would be out of keeping with the form and character of the original dwelling. Whilst the principle elevation of the dwelling sits side-on to Warham Road and the extension would be sited predominantly to the side and rear of the property, given the orientation of the dwelling, the extension would be visible from the road, albeit set back, and was considered to have a detrimental visual impact in the street scene.

Since deferral from the previous Development Committee meeting, a number of amendments to the design have been made, which are summarised as follows:

- A reduction in the overall ridgeline height by approx. 0.2m.
- A reduction in the width of north/south extension by approx. 0.7m and a reduction in depth of the extension east/west by approx. 1.3m.
- A re-design/rationalisation of the southern elevation with a large barn-style opening and small ground floor window
- Reduction in glazing on the south elevation and introduction of brick either side of the glazing.
- A degree of set-back of the extension from the main front elevation of the dwelling.
- A reduction in glazing on the east elevation, shallower roof slope and smaller lean-to addition.

There remain some residual reservations about the proposed extensions, in particular it’s overall form and size, and the arrangement on the east side with a higher eaves line and small

lean-to which perhaps doesn't link as well. However overall, when balancing this with the positive amendments made overall, the recessed position of the extension, and partial screening provided by the boundary wall and trees, it is considered that the proposed development is now acceptable in respect of design and resultant impact upon the Conservation Area.

3. The effect on the living conditions of the occupiers of neighbouring dwellings

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 and parking

The proposed extensions and alterations 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.

5. Responding to a Climate Emergency

No Specific information has been provided by the applicant setting out how the proposal would respond positively to a climate emergency. The proposal would be reliant on adherence to Building Regulation requirements.

CONCLUSION:

The amendments to the design that have been achieved are now considered to result in an on balance, acceptable scheme, which is broadly compliant with the aims of the relevant Development Plan policies. The recommendation is therefore one of conditional approval.

RECOMMENDATION:

APPROVE subject to the imposition of the following summarised conditions:

- 1. Time limit for implementation (3 years)**
- 2. In accordance with approved plans**
- 3. Brick, tile and boarding samples to be agreed prior to installation**

Any other conditions considered necessary, and final wording of conditions, to be delegated to the Assistant Director – Planning.