

North Walsham - PF/23/1029 - Veranda to rear of dwelling and extension of first floor balcony. Cedar House, 21 Cromer Road, North Walsham, Norfolk for Ed & Marion Louis & Becker

Householder Development

Target Date: 6 July 2023

Extension of time:

Case Officer: Chris Green

Householder planning application

RELEVANT SITE CONSTRAINTS

Within Residential area LDF

Within Settlement Boundary LDF

Areas Susceptible to Groundwater SFRA

Gas Pipe Buffer Zone

Landscape Character Area

RELEVANT PLANNING HISTORY

None.

THE APPLICATION

The proposal is to add a covered lean to roofed veranda across the whole width of the rear of the dwelling, 3.3 metres deep, with the roof rising to abut the existing house around 150mm below the first-floor window cills.

A deeper balcony at first floor is also proposed extending outward from that existing for the whole depth of the 3.3 metre deep wide veranda below. The balcony would be the same width (3 metres) as the existing. The guarding around the balcony strikes outward from the point of abutment of the veranda roof.

This site is at the fringe of the centre of North Walsham with the bypass on the route of the old railway to Mundesley to the west of the site, in an area of mid to late 20th century suburban development with Cromer Road featuring generally larger detached two storey dwellings such as Cedar House. Adjacent to the west is a pair of bungalows in a subdivided tandem plot arrangement. To the east is Morrison Close, a small estate of detached bungalows. The corner of Cedar House is 7.5m from the site boundary and the foremost of the pair of tandem bungalows.

Cedar House is a four-bedroom two storey dwelling in timber weatherboard and cedar tile cladding with a slate roof, probably inter war date. On its south side at first floor level is an inset balcony around 1.2m deep and 3m wide. There is a substantial mature tree to the southeast of the house, the veranda proposed appears to be outside its root protection area.

REASONS FOR REFERRAL TO COMMITTEE

Cllr Richard Sims requests a committee decision for reasons relating to privacy impact and harm to an undesignated heritage asset.

PARISH/TOWN COUNCIL

North Walsham Town Council: No comments received.

CONSULTATIONS:

British Pipeline Agency Ltd – No objection

The BPA pipeline(s) is not affected by these proposals

REPRESENTATIONS

One received from occupiers of 23A Cromer Road objecting on the following grounds:

- The proposed balcony would cause loss of privacy to their garden.

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.

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.

RELEVANT POLICIES

North Norfolk Core Strategy (September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 3 - Housing

SS 10: North Walsham

EN 2: Protection and enhancement of landscape and settlement character

EN 4: Design
EN 6: Sustainable construction and energy efficiency
CT 6 - Parking provision

Material Considerations:

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide SPD (2008)

National Planning Policy Framework (July 2021):

Section 2 – Achieving sustainable development.
Section 4 – Decision-making
Section 12 - Achieving well-designed places

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION

- 1. Principle of development**
- 2. Settlement character and appearance**
- 3. The effect on the living conditions of the occupiers of nearby dwellings**

1. Principle of development (Policies SS 1, SS 3 and SS 10)

Extensions to dwellings are a type of development considered to be acceptable in principle with a designated Residential Area. The proposal complies with Core Strategy policies SS 1, SS 3 and SS 10. To be acceptable overall however it must also comply with all other relevant development plan policies unless material consideration indicate otherwise.

Permitted development rights.

The veranda proposed would be 3 metres deep and is within the permitted rights stated in Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 if the height at the point of abutment is below 4 metres. Although difficult to scale off the drawings conventional upper cill levels are generally within this. The aspect of this proposal requiring express permission therefore is the extended balcony.

2. Settlement character and appearance Policies EN 2 and EN 4)

As the timber posts, decking and balustrades of the proposed development would all reinforce the wood clad character of the dwelling, in a manner satisfying in both general design and townscape terms, the proposal is considered compliant with Core Strategy policies EN 2 and EN 4.

3. Living conditions (Policy EN 4)

The proposed balcony extension has the potential to impact on both privacy and noise amenity for neighbours. It would be set in from the western boundary by 10.5 metres.

The rearmost of the tandem bungalows (23 Cromer Road) to the southwest has its street facing façade towards the balcony. Separation distance would be 12 metres and the relationship is oblique. The change in privacy given the presence of the existing balcony is not considered to be material in planning terms in respect of this property.

Number 23B Cromer Road the foremost of the tandem bungalows (to the west) is set forward on its plot, such that its front and rear facades align with 21 Cromer Road. The proposed balcony would not therefore have overlooking into windows of that property at anything other than a very oblique angle. Furthermore, there is a screening rear flat roof extension that projects out and will provide some screening to the rear of number 23B. It is not considered that any significant material harms would arise, in part because the garden area is also very much more visible to the residents at number 23 to the rear, which looks directly into the garden from a much lesser distance.

Number 23A is further to the west and around 30 metres distant, it is therefore considered no material change in amenity would occur.

Number 4 Morrison Close to the south fronts the road with a mainly blind flank wall (there is a narrow top hung window, probably serving a toilet) alone facing the application site with substantial screen planting on both sides of the boundary. The garden area immediately to the rear of that bungalow will be visible from the balcony, especially in wintertime, the distance is however, over 20 metres though this will reduce to 17 metres once the balcony is extended. Views are currently available from the existing balcony and as such the relative change is not considered material.

With regard to noise, the extended balcony would be large enough for a table and chairs allowing sitting out, but there would not be sufficient space for a larger party that might give rise to noise impacts. Therefore, from a domestic noise impact perspective the relative change is considered not to be material given the distances involved and other intervening elements of the neighbouring buildings that would serve to mitigate noise.

The proposal is therefore considered to comply with Core Strategy Policy EN 4 in this respect.

Other considerations

Sustainable construction and energy efficiency

The proposed timber construction will not alter the performance of the existing building in terms of insulation but will benefit insulation (solar heating) by shading the ground floor rooms of Cedar House. The proposal is considered compliant with Core Strategy Policy EN 6.

Parking provision

No change occurs as a result of the proposal. The drive shows as just avoiding the need for

adjustment to clear the corner of the veranda. The proposal therefore complies with Policy CT 6:

Conclusion

The proposal is considered to avoid material harms to neighbour's amenity because of specific relationships within the site and neighbouring sites that either provide screening and or are mitigated by the existing levels of privacy being affected by overlooking from other neighbours.

RECOMMENDATION –

APPROVAL subject to conditions to cover the matters listed below and any other considered necessary by the Assistant Director - Planning

- Time limit for implementation
- Approved plans
- External materials

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