

Cromer – PF/23/0459 - Proposed two storey side extension, single storey rear extension and erection of outbuilding to the rear at 8 Bernard Road, Cromer, Norfolk, NR27 9AW

Minor Development

Target Date: 23.06.2023

Extension of time: 27.07.2023

Case Officer: Miss I McManus

Full Planning Permission

RELEVANT SITE CONSTRAINTS

LDF Residential Area

LDF Settlement Boundary

RELEVANT PLANNING HISTORY

None.

THE APPLICATION

This application proposes a two-storey side extension, single storey rear extension and the erection of an outbuilding (summerhouse) to the rear. Since it was first submitted, the application has been amended to omit the rear facing full height gable.

The application site is occupied by a red brick semi-detached dwelling situated within the principle settlement of Cromer and within a designated residential area. It is accessed by Bernard Road to the west, with a small access track running along the east of the application site which serves a number of other nearby dwellings. An existing outbuilding is located to the rear of the dwelling at the end of its garden.

REASONS FOR REFERRAL TO COMMITTEE

Cllr. Adams and Cllr. Boyle request a committee decision for the following reasons:

The scale and massing of the proposed development would result in overdevelopment of the site, which along with elements of the design, would be out of keeping with the existing form and character of the area, as well as the host property in terms of scale. Recent refusals nearby were refused for comparable reasons. The application is therefore considered contrary to Policy EN 4 of the North Norfolk Core Strategy (2008) and should be refused.

PARISH/TOWN COUNCIL:

Cromer Town Council – Object for the following reasons:

- The scale and massing of the proposed development is not appropriate for the host dwelling.
- Do not want the outbuilding to be used as ancillary accommodation.
- The rear access is not safe for the number of vehicles proposed.

CONSULTATIONS

Norfolk County Council Highways – No objection subject to the attaching of a condition restricting the use of the outbuilding to purposes incidental to use of the host property as a dwellinghouse and for it not be to be occupied at any time as a separate and un-associated unit of accommodation.

REPRESENTATIONS

Application as first submitted

11 received with objections on the following grounds:

- Design – overdevelopment of site, large increase in scale of dwelling from 3 to 6 bedrooms, out of keeping with the street scene
- Amenity – overbearing, impact on the visual amenity of neighbouring properties
- Highways – generation of traffic, parking issues, increased noise
- Environmental impact of development

Some of the objections relate to a change of use to a holiday let, but this is not what is proposed and as such is not part of the consideration of the application.

Application as amended

Two objections maintained, but no new objections 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.

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 Local Development Framework Core Strategy (September 2008):

Policy SS 1 Spatial Strategy for North Norfolk
Policy SS 3 Housing

Policy SS 4 Environment
Policy EN 4 Design
Policy EN 7 Renewable Energy
Policy CT 5 The transport impact of new development
Policy CT 6 Parking provision

Material Considerations:

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide (December 2008)

National Planning Policy Framework (July 2021)

Chapter 2 Achieving sustainable development
Chapter 4 Decision-making
Chapter 9 Promoting sustainable transport
Chapter 12 Achieving well-designed places

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION:

1. **Whether the proposed development is acceptable in principle**
2. **The effect on the character and appearance of the surrounding area**
3. **The effect on residential amenity**
4. **Whether the proposed development would have any effect on highway safety**

1. **Principle**

The application site is located in settlement boundary of Cromer, a principle settlement as defined by Policy SS 1 of the North Norfolk Core Strategy. It is within a designated Residential Area. Extensions to dwellings and the erection of outbuildings within their curtilage, as proposed, are a type of development that is acceptable in principle in such locations according to Policy SS 3 and subject to compliance with all relevant Core Strategy policies.

2. **Effect on surrounding area**

This application proposes a two-storey side extension, single storey rear extension and erection of outbuilding to the rear.

As part of the initially submitted scheme, a rear facing full height gable was proposed. This raised design concerns that were considered harmful to the character and appearance of the area. The rear facing full height gable was judged as being a visually dominant element leading to unacceptable massing. This element has since been removed from the scheme.

The two-storey side elevation will be marginally stepped down from the existing ridgeline, allowing it to be sympathetic to the host dwelling. The rear element by virtue of its single storey form is considered to be subservient and compatible with the host dwelling.

The proposed materials are to be red clay pantiles, white UPVC windows and red brickwork which will match those of the existing dwelling, such that the extension that will tie in visually with the existing dwelling and street scene.

As amended, both elements are considered to sit comfortably within the plot, remaining subservient and well related to the host dwelling.

The proposal would increase the number of bedrooms in the dwelling from three to six. Whilst the representations in regard to overdevelopment of the site are noted, as amended the proposal is, on balance, considered to be of an acceptable design which sits comfortably in the application site and wider street scene.

The outbuilding would have a footprint of approximately 6.14 metres by 5.20 metres and would be 3.13 metres high. The walls would be clad in fibre cement weatherboarding in grey slate, with solar panels on the north and south roof elevations. A window is proposed on both the north and south elevations, with doors opening into the garden on the western elevation. Given that there is a small outbuilding already on the site, its replacement by a larger outbuilding is considered acceptable. It will be for domestic use ancillary to the host dwelling. A condition controlling this use is recommended.

As amended, by virtue of its scale, form and location, the proposed extension and outbuilding are considered subservient and compatible with the existing dwelling and, therefore, it is considered that the proposal would not result in any material harm to the character and appearance of either the dwelling or the surrounding area. The proposed development therefore complies with Policy EN 4 of the Core Strategy, Chapter 12 of the NPPF (2021) and the North Norfolk Design Guide.

3. Effect on residential amenity

Policy EN 4 of the Core Strategy requires that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers.

The proposed development would result in a large increase in the size of the dwelling. It would not however, result in any unacceptable overshadowing, loss of light or overbearing impacts on neighbouring dwellings.

With regards to privacy, a condition requiring 3 windows to be fitted with obscure glazing is recommended in order to protect residential amenity, namely the 3 upper floor windows on the eastern elevation serving an ensuite and bathroom. The right hand upper floor window on the eastern elevation, which serves a bedroom, is existing and therefore there would be no change to the existing situation. Given the position of existing windows, the relationship with, and distance to, adjoining properties, together with the implementation of an obscure glaze condition, it is considered that there would be no harmful loss of privacy.

It is therefore considered that the proposed development would not result in any material effect on the living conditions of the occupiers of neighbouring dwellings and therefore complies with

Policy EN 4 of the CS and Chapter 12 of the NPPF (2021).

4. Effect on highway safety

The proposal would increase the number of bedrooms from three to six and as such triggers the need for additional parking based on the standards at Appendix C of the Core Strategy.

Given the age of the property there is no requirement for the existing car parking spaces to be retained, however, the site plans indicate that parking spaces could be provided at the front and rear of the application site in accordance with Appendix C of the Core Strategy.

Whilst the representations in regard to traffic generation, noise and parking issues are noted, the proposed outbuilding (a summerhouse) at the rear of the dwelling is considered ancillary to it. As such it would be very unlikely to generate additional vehicle movements and parking requirements. Furthermore, weight cannot be given to the representations relating to highways issues from rental accommodation as this is not what is proposed.

Finally, Norfolk County Council Highways have been consulted and have no objection on highway safety or parking grounds subject to a condition requiring the outbuilding to only be used for incidental purposes.

The application is therefore considered acceptable in terms of highway and parking impacts, in accordance with Core Strategy Policies CT 5 and CT 6 and, Chapter 9 of the NPPF (2021).

Other considerations

Solar panels are proposed on the roof of both the dwelling and proposed outbuilding. CS Policies SS 4 and EN 7 indicate renewable energy proposals will be permitted subject to there being no significant adverse impacts either individually or cumulatively on;

- the surrounding landscape, townscape and historical features / areas;
- residential amenity;
- highway safety and;
- biodiversity

The proposed location is considered acceptable as sited to the rear the panels would not be visible from the surrounding roads and therefore are considered to protect the surrounding street scene, residential amenity and highways safety.

The proposed solar panels are therefore considered compliant with Core Strategy Policies SS4 and EN 7 and, Chapter 2 of the NPPF (2021).

Conclusion

Relevant Core Strategy policies are supportive of this type of residential development and it is considered that as amended, the proposal will not result in any significant adverse effects for the reasons stated above and complies with all relevant policies.

RECOMMENDATION:

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

- Time Limit for commencement (3 years)
- Development in accordance with the approved plans
- External materials
- Outbuilding to be used only for incidental purposes only
- Obscure glaze windows (3 upper floor windows on the eastern elevation serving ensuite and bathroom)

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