

MUNDESLEY – PF/23/0843 - Remodelling of bungalow to form two and a half story dwelling with attic rooms at 2 Beckmeadow Way, Mundesley, Norfolk

Other Minor Development

Target Date: 8th June 2023

Case Officer: Miss A Walker

Householder

RELEVANT SITE CONSTRAINTS:

Within Settlement Boundary of Mundesley

Within a designated Residential Area

Adjacent to Mundesley Conservation Area

Within the GIRAMS Zone of Influence

RELEVANT PLANNING HISTORY:

None relevant.

THE APPLICATION

This application seeks to remodel the existing dwelling by adding a first floor extension and creating a habitable roof space, taking it from a one and a half story chalet bungalow to a two and a half storey dwelling.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of the Cllr Fredericks owing to concerns that the proposed height of the building would constitute over development. Also Mundesley needs to protect its single storey accommodation as 60 per cent of our population are over retirement age.

CONSULTATIONS:

Mundesley Parish Council - Objection on the following grounds:

- Traffic issues
- Noise pollution
- Overdevelopment
- Overshadowing

NNDC Conservation and Design Officer – No objections.

REPRESENTATIONS:

Five letters received in **objection** and summarised as follows:

- Would create additional light pollution
- Would create additional noise pollution
- The proposed design is not in keeping
- The proposed attic windows would result in loss of privacy
- Increased traffic on an un-adopted road

- Concerns regarding potential use as a holiday home
- Out of character scale and overdevelopment
- Overshadowing
- Overbearing
- Grass verges eroded and may be damaged further by traffic

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 EN 2 Protection and enhancement of landscape and settlement character

Policy EN 4 Design

Policy EN 8 Protecting and enhancing the historic environment

Policy EN 9 Biodiversity and geology

Policy EN 13 Pollution and hazard prevention and minimisation

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)

North Norfolk Landscape Character Assessment (January 2021)

North Norfolk Landscape Sensitivity Assessment (January 2021)

National Planning Policy Framework (September 2023):

Chapter 2 Achieving sustainable development

Chapter 4 Decision-making

Chapter 12 Achieving well-designed places

Chapter 15 Conserving and enhancing the natural environment

Chapter 16 Conserving and enhancing the historic environment

Other relevant documents/considerations

National Design Guide (September 2019)

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Principle of development**
- 2. Design and Heritage Impacts**
- 3. Residential Amenity**
- 4. Landscape and Biodiversity**
- 5. Highway Safety**

1. Principle of development

This application seeks to remodel the existing dwelling, adding a first floor extension and creating a habitable roof space. The property is located within the development boundary of Mundesley, designated a 'Coastal Service Village' by the North Norfolk Core Strategy. Policy SS 3 allows for appropriate residential development within designated 'Residential Areas'. This includes extensions to dwellings subject to compliance with other relevant Core Strategy policies. This proposal is therefore considered acceptable in principle under Policy SS 1 and Policy SS 3 of the Adopted Core Strategy.

2. Design and Heritage Impacts

Beckmeadow Way is an un-adopted road in Mundesley, the street scene comprises a mix of dwellings and architectural styles. Whilst of mixed appearances, overall the properties are generously proportioned bungalows, one and a half and two storey detached properties of up to six bedrooms, set back from the highway in verdant plots. The dwelling as existing is three-bedroom 1930's chalet style one and a half storey bungalow situated on a generous plot. The proposal seeks to remodel the existing bungalow, adding a first floor extension with habitable roof space above to create a six bedroom, two and a half storey dwelling.

The property would largely maintain the modest footprint of the original bungalow by building upwards. On the ground floor the existing single-storey attached garage would form part of the family room with French doors on to the rear patio. Double doors would also be added to the dining room to provide access to the garden. On the first floor four double bedrooms with en-suite bathrooms are proposed, the two bedrooms to the rear would have a Juliet balcony overlooking the rear garden. In the roof space a double bedroom and a twin room are proposed with a main bathroom. Three pitched roof dormers on the rear elevation and two to the front elevation would provide adequate light and internal head height to each of the rooms.

Due to the concerns raised regarding the size of the proposal officers pro-actively worked with the agent and amended plans were sought, the proposed roof was partially hipped and the ridge height reduced by 45mm.

In terms of materials the property is proposed to be rendered with a mix of old and new roof

tiles to match the existing dwelling. Anodised aluminium double glazed windows are proposed to maintain the appearance of the original windows.

Due to the site being located on the boundary of the Mundesley Conservation Area, Conservation and Design Officers were consulted and no substantive heritage concerns were raised. Overall the proposal is considered to be of appropriate styling and materials.

Whilst it is acknowledged by officers that the proposals would result in the property being one of the larger dwellings in Beckmeadow Way, this is not considered to be overdevelopment, due to the generous size of the plot, nor would it be out of character due to the mixed street scene and other large two storey dwellings in the area. The proposal would accord with Development Plan Policy in relation to design and heritage matters.

3. Residential Amenity

Policy EN 4 sets out that development proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. Residents have the right to adequate privacy levels and to be kept free from excessive noise and unwanted social contact.

Beckmeadow Way slopes down slightly from the High Street. There are immediate neighbours to the East (4 Beckmeadow Way) and West (53 High Street). No.53 High Street is a large two and a half storey dwelling set on the crest of the slope and No.4 Beckmeadow Way is set slightly lower than the application site as shown on the street scene plan submitted.

In the letters of representation received, concerns were raised regarding the development being overbearing to No.4. The proposals would increase the property from a one and a half storey dwelling to a two and a half storey dwelling. Notwithstanding this, the property is set away from the boundary to the east with the increase in height also stepped from the property at No.4, first with the single storey garage before stepping up to two storeys with a partially hipped roof. Whilst the property would be taller than the neighbouring chalet bungalow at No.4, it is set slightly further back in terms of building line. Given the orientation of the properties, the stepped height increase with the single storey garage closest to the boundary and the existing boundary treatments of mature trees and hedging there is not considered to be a significant adverse impact in terms of overbearing or overshadowing. A condition requiring the retention and replacement of the trees and hedging along the boundary would also be included in the event of an approval, as this would help soften the visual impacts of the proposal from the highway.

Two windows are proposed on the side elevation at the first floor in order to provide natural light to bathrooms, these would be conditioned to be obscure glazed as part of any approval, as would the other bathroom windows on the first and second floor.

Two Juliette balconies are proposed at first floor on the rear elevation, the nature of this style of balcony means that the views from these would be akin to a window in the same location and views from these rooms would be directed down the rear garden.

Concerns were raised regarding the proposed roof dormers resulting in a loss of privacy of neighbouring properties. The Norfolk Design Guide requires primary to primary windows to be

separated by at least 21m to avoid loss of privacy. The dormer windows on the front elevation would be at least 22m from the boundaries of the properties opposite (and even further to their windows). The attic room dormers on the rear elevation are some 20m from the rear boundary and therefore the separation distances between these windows and properties to the rear is far greater.

Furthermore concerns were raised regarding potential noise pollution as a result of the proposal. Whilst the development would increase the property from a three bedroom dwelling to a six bedroom dwelling there are not considered to be any significant negative impacts in terms of noise pollution. The proposal is for a residential dwelling and no change of use has been submitted, the applicant has further stated that the property would continue to be used as a residential dwelling.

Given the above, it is considered that subject to the proposed conditions, the proposed development would broadly comply with the requirements of Policies EN 4 and EN 13 of the adopted North Norfolk Core Strategy in respect of protecting residential amenity.

4. Landscape and Biodiversity

Policy EN 2 sets out that proposals should be informed by and be sympathetic to the distinctive character areas identified in the North Norfolk Landscape Character Assessment (2021). Development proposals should demonstrate that their location, scale, design, and materials would protect, conserve and where possible enhance the special qualities and local distinctiveness of the area.

Concerns were raised in public representations with regards to light pollution as a result in the increased size of the property and additional windows. The property is located within the settlement boundary of the village of Mundesley and does not fall under any sensitive landscape designations relating to dark skies such as the AONB or the Undeveloped Coast. Therefore whilst the proposals would be considered to contribute to the cumulative impact of lighting emanating from the village of Mundesley it is not considered there would be a significant adverse impact in terms of light pollution.

Due to the nature of the proposed works a Preliminary Ecological Appraisal (PEA) and a Preliminary Roost Assessment (PRA) were submitted in support of the proposal. The property was assessed as having 'negligible' potential to support a bat roost due to a lack of potential roost features. Therefore, the proposal is not considered to have any adverse impacts on protected species and whilst no mitigation recommendations were made, ecological enhancements to increase the biodiversity net-gain as required by the NPPF can be secured via condition.

5. Highway Safety

Development is to provide satisfactory and safe vehicular access, as well as provide adequate vehicle and cycle parking, in accordance with the requirements of Policy CT 5 and CT 6. Paragraph 111 of the NPPF states that development should be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Appendix C of the Adopted Core Strategy sets out the parking standards required for development proposals. Use Class C3 'Dwelling Houses' requires parking provision for three to four vehicles for a unit of four or more bedrooms.

There are no proposed alterations to the existing highways access and the parking and turning area as shown on the proposed plan demonstrates sufficient parking for four vehicles. Officers therefore consider that the proposal accords with the aims of Core Strategy Policies CT 5 and CT 6.

Conclusion and Planning Balance

The principle of development is considered acceptable in this location. Whilst the proposals would result in No.2 being one of the larger properties in Beckmeadow Way this is not considered to be out of character for the area given the other large detached properties in the street. There are not considered to be any significant negative impacts in terms of overlooking, overbearing and overshadowing, subject to conditions relating to obscured glazing and maintaining the well treed boundary. In all other respects, subject to conditions, the development is considered to accord with the relevant policies of the adopted Development Plan as listed above.

The issues raised in letters of representation received (summarised above) following publicity and consultation carried out in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), have been considered. They do not raise material considerations which outweigh the recommendation to approve.

RECOMMENDATION:

APPROVAL subject to conditions to cover the matters listed below (and any others subsequently considered necessary by the Assistant Director – Planning):

1. The development hereby permitted shall begin no later than 3 years from the date of this decision.

Reason for the condition

As required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents, except as may be required by specific condition(s) and as listed below:

Drawing Number 'SK01', revision 'J' entitled 'Planning Drawing, received on 25/09/23
Drawing Number 'SK01-2', revision 'A' entitled 'Planning Drawings, Street Elevation', received on 25/09/23

Arboricultural Survey, prepared by 'Arbtech', received on 12/04/23

Preliminary Ecological Appraisal and Preliminary Roost Assessment, prepared by

'Arbtech', received on 12/04/23

Reason for condition

To ensure the development is carried out in accordance with the expressed intentions of the applicant and to ensure the satisfactory development of the site, in accordance with Policies EN 2, EN 4 and EN 8 of the adopted North Norfolk Core Strategy.

3. The materials to be used on the external surfaces of the development hereby permitted shall be constructed in accordance with the details submitted in the application.

Reason for condition

To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

4. The development hereby approved shall be carried out in strict accordance with the recommendations as set out in Table 8 of the Protected Species Survey report prepared by Arbtech (March 2023). The mitigation and enhancement measures shall include the provision of:
 - a) Installation of at least 1No. integral bat box to be installed within the south or south-western aspect of the house.
 - b) Installation of at least 1No. bird boxes on retained trees along the eastern boundary.

The mitigation and enhancement measures shall be carried out in accordance with the approved details prior to first occupation of the extended parts of the enlarged dwelling and thereafter retained in a suitable condition to serve the intended purpose.

Reason for condition

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 174 of the National Planning Policy Framework, and for the undertaking of the council's statutory function under the Natural Environment and Rural Communities Act (2006).

5. Prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following parameters:
 - 1) fully shielded (enclosed in full cut-off flat glass fitments)
 - 2) directed downwards (mounted horizontally to the ground and not tilted upwards)
 - 3) switched on only when needed (no dusk to dawn lamps)
 - 4) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources

The lighting shall thereafter be installed and retained in accordance with the approved details.

Reason for condition

In the interests of the visual amenities/residential amenities of the area and in the interests of highway safety and convenience, and to avoid light pollution in accordance

with Policy EN 13 of the adopted North Norfolk Core Strategy

6. Any works to trees and hedges as approved shall be carried out in strict accordance to British Standard 3998:2010 Tree Work – Recommendations.

Reason for condition

To ensure the works carried out will protect the health of the [trees/hedges] on the site in the interest of the visual amenity, and the character and appearance of the area, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

7. No tree, shrub or hedgerow along the site boundary which is indicated on the approved plan to be retained shall be topped, lopped, uprooted, felled or in any other way destroyed, within five years of the date of occupation of the building for its permitted use, other than in accordance with the approved plans and details, or without the prior written approval of the Local Planning Authority.

(In this condition, retained tree, shrub, or hedgerow, means an existing tree, shrub or hedgerow which is to be retained in accordance with the approved plans and particulars).

Reason for condition

To protect and enhance the visual amenities of the area, in accordance with the requirements of Policy EN 4 of the adopted North Norfolk Core Strategy

8. The en-suite and bathroom windows of the building hereby permitted as annotated on SK01 Rev J, shall be glazed with obscured glass to Pilkington Level 4 or equivalent, and shall be permanently maintained in that condition.

Reason for condition

To ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

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