

WEYBOURNE – PF/23/0999 - Demolition of single storey side extension and erection of new two storey side extension with connecting single storey rear extension at 3 Barnfield Cottages, Station Road, Weybourne, Holt, NR24 7HE.

Minor Development

Target Date: 31st October 2023

Extension of time: 31st October 2023

Case Officer: Mrs Ana Nash

Full Planning Permission

RELEVANT SITE CONSTRAINTS:

Norfolk Coast Area of Outstanding Natural Beauty

Weybourne Conservation Area

Landscape Character Area - Weybourne to Mundesley Coastal Shelf

Residential Area LDF

Settlement Boundary LDF

Sheringham Park LDF

RELEVANT PLANNING HISTORY:

Reference: PF/10/0962

Description: Erection of single storey side extension

Outcome: Approved

THE APPLICATION

The application proposes the demolition of a single-storey side extension which is extensively glazed and serving as a dining room, and in its place, the erection of a two-storey side extension and single-storey rear extension. Internally, these would provide an additional dining area with family space, store, first floor bedroom and ensembles. The property is on the eastern end of a terrace of three red brick and pantile cottages. The site is positioned within the centre of Weybourne in a residential area with properties on all sides.

REASONS FOR REFERRAL TO COMMITTEE

At the request of the Cllr Holliday owing to wider public objections and on the grounds that the proposed is found to be against policies EN 2, EN 4, EN 8 and the NPPF sections 174 and 199.

REPRESENTATIONS

A total of 14 representations were made, all objecting to this application.

The key points raised in OBJECTION are as follows:

- The current proposal represents an over-development of the existing plot area.

- The proposed extension appears not to have been stepped back further than the existing conservatory.
- The proposed extension is not of comparable scale or mass than the existing conservatory.
- The increased height will block the views enjoyed across the village.
- The size of the extension dominates the host building, is overbearing, not subservient, will ruin the façade and symmetry of the three cottages as a whole, and character of the cottages within the Weybourne Conservation Area.
- There is a vague notion of using materials used locally.
- The creation of a new window at first floor level would directly overlook Church Farm Close.
- The proposal would result in a property which would be significantly larger than the current property.
- The proposed extension would destroy the symmetry of Barnfield cottages.
- The size of the proposed extension would impact on the overall appearance of Station Road significantly reducing space and light between Barnfield Cottages and Ivy Cottage.
- The number of additional windows will add to light pollution, undermining dark skies policy.
- The planning application indicates there is parking space for 3 vehicles - at present this is only achievable by careful positioning of vehicles and the size of the proposed property and resultant occupation numbers could lead to parking issues.
- The proposed materials are entirely out of keeping with the current properties in the centre of Weybourne.
- The scale of the extension and the use of the black composite panelling will spoil the look of this row of cottages and do not take into consideration the neighbouring property or the wider surrounding conservation area.
- The proposed extension will increase the overall property size by about 50%. This will fundamentally alter the symmetry of the existing block of three properties
- The proposed size of the extension will overshadow properties.

CONSULTATIONS

Ward Councillor - Objection. Barnfield Cottages are an attractive heritage asset in their design, materials and symmetry, and should be protected as part of the Conservation area. This extension is hugely out of scale and completely out of keeping with the host dwelling; it will materially affect neighbours by overshadowing and overbearing; and will cause considerable light pollution in the AONB. I don't see any provision for parking. I fail to see the evidence of sustainable construction or renewable energy use. I don't find this application conforms to Local Plan Policies EN 2,4, 6, 8, and CT6; NPPF paras 134 and 176; and NNDC's Design Guide paras 3.3.10, 3.6.1 and 6.2.1.

Parish/Town Council - Objection and is of the same opinion as the one expressed by Cllr Holliday.

Conservation and Design (NNDC) - No objection, the main design concerns have been mitigated by incorporating a first-floor window, eliminating cladding, adjusting the roofline, and increasing the setback of the extension from the main dwelling, resulting in a more harmonious integration with the existing building and the street scene, thereby minimising the previously

identified harm to the Weybourne Conservation Area.

Landscape (NNDC) - **No objection**, the proposal poses no notable concerns regarding landscape and visual impact within the AONB designated landscape, and potential light spill issues have been adequately resolved by reducing glazing due to the site's existing external lighting in the village.

County Council Highways - **No objection**, this proposal does not affect the current traffic patterns or the free flow of 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 Core Strategy (September 2008):

Policy SS 1: Spatial Strategy for North Norfolk

Policy SS 3: Housing

Policy EN 1: Protection and enhancement of the AONB and its setting

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 & Geology

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)

National Planning Policy Framework (NPPF) (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

OFFICER ASSESSMENT

Main issues for consideration:

- 1. Principle of Development**
- 2. Design and heritage impact**
- 3. Amenity**
- 4. Landscape**
- 5. Biodiversity**
- 6. Highways**

1. Principle of Development

The property is located within the settlement boundary of Weybourne which is designated as a Coastal Service Village under policy SS 1 of the adopted North Norfolk Core Strategy, and lies within the designated residential area (Policy SS 3) of the village. Policy SS 3 allows for appropriate residential development within the designated Residential Areas, including extensions to existing properties, subject to compliance with other relevant Core Strategy Policies. Accordingly, the principle of development is acceptable.

2. Design and heritage impact

Policy EN 4 states that all development will be of a high-quality design and reinforce local distinctiveness. 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. Any forthcoming development proposals should take into account the North Norfolk Design Guide, integrate sustainable construction practices, utilise land efficiently, harmonise with their surroundings, maintain appropriate proportions, define clear boundaries between public and private areas, establish safe environments, and ensure that parking facilities are easily accessible.

In addition, Paragraph 130 of the NPPF states that “Planning policies should ensure that development: (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”.

Paragraph 3.6 of the North Norfolk Design Guide provides the following general principles that must be followed in relation to extensions to dwellings:

- 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 that are compatible with the original building.
- Extensions should be positioned on an elevation in such a way that they do not relate awkwardly to existing windows and door openings or any other architecturally important features.
- The continuation of the same plane as existing is normally to be avoided as it leads to the merger of existing and proposed elements and thus prevents an extension from being subordinate to the main building. A 'break' or 'set back' in each elevation is therefore preferable aesthetically.

It is important to note that the application site falls within the Weybourne Conservation Area. When considering development proposals located within a Conservation Area, Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In the exercise, with respect to any buildings or other land in a conservation area,.....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

Core Strategy Policy EN 8 requires that development proposals, including extensions and alterations, should preserve or enhance the character and appearance of designated assets and their settings through high-quality, sensitive design. Development that would have an adverse impact on their special historic or architectural interest will not be permitted. In addition, Paragraph 199 of the NPPF 2023 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The originally submitted plans were considered unacceptable in terms of design, with a negative impact on the wider setting. One of the initial concerns raised by officers was related to the proposed roof style, as well as an excessive number of rooflights and the use of black cladding on the first floor which is not a feature on buildings within the street scene. These factors were considered to have a detrimental impact on the overall design, with the potential for 'less than substantial harm' to the character and appearance of the Weybourne Conservation Area.

To better align with the features of the existing cottages, a roof style similar to the existing was suggested for the two-story side extension. This change moved away from the initial mansard roof style to an improved hipped style roof. The front elevation on the first floor is to now benefit from the installation of a new window. Additionally, the extension's front setback from the main dwelling was increased, adding a better degree of subservience and thereby improving the design, in Officer's opinion. The extension is now found to complement the rest of the cottage despite the initial concerns about its height. The number of rooflights in the proposal has been

reduced from seven to just three.

Whilst Officers acknowledge that the proposed development would, to a degree, alter the symmetry of the existing cottages, this has already been altered to an extent by the existing single-storey extension. Officers also note the acceptability of the proposed design with no objections on this matter from the Conservation and Design Officer.

The property's current total floor area measures approximately 134.44 square metres in total. Taken together, the extensions propose an addition of 68.28 square metres. This marks a noteworthy 50.78% expansion in floorspace compared to the floorspace of the cottage, however, the site can easily accommodate the extensions propose which are not considered to be disproportionate, nor detrimental to the overall appearance and character of the property or wider area.

Overall, it is considered that the proposed extensions would not result in a disproportionately large increase in the scale of the original dwelling and would not materially increase the impact of the dwelling on the appearance of the surrounding area, nor result in harm to the character and appearance of the Weybourne Conservation Area. A condition requesting specific brick and tile details is proposed.

The development complies with Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy and the guidance contained within the North Norfolk Design Guide.

3. Amenity

Policy EN 4 requires that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers, and new dwellings should provide an acceptable level of residential amenity.

The officers note that the garden to the east side of the host property is wide enough to accommodate this structure at around 3.75 metres distance from Ivy cottage, located east of the host property. A boundary fence separates these neighbouring properties.

The proposed fenestration arrangement has been considered, and any potential privacy implications. It is not considered that the relatively small rooflights proposed (one of which would serve a stairwell) would result in any significant overlooking to neighbouring windows or garden areas.

Although the proposed extension is sizeable and would certainly be noticeable from the neighbouring property, it is positioned to the north-west of the neighbouring property and offset from the boundary. It is considered that this is to an extent that could not be considered significantly detrimental in terms of any overbearing impact, nor would it result in any significant loss of light or overshadowing.

Accordingly, the proposed development is compliant with Policy EN 4 of the Core Strategy in respect of amenity.

4. Landscape

Weybourne is located within the nationally designated Norfolk Coast AONB, which has the highest status of landscape protection. The impact of development and their cumulative effect on the AONB and its setting requires careful consideration to ensure this landscape character's protection, conservation and enhancement (Policy EN 1 of the Core Strategy). NPPF (paragraph 176) requires that 'great weight' be given to conserving and enhancing the landscape and scenic beauty within this protected landscape.

In addition, Policy EN 2 requires that development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance the area's special qualities and local distinctiveness (including its historical, biodiversity and cultural character). This policy also highlights that development proposals should protect, conserve and enhance 'gaps between settlements and their landscape setting', whilst ensuring that development is informed by and sympathetic to the distinctive character areas identified in the North Norfolk Landscape Character Assessment.

The host site lies within the Coastal Shelf Landscape Type, as classified in the Nov. 2018 draft SPD. The Landscape vision for these landscape character areas requires that new development be well integrated into the landscape and local vernacular, ensuring the preservation of the distinctive skyline while considering the potential impact of any new construction.

The site is located within an already developed part of Weybourne, set back from the road and principally viewed from The Street, and is not in an open or isolated location. The design of the proposed extensions is considered to be acceptable and incorporate appropriate materials. The Landscape Officer has commented on the proposed scheme and found it not to raise any significant issues concerning landscape and visual impact within the AONB and Officers would agree with this assessment.. Accordingly, the proposal is considered to not impact significantly on the AONB's special qualities and setting.

Any concerns regarding light spill resulting from this development have been satisfactorily addressed through a significant reduction in glazing from 7 to 3 rooflights, and further noting that the previously existing single-storey extension was almost fully glazed. Accordingly, the proposed development complies with Policies EN 1 and EN 2 of the Core Strategy.

5. Biodiversity

Policy EN 9 requires that all development proposals protect the biodiversity value of land and buildings and incorporate biodiversity conservation features where appropriate. Where there is a reason to suspect the presence of protected species, applications must be accompanied by a survey assessing their presence. If present, the proposal must be sensitive to and make provision for their needs.

A Protected Species Survey has been submitted, making the following recommendations:

- One integral bat box is to be installed within the eastern aspect of the new extension. Suitable examples for bat boxes would be The Green and Blue Bat Block or Vivara Pro Build in Bat box.

- Install one integrated swift box-style bird nest box into the northern aspect of the new extension (Figure 7). Boxes intended for swifts can be considered a ‘universal’ nest chamber (Newall, 2021), and are commercially available.
- Any external lights associated with the finished project should be of a low light level to minimise impacts on bats that might forage and commute in the vicinity. White lights should be used at <2700k to reduce the ultraviolet component.

Subject to securing these measures through condition, the proposed development complies with Policy EN 9 of the adopted Core Strategy.

6. Highways

Core Strategy Policies CT 5 and CT 6 require that development is capable of being served by safe access to the highway network and that adequate parking facilities serve the development’s needs. Based on the parking standards in Appendix C of the North Norfolk Local Development Framework Core Strategy and Policy CT 6, the development would require the following levels of car parking.

- 4+ bed dwellings with a minimum of 3 spaces per unit.

At present the property has three bedrooms. This proposal would add an extra bedroom, increasing the requirement for parking spaces to three. The gravelled front garden is large enough to accommodate sufficient parking space for three vehicles to support the additional bedroom.

Accordingly, the proposal is acceptable regarding its highway safety impact and parking provision, and is therefore in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

CONCLUSION AND ‘PLANNING BALANCE’

The proposed two storey side extension and single rear extensions are considered, on balance, to be acceptable and compliant with the relevant Development Plan policies as outline above. The design revisions have overcome the initial concerns raised by the Planning Officer and Conservation and Design Officer, further to which it is considered that the proposed development would not result in any significantly detrimental impact in terms of amenity or light pollution. Sufficient parking can be accommodated within the existing site. Approval is therefore recommended, subject to conditions.

RECOMMENDATION:

APPROVAL subject to conditions (summarised below)

1. Time limit – 3 years
2. Accordance with approved plans
3. Precise details of bricks/tiles
4. Incorporation of ecological mitigation/enhancement measures

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