

WEYBOURNE – PF/22/1530 - Demolition of existing single-storey rear extension and erection of two-storey rear extension with internal alterations at Gable End, The Street, Weybourne, Holt, NR25 7SY.

Minor Development

Target Date: 30th August 2022

Extension of time: 17th November 2023

Case Officer: Mr Colin Reuben

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

RELEVANT PLANNING HISTORY:

Reference: PF/11/0788

Address: Gable End, The Street, Weybourne, Holt, NR25 7SY

Description: Demolition of outbuilding and erection of single-storey extension

Decision: Approved

Reference: PF/17/0869

Address: Gullies, The Street, Weybourne, Holt, NR25 7SY

Proposal: Erection of single-storey rear extension, first floor rear balcony and & erection of single storey detached studio and cart shed

Decision: Withdrawn

Reference: PF/17/1553

Address: Gullies, The Street, Weybourne, Holt, NR25 7SY

Proposal: Erection of two-storey rear extension with balcony to first floor, detached studio and a cart shed

Decision: Refused

Reference: PF/18/0667

Address: Gullies, The Street, Weybourne, Holt, NR25 7SY

Proposal: Erection of detached outbuilding in rear garden

Decision: Approved

Reference: PF/18/1032

Address: Gable End, The Street, Weybourne, Holt, NR25 7SY

Description: Demolition of garage & erection of single-storey detached residential annexe

Decision: Approved

Reference: PF/21/0457

Address: Gullies, The Street, Weybourne, Holt, Norfolk, NR25 7SY

Proposal: Single-storey rear extension following removal of conservatory

Decision: Approved

THE APPLICATION

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 concerns raised by neighbouring property and Parish Council in respect of impact and policy compliance.

REPRESENTATIONS:

A total of 4 representations were made (all from the same neighbouring property) objecting to this application.

The key points raised in OBJECTION are as follows:

- Extension will block out light to only window on east elevation of Gullies and to rooflights
- Proposed extension will overlook neighbouring garden and rooflights
- Existing Holly tree will be removed
- Extension is huge and will look overcrowded/intimidating, will have detrimental effect on privacy/mental health
- Can't see how the scale of the proposed development will enhance the Conservation Area and AONB.
- Concerned that plans are not to scale.

CONSULTATIONS:

Ward Councillor - Objection.

Concurs with view of Parish Council. Substantial extension in terms of scale with significant increase in glazing to the north. Does not comply with EN 1 and HO 8.

Weybourne Parish Council - Objection.

Concerns in respect of overdevelopment (out of scale and out of keeping) and glazing issues relating to dark Skies agreement. Will be loss of light and privacy for neighbour to the west. No arboricultural assessment. Concerns regarding parking arrangements. Does paving for garden have implications for biodiversity and surface flooding? Does not conform with EN 2, 4, 8 and 9, CT 6 and design Guide paras. 3.3.10, 3.6.1 and 5.3.1.

Conservation and Design (NNDC) - No objection.

Previous concerns regarding scale have been overcome through reductions in width and height.

Landscape (NNDC) - No objection.

Enhancement measures as suggested in submitted ecological reports should be secured through condition.

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

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

Supplementary Planning Documents and Guidance:

North Norfolk Design Guide (December 2008)

North Norfolk Landscape Character Assessment (January 2021)

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 site in question lies within the village of Weybourne, which is a designated Coastal Service Village, with the property sitting within the designated residential policy area as defined under Policy SS 3 of the adopted North Norfolk Core Strategy. Within this area, proposals to extend existing dwellings are considered to be acceptable in principle subject to compliance with other relevant Core Strategy policies. Accordingly, the principle of an extension in this location is accepted.

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. 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". Furthermore, paragraph 3.6 of the North Norfolk Design Guide provides general guidance in relation to extensions to dwellings:

It is important to note that the application site falls within the Weybourne Conservation Area, making Policy EN 8 applicable in this context. 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 application proposes a sizeable two-storey rear extension to the cottage, measuring approximately 7.6m in length and 6.5m in width. The appearance would be of a brick and flint style with pitched pantile roof and the incorporation of ground floor patio doors and first floor windows on the rear (north-facing) gable and two casement windows on the east elevation.

The submitted plans have been subject to a number of revisions, which followed an initial objection received from the Council's Conservation & Design Officer – this objection raised a number of concerns primarily in relation to the overall scale of the extension in respect of its height, length and width and the resultant impact upon the street-scene. This would have resulted in a degree of 'less than substantial harm' to the character and appearance of the Weybourne Conservation Area, noting that the extension would be visible from an easterly direction.

Following these comments, revised plans were provided which sought to reduce the width of the extension, along with a reduction in ridge height to provide more subservience and thus reducing the overall visual impact. On this basis, the objection was lifted, with the conclusion that it would comply with the design requirements of Policies EN 4 and EN 8.

With regards to the overall design and scale, the appearance itself specifically in respect of materials is considered to be acceptable, with a matching brick, flint and pantile appearance (though subject to further details to be secured through condition). Two previously proposed first floor Juliet balconies on the north-facing gable of the extension have been removed and replaced with standard casement windows. It is further noted that the extension would be partially upon the footprint of existing single-storey rear extensions.

The possible loss of a single Holly tree is noted, however, the securing of a replacement tree within the garden would be acceptable and, subject to condition if considered necessary. The loss of a single, relatively modest tree is not considered to be reasonable grounds upon which to refuse the application. In addition, it is noted that some concerns have been raised in regard to the proposed paving of part of the rear garden, however, this would not normally require planning permission in its own right, further noting that grassed areas would remain around the patio for drainage.

Admittedly, there remain some moderate officer reservations in regards to the overall length of the extension proposed but, taking a balanced view, in light of the revisions secured and with no further objection from the Council's Conservation and Design Officer, the proposals are considered to be compliant with the design requirements of Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy.

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 plans, as originally submitted and as described above, included the provision of two first floor patio doors with Juliet balconies on the rear (north-facing gable). Note was taken of the objection received from the neighbouring property with regards to the strong possibility of an unacceptable level of overlooking from these. Subsequently, the plans were amended to remove the balconies and replace them with two standard casement windows. Although these windows would still afford an angled view to the rear half of the neighbouring garden, it is not considered that this would be to an extent that could be considered as being significantly detrimental, further noting that it is not an unusual arrangement for neighbouring two storey

properties to have first floor rear windows with a degree of overlooking into rear gardens.

In respect of any potential overbearing impact, it is considered that this again, on balance, would not be to an extent that could be considered as being significantly detrimental. The impact would to an extent be partially mitigated by the positioning of the proposed extension slightly away from the neighbouring boundary and with the neighbouring property having a single-storey extension adjacent to the boundary on the other side, in line with the proposed extension. Accordingly, the immediate impact would not be as significant from within the neighbouring rear garden.

In respect of light loss/overshadowing, the proposed extension would be positioned to the east of the neighbouring properties, and accordingly any limited light loss towards the neighbouring rooflights of the single-storey rear extension is considered to be small, further noting that the neighbouring extension benefits from numerous ground floor windows that provide natural light. Any loss of light to the neighbouring first floor stairwell window is again considered to be relatively small, and further noting that a stairwell is not a primary or secondary living space.

Taking a balanced view, it is considered that the proposed development would not lead to a significantly detrimental impact upon the amenity of the neighbouring property and accordingly, the proposed development is compliant with Policy EN 4 of the adopted North Norfolk Core Strategy.

4. Landscape

Given that Weybourne is seated within the nationally designated Norfolk Coast AONB, which has the highest status of landscape protection, the NPPF (paragraph 176) requires that 'great weight' be given to conserving and enhancing the landscape and scenic beauty within this protected landscape. 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).

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 proposed extension would be to the rear of an existing dwelling, and only visible from The Street from an easterly direction. With consideration of this, and the position of the dwelling amongst other residential properties in the centre of/built-up part of Weybourne, it is not considered that the proposed development would have a detrimental impact upon the wider landscape or AONB. It is further considered that the new windows proposed, for the same

reasons, would not have a significant impact in terms of any light pollution.

Accordingly, the proposed development complies with the requirements of Policies EN 1 and EN 2 of the adopted North Norfolk 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.

At the request of the Council's Landscape Officer, the applicant has provided a Preliminary Roost Assessment, followed by an Ecological Impact Assessment, the contents of which are deemed to be acceptable, subject to securing the required biodiversity enhancement measures as suggested in the report (installation of bird and bat boxes). Accordingly, subject to such conditions, the proposed development complies with Policy EN 9 of the adopted North Norfolk Core Strategy.

6. Highways

Policies CT 5 and CT 6 require that the 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 - a minimum of 3 spaces per unit.

The submitted plans indicate the provision of 3 on-site spaces, which is considered to be acceptable. It is noted that the existing parking arrangements are not particularly ideal, with cars having to reverse onto the highway or into the parking spaces, however, as this is an existing arrangement, there are no overriding concerns in respect of this matter. Accordingly, the proposed development complies with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

Conclusion and 'planning balance'

The proposed rear extension is 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 not considered that the proposed development would 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
5. Replacement tree planting (if required)

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