

SALTHOUSE – PF/23/1695 – Part two, part-single-storey rear extension and internal alterations and external remodelling following demolition of existing two-storey rear extension and porch, associated internal and external alterations including structural alterations and new and replacement windows. Single-storey rear extension, recladding and roofing and internal alterations to the existing annex, The Orchard House, Coast Road, Salthouse, Holt, NR25 7XG

Minor Development

Target Date: 07.12.2023

Case Officer: Bruno Fraga da Costa

Householder Application

RELEVANT SITE CONSTRAINTS

Within the Countryside as designated within the North Norfolk Core Strategy

Within the Rolling Heath and Arable Landscape Character Area as designated within the North Norfolk Landscape Character Assessment

Within the Norfolk Coast Area of Outstanding Natural Beauty (AONB)

Within the Undeveloped Coast as designated within the North Norfolk Core Strategy

Within Salthouse Conservation Area

Within Flood Zones 2 and 3(a) as designated by the Environment Agency

RELEVANT PLANNING HISTORY

PF/14/0095

Retention of summerhouse

Approved 07.03.2014

PF/03/0308

Conversion and extension of garage to form annexe

Approved 22.04.2003

HR/80/0584

Adaptation and extension of existing outbuildings to form new bungalow with detached garage or residential use

Approved 23.05.1980

THE APPLICATION

The application site is situated off Coast Road, Salthouse. The dwelling is set back from the road and is set between two properties located to the east and west..

The proposal comprises of single and two storey extensions and internal and external alterations to the existing dwelling and annex.

REASONS FOR REFERRAL TO COMMITTEE

The application has been referred to the Development Committee at the request of Councillor Victoria Holliday for the following reasons:

- The proposed development would not conform with the adopted North Norfolk Core Strategy and North Norfolk Design Guide and would result in amenity issues for neighbours. Therefore, the application would not comply with Policies EN 1, EN 2, EN 4

and HO 8 of the Core Strategy and Policies ENV 1, ENV 2, ENV 6, and HOU 6 of the emerging North Norfolk Local Plan.

CONSULTATIONS

Salthouse Parish Council - No Objection

North Norfolk District Council Conservation and Design - Supports the application

North Norfolk District Council Landscape - No objection subject to conditions

North Norfolk District Council Environmental Health - No objection

Norfolk County Council Highways Authority - No Objection

REPRESENTATIONS

Public consultation of the application took place for a period of 21 days between 25.08.2023 and 15.09.2023. Two letters of **objection** and one letter of **support** have been received as summarised below:

Objections:

- The size of development at Orchard House would not comply with Policy HO 8.
- Inappropriate extensive use of glass, i.e., dormer window, windows and rooflights, would impact on the Salthouse Conservation Area, Norfolk Coast Area of Outstanding Natural Beauty, Dark Skies policy, Undeveloped Coast, and Landscape Character of the Area, which is contrary to Policies EN 1, EN 2, EN 3 and paragraphs 174 and 176 of the National Planning Policy Framework.
- Neighbouring amenity impacts, due to light emission, loss of light and privacy, which is contrary to Policy EN 4 and paragraphs 3.3 and 3.6 of the Design Guide.
- Light spill would give rise to heritage concerns under Policy EN 8.
- The proposal would undermine the rural character of the village. Historical houses have small windows as a way to reduce heat loss, and form part of the character of North Norfolk. Large windows would erode the character of the village of Salthouse.

Support:

- The existing house has little architectural merit. The proposal has visual interest which would improve the street scene.

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 2: Development in the Countryside
Policy HO 8: House Extensions and Replacement Dwellings in the Countryside
Policy EN 1: Norfolk Coast Area of Outstanding Natural Beauty and The Broads
Policy EN 2: Protection and Enhancement of Landscape and Settlement Character
Policy EN 3: Undeveloped Coast
Policy EN 4: Design
Policy EN 6: Sustainable Construction and Energy Efficiency
Policy EN 8: Protecting and Enhancing the Historic Environment
Policy EN 9: Biodiversity and Geology
Policy EN 10: Development and Flood Risk
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 9: Promoting sustainable transport
Chapter 12: Achieving well-designed places
Chapter 14: Meeting the challenge of climate change, flooding, and coastal change
Chapter 15: Conserving and enhancing the natural environment
Chapter 16: Conserving and enhancing the historic environment

Other Documents

EMERGING NORTH NORFOLK LOCAL PLAN 2016-2036

Paragraph 48 of the National Planning Policy Framework (NPPF) sets out that Local Planning Authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

The Emerging North Norfolk Local Plan 2016-2036 is at Regulation 22. At present, it has been submitted to the Planning Inspector to determine whether the plan is 'sound' and 'legally compliant.' At present, Officers are applying limited weight to the policies contained within the Emerging North Norfolk Local Plan. The North Norfolk Core Strategy is still the relevant development plan document that planning decisions are assessed and determined against.

Norfolk Coast Area of Outstanding Natural Beauty (AONB) Management Plan 2019-2024 (Revised 2022)

OFFICER ASSESSMENT

MAIN ISSUES FOR CONSIDERATION

- 1. Principle**
- 2. Landscape**
- 3. Design**
- 4. Amenity**
- 5. Energy Efficiency**
- 6. Heritage**
- 7. Biodiversity**
- 8. Flood Risk**
- 9. Highways**
- 10. Other Matters**
- 11. Planning Balance/Conclusion**

1. Principle (Policies SS 1, SS 2 and HO 8)

Policy SS 1 sets out that most of the new development in North Norfolk will take place in the towns and larger villages as defined as Principal and Secondary Settlements and a small amount of new development will be focused on designated Service and Coastal Service Villages. The rest of North Norfolk, including all settlements that do not fall under the above criteria, will be designated as Countryside. Policy SS 2 limits development in areas designated as Countryside to that, which requires a rural location and complies with its list of uses. Relevant to the proposed development is the extension and replacement of dwellings.

The site is situated in Salthouse, which is an area designated as Countryside under Policies SS 1 and SS 2. The proposal comprises of extensions and alterations to the existing dwelling and annexe. Such uses fall under the category of extension and replacement of dwellings, which is a type of development that is acceptable in principle in this location under Policy SS 2 subject to assessment against other relevant policies of the adopted North Norfolk Core Strategy.

Policy HO 8 of the Core Strategy states that proposals to extend or replace existing dwellings within the area designated as Countryside will be permitted provided that the proposal would not result in a disproportionately large increase in the height or scale of the original dwelling, would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

The proposed development would result in an increase in the height to the original dwelling by approximately 0.20 meters with an increase in footprint of 47sqm, which is tantamount to an increase of 43%. Moreover, the height of the proposed annex (in relation to its former use as a garage and subsequently as an annex) would not change and the existing and proposed footprint of the annex would increase by approximately 34sqm, which is tantamount to an increase of 113%. The alterations to the dwelling and annex in relation to those of the original dwelling and former garage would result in a cumulative increase of 81sqm or 58% in footprint. Furthermore, given that the level of accommodation of the annex is subordinate to the dwelling, and the proposed extensions relate to an existing building, this matter would not give rise to significant issues in relation to the application of Policy HO 8. On balance, it is considered that the proposed development would not result in a disproportionately large increase in the height or scale of the original dwelling.

The dwelling and annex are located 45 and 30 metres to the south of Coast Road. The scheme consists of redesigning the existing dwelling and annex by changing the elevations and extending the buildings. In addition, trees, hedgerows and a timber fence form the boundaries of the land where the buildings are located. Given the dwelling is set back from Coast Road and would only comprise of modest alterations, (with the most significant being the large window on the north elevation and the annexe is only subject to rear extensions and alterations to its elevations), it is considered that the form and scale of the buildings has already been established on the site and as such, would not significantly change. On that basis, it is considered that the proposal would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

For the reasons provided above, it is considered that the proposed development complies with Policies SS 1, SS 2 and HO 8 of the Core Strategy.

2. Landscape (Policies EN 1, EN 2, and EN 3)

Norfolk Coast Area of Outstanding Natural Beauty (AONB)

Policy EN 1 of the Core Strategy sets out that the impact of individual proposals, and their cumulative effect, on the Norfolk Coast AONB, The Broads and their settings, will be permitted where it is appropriate to the economic, social, and environmental well-being of the area or is desirable for the understanding and enjoyment of the area, does not detract from the special qualities of the Norfolk Coast AONB or The Broads, seek to facilitate delivery of the Norfolk Coast AONB management plan objectives, and should contribute positively and conserve and enhance these valued landscapes and their settings through appropriate siting, scale, massing, materials, and design. Policy PL1 of the Norfolk Coast AONB Management Plan 2019-2024 requires that Landscape Character Guidance is used for the AONB to secure the delivery of conservation objective across the area.

The Landscape Officer is of the opinion that, following the reduction in the size of the windows of the north elevations of the dwelling and annex and subsequent introduction of visible light transmission (VLT) glazing with approximate 50 to 65% effectiveness, there are no objections subject to the imposition of conditions to secure appropriate mitigation.

Notwithstanding the above proposed mitigation, the existing dwelling already has glazed rear dormer windows, a roof light on its roof slope, two rear windows on the south elevation in addition to a rear extension with glazing on the south and west elevations and two rooflights. Moreover, given the site terrain ascends further to the south, light spill would be mitigated by the existing topography of the site. On that basis Officers consider that, given the proposed increase of glazing on the rear elevation in comparison with that of the existing dwelling along

with the existing site conditions that further mitigation additional light spill, the proposal would not result in significant light spill on this dark skies area of the AONB.

For the reasons given above, it is considered the proposal would comply with Policy EN 1.

Protection and Enhancement of Landscape and Settlement Character

Policy EN 2 of the Core Strategy sets out that development should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and North Norfolk Landscape Sensitivity Assessment supplementary documents and features identified in relevant settlement character studies. Development proposals should demonstrate that their location, scale, design, and materials will protect, conserve and, where possible, enhance the special qualities and local distinctiveness of the area.

The site lies within the Rolling Heath and Arable Landscape Character Area. Forces for change/detractors of this landscape character area consist of the enlargement/improvement of dwellings, and replacement of hedged boundaries with fences, which can gentrify rural settlements/locations.

The site has several trees and hedges that should be protected. Therefore, an Arboricultural Impact Assessment (OMC Associates, 9 May 2023) and Arboricultural Method Statement (OMC Arboriculture, 30 August 2023), have been received by the Local Planning Authority on 7 August 2023 and 4 September 2023, respectively. Officers consider that, given the proposals are further away from Coast Road and the extensions and alterations to the dwelling and annex on the northern part of the site are modest in scale, the existing and proposed vegetation would screen the development from the wider landscape character area. Therefore, it is considered that subject to a planting condition that secures the implementation of a planting scheme, the proposal would retain the special qualities and local distinctiveness of the area.

The Landscape Officer considers that a tree works application TW/22/0700 included the removal of one tree (poplar) and reduction in the height of other trees, resulting in the built form being more prominent. The tree works application did include the requirement for two replacement trees to be planted, however this was not undertaken at the time. Following the submission of revised drawings under this application, the applicant has addressed the Landscape Officer concerns by proposing the planting of three trees and a mix of shrubs along the front garden. On that basis, the Landscape Officer did not raise any further concerns subject to conditions that secure the implementation of the planting scheme.

In light of the reasons given above, it is considered the proposed development would comply with Policy EN 2.

Undeveloped Coast

Policy EN 3 sets out that in the Undeveloped Coast only development that can be demonstrated to require a rural location and that will not be significantly detrimental to the open coastal character will be permitted.

The Undeveloped Coast designation is designed to minimise the wider impact of general development, additional transport, and light pollution on the distinctive coastal character. The proposal requires a rural location as it relates to an existing site, and residential use of an existing dwelling. Given that the proposal comprises of modest extensions and alterations to existing buildings, it would not result in significantly detrimental impacts to the open coastal

character. Moreover, the use of VLT glazing on the north elevations of the dwelling and annex would address any concerns regarding light pollution.

For the reasons given above, it is considered that the proposal would comply with Policy EN 3.

3. Design (Policy EN 4)

Policy EN 4 sets out that all development will be designed to a high quality, reinforcing local distinctiveness. Development proposals, extensions and alterations to existing buildings and structures will be expected to have regard to the North Norfolk Design Guide; be suitably designed for the context within which they are set; and ensure that the scale and massing of buildings relate sympathetically to the surrounding area, amongst other things.

Officers consider that the works to Orchard House would result in design enhancement to the existing dwelling. Whilst the proposal would result in the addition of curved forms these would add visual interest and enhance the architectural appearance of the existing dwelling. The proposed flint façade, clay tiled roof and oxidised copper dormer, reveals and flashings would complete the modern design.

Officers consider that the extensions proposed for the annex would enhance its appearance as a functional building with an architectural form of visual interest that, in addition to the proposals for the Orchard House, would function well and add to the overall visual quality of the area. The proposed timber cladding and corrugated Corten roof would be compatible with the proposed dwelling and natural texture and colour tones of the countryside.

The Conservation and Design Officer considers that the proposed development would add interest and design quality to the host property. It is considered that subject to conditions that secure the prior agreement of the new rooftiles on the main dwelling and the boarding on the annexe, the Conservation and Design Officer supports the application.

Therefore, subject to the imposition of conditions, it is considered that the proposed development would comply with Policy EN 4.

4. Amenity (Policy EN 4)

Policy EN 4 of the Core Strategy sets out that 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.

Subchapter 3.3 of the Design Guide sets out that the position of dwellings, and the arrangement of their rooms and windows, should not create significant overlooking of other dwelling windows or private garden areas, nor should they lead to any overbearing impacts upon existing dwellings. Hence, designers should have regard to the recommended distances described in paragraph 3.3.10 of the Design Guide in the case of conventional single and two-storey dwellings (assuming a level site situation) to ensure a degree of privacy between adjacent properties.

Marsh Rise located to the east is a two and a half storey dwelling that lies 6.5 meters from Orchard House. The proposed north elevation dormer window of Orchard House lies 8.6 meters from Marsh Rise first floor bedroom window located on the west elevation. Given the proposed dormer window is offset further to the north and is separated by 8.6 meters from the

neighbouring west elevation, it is considered the proposed dormer window would not give rise to any overbearing or loss of light impacts on Marsh Rise first floor bedroom window.

The proposed rear elevation of the dwelling would comprise amongst other things a glazed stairwell with vertical fins. Officer's previous concerns over the potential for neighbouring amenity impacts due to the proposed glazing and direction of the fins has been partially addressed by directing the fins further to the south. It is considered that this has partially resolved amenity concerns, in particular, potential for overlooking of neighbouring rear garden areas. However, the proposed stairwell is for circulation purposes and, having regard to the existing dwelling arrangement at Orchard House, which has a balcony on the same rear elevation, Officers consider that the proposals would in fact result in reduced effects from overlooking of the amenity garden of Marsh Rise than that currently existing. Therefore, it is considered the proposal would not give rise to significant amenity concerns in this respect.

The first floor living spaces are set back from the glazed stairwell and roof sloped curved window, the latter is separated from the first floor living spaces by a void. The proposed single storey rear extension would comprise of similar areas of glazing and rooflights to those of the existing rear extension. Mature trees and hedges are located along the eastern boundary of the dwelling, which further screen any potential for light spill generated by the proposal. Therefore, in light of the above, it is considered that the proposed development would not result in light pollution that would be significantly detrimental to the residential amenity and garden of Marsh Rise.

Concerns have been raised that the proposal would also give rise to overlooking effects to the front amenity area of Marsh Rise. Officers consider that the front garden of Marsh Rise is in a prominent position within the street scene. In addition, the proposal would only introduce a dormer window which replaces an existing Velux balcony. In fact, the proposed dormer has a narrow and restricted directional view to the north. Equally, the proposed two storey glazed window is set back from the built line of the north elevation of Marsh Rise. For the reasons set out above it is considered both the dormer window and two storey glazed window would not give rise to significant amenity concerns.

Therefore, it is considered that the proposed development would not give rise to significantly detrimental effects on the residential amenity of nearby occupiers and complies with Policy EN 4.

5. Energy Efficiency (Policy EN 6)

Policy EN 6 states that new development will be required to demonstrate how it minimises resource consumption, minimises energy consumption, and how it is located and designed to withstand the longer term impacts of climate change. All developments are encouraged to incorporate on site renewable and/or decentralised renewable or low carbon energy sources.

It is noted that the proposal involves upgrading the current oil-based heating system to an air source heat pump with solar provision. In the first instance, the applicant has considered insulating the fabric of the building, i.e., existing walls, roof, and floor to minimise operational energy. Secondly, two Air Source Heat Pumps would be installed on the south elevation of the Apple House. The system proposed is a Daikin Altherma 3 Low & High Capacity Monobloc (4-16) (R32) with a sound level of circa 62dBA.

The Environmental Health Officer has considered that the sound level of the air source heat pumps is acceptable and does not raise an objection.

Therefore, it is considered that the proposed development would comply with Policy EN 6.

6. Heritage (Policy EN 8)

Policy EN 8 requires that development proposals should preserve or enhance the character and appearance of conservation areas, and their settings through high quality, sensitive design.

It should be noted that the strict 'no harm permissible' clause in Policy EN 8 is not in full conformity with the guidance contained in the latest version of the NPPF (September 2023). As a result, in considering the proposal for this site, the Local Planning Authority will need to take into consideration the guidance contained within Chapter 16 of the NPPF as a material consideration.

Paragraph 206 of the NPPF sets out that Local Planning Authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The site is situated within the designated Salthouse Conservation Area which is an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance as defined by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Conservation and Design Officer considers that the proposed development would add interest and design quality to the existing dwelling and would enhance the overall significance of the Salthouse Conservation Area, and therefore has supported the application.

In light of the above, it is considered the proposal would comply with Policy EN 8 and paragraph 206 of the NPPF.

7. Biodiversity (Policy EN 9)

Policy EN 9 of the Core Strategy states that all development proposals should protect the biodiversity value of land and buildings and minimise fragmentation of habitats; maximise opportunities for restoration, enhancement, and connection of natural habitats, and incorporate beneficial biodiversity conservation features where appropriate.

An Ecological Impact Assessment produced by Glaven Ecology, dated June 2023 has been received by the Local Planning Authority on 07 August 2023. The report concluded that no impacts on designated sites are envisaged given the scale of the works. The house has low suitability to support roosting bats and the annexe has negligible suitability for bats, with minimal roosting opportunities noted. No bats were seen to emerge from the house during the emergence survey and bat activity across the site was low. Nesting birds were observed within vegetation on the southern aspect of the house. The pond on site was subjected to eDNA analysis which was returned as negative for great crested newt presence. The Landscape Officer has raised no objection to the proposals subject to conditions.

It is therefore considered that subject to mitigation, which would be secured through planning conditions, the proposed development would not give rise to significant ecological concerns and would comply with Policy EN 9.

8. Flood Risk (Policy EN 10)

Policy EN 10 sets out that new development in Flood Risk Zones 2 and 3a will be restricted to minor development, amongst other relevant uses.

Given the northern part of the site is situated in Flood Zones 2 and 3a a brief summary of a Flood Risk Assessment has been integrated in the Design and Access Statement, received by the Local Planning Authority on 6 November 2023.

The applicant has stated in the Flood Risk Assessment that the floor levels of the extensions would be no lower than existing floor levels and given that the dwelling and proposed extensions lie in Flood Zone 1, it is considered the proposal would not increase the vulnerability of its occupants. Officers consider the applicant's position acceptable in this respect.

Mitigation measures are being put in place, which comprise of making sure the floor levels are either no lower than existing floor levels or 300 millimetres above the estimated floor level, and use flood resistant materials up to at least 300mm above the estimated flood level.

In light of the above, it is considered the proposed development would not give rise to significant flood risk concerns and complies with Policy EN 10.

9. Highways (Policies CT 5 and CT 6)

Policy CT 5 sets out that development will be designed to reduce the need to travel and to maximise the use of sustainable forms of transport appropriate to its location.

The proposal would not comprise of any alterations to the existing forms of access to the highway.

Norfolk County Council Highways Authority considers that the proposal would not affect the current traffic patterns or the free flow of traffic. Therefore, it does not wish to resist the grant of consent.

Policy CT 6 sets out that adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the Council's parking standards, including provision for parking for people with disabilities.

In accordance with the Council's parking standards, the proposed development should provide a minimum of three and maximum of four car parking spaces. The existing ample parking areas near both the road and the dwelling can easily accommodate a minimum of three cars.

It is considered that for the reasons provided above, the proposed development would not give rise to significant highway concerns. Therefore, it complies with Policies CT 5 and CT 6.

10. Other Matters

Pre-commencement conditions

The recommendation proposes pre-commencement planning conditions therefore in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the Local Planning Authority served notice upon the applicant to seek agreement to the imposition of such a

condition. Notice was served on the 17 November 2023 and agreed in writing by the applicant on the 17 November 2023.

11. Planning Balance/Conclusion

The principle of the proposal is acceptable and complies with relevant development plan policies considerations. Approval of the application is recommended subject to conditions and informative notes.

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

It is recommended that the application be APPROVED subject to the conditions listed below and any others considered necessary by the Assistant Director of Planning:

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

Reason:

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 no. 001, Location Plan, dated 7 August 2023
- Drawing no. 002, Site Plan as Existing, dated 7 August 2023
- Drawing no. 020, Revision C, Existing and Proposed Elevations, received 27 October 2023
- Drawing no. 020, Revision C, Existing and Proposed Elevations (Rendered), received 7 November 2023
- Drawing no. 021, Revision A, Existing and Proposed Elevations, dated 11 August 2023
- Drawing no. 021, Revision A, Existing and Proposed Elevations (Rendered), dated 11 August 2023
- Drawing no. 022, Revision A, Existing and Proposed Elevations, dated 11 August 2023
- Drawing no. 022, Revision A, Existing and Proposed Elevations (Rendered), dated 11 August 2023
- Drawing no. 023, Revision A, Existing and Proposed Elevations, dated 11 August 2023
- Drawing no. 023, Revision A, Existing and Proposed Elevations (Rendered), dated 11 August 2023
- Drawing no. 024, Revision C, Existing and Proposed Elevations, received 27 October 2023
- Drawing no. 024, Revision C, Existing and Proposed Elevations (Rendered), received 27 October 2023
- Drawing no. 025, Existing Sections, dated 7 August 2023

- Drawing no. 026, Revision A, Proposed Sections, received 6 November 2023
- Drawing no. 027, Revision A, Proposed Sections, received 6 November 2023
- Drawing no. 028, Revision A, Proposed Sections, received 6 November 2023
- Drawing no. 029, Revision A, Proposed Sections, received 6 November 2023
- Drawing no. 030, Revision C, Site Plan and Apple House, received 27 October 2023
- Drawing no. 031, Revision C, Site Plan and Apple House with Downtakings, received 27 October 2023
- Drawing no. 032, Revision B, Plans as Proposed, received 27 October 2023
- Drawing no. 032, Revision B, Plans as Proposed with Downtakings, received 27 October 2023
- Drawing no. 033, Roof Plans as Proposed, received 6 November 2023

Reason:

For the avoidance of doubt and to ensure the satisfactory appearance of the development in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy.

3. Before their first use on site details of all external materials to be used on the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application.

Reason:

To ensure the satisfactory appearance of the development in accordance with Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy.

4. No development shall commence until a scheme for hard and soft landscape proposals has been submitted to and approved in writing by the Local Planning Authority.

The proposals shall include plans at no less than 1:200 scale showing the following details:

Proposed Soft Landscape Details

- a) existing trees, shrubs and hedgerows on the site, indicating those to be removed
- b) accurate plotting of those to be retained (including species and canopy spread), including measures for protection during the course of the development to BS5837:2012
- c) Details of all new planting including: species, location, number and size of new trees and shrubs
- d) Measures for protection of new planting

Proposed Hard Landscape Details

- e) Surface materials for vehicle and pedestrian areas
- f) Boundary treatments, including fencing, walling, etc

Implementation and Retention

- g) An implementation programme laying out a timescale for the completion of all landscape works
- h) A landscape management plan, stating management responsibilities and a schedule of retention and monitoring operations for all landscaped areas for a minimum of ten years following implementation.

Reason:

To protect and enhance the visual amenities of the area, in accordance with the requirements of Policies EN 1 and EN 2 of the adopted North Norfolk Core Strategy.

5. The landscaping works shall be carried out in accordance with the approved details and implementation programme before any part of the development is brought into use in accordance with the agreed implementation programme.

Reason:

To protect and enhance the visual amenities of the area, in accordance with the requirements of Policies EN 1 and EN 2 of the adopted North Norfolk Core Strategy.

6. 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:

In the interests of the visual amenities/residential amenities of the area and to avoid light pollution in accordance with Policies EN 1, EN 2 and EN 9 of the adopted North Norfolk Core Strategy.

7. Development including any demolition and site clearance or preparatory work, shall not commence until the scheme for the protection of the retained trees and hedges has been implemented in full accordance with the approved Arboricultural Impact Assessment (OMC Associates, 9 May 2023) and Arboricultural Method Statement (OMC Arboriculture, 30 August 2023), received on 7 August 2023 and 4 September 2023, respectively.

The protection measures shall be retained and maintained during the period of construction works/building operations on the site.

Within the fenced area(s) the following shall not occur:

- i) no soil, fuel, chemicals or materials shall be stored, or
- ii) temporary buildings erected, or
- iii) plant or vehicles parked, or
- iv) fires lit, or
- v) cement or other contaminating materials or substances mixed, or
- vi) no equipment, machinery or structures shall be attached to or supported by a retained tree, or
- vii) no alterations to ground levels or excavations made

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

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

Reason:

To protect trees and 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.

8. The development hereby approved shall be carried out in strict accordance with the mitigation and enhancement measures outlined in the Ecological Impact Assessment (Glaven Ecology, June 2023), dated 7 August 2023. The mitigation and enhancement measures shall include the provision of:
 - a) Two integrated bat boxes to be installed on the new extension, on the western and eastern aspects
 - b) One bat box to be installed on a suitable tree within the garden
 - c) Installation of one integral swift box style bird nest box/brick into the extension
 - d) Installation of two bird boxes around the garden boundaries

The specific details of all of the required mitigation and enhancement measures aforementioned, including dimensions, location and construction methodology together with a scaled plan or drawing illustrating the requirements, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The mitigation and enhancement measures shall be carried out prior to first use of the development hereby approved and thereafter retained in a suitable condition to serve the intended purpose.

Reason:

In accordance with the requirements of Policy EN 9 of the adopted North Norfolk Core Strategy and paragraph 180 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).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order with or without modification) no enlargement of or alteration to the dwelling and annex (including the insertion of any further windows or rooflights) shall be undertaken and no building, structure or means of enclosure within the curtilage of the dwelling shall be erected.

Reason:

In the interests of the visual amenities of the area and to ensure a satisfactory relationship with neighbouring dwellings, in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy, as amplified by paragraphs 3.3.9 to 3.3.11 of the Design Guide.

10. The detached annex building shall not be occupied as living accommodation except by a dependent relative (or other member of the household) of the occupants of the dwelling known as the Orchard House. Except insofar as the building is so used as living accommodation, the building shall not be used other than for purposes ancillary to the use of the Orchard House as a dwellinghouse.

Reason:

The site lies in an area of Countryside as defined in the North Norfolk Core Strategy whereby proposals for new independent dwelling houses are not normally permitted, and the restriction is necessary to accord with Policy SS 2 of the adopted North Norfolk Core Strategy.

11. No use of the development hereby approved shall take place until details of the Visible Light Transmission (VLT) glass indicated on the dwelling and annex proposed plans and elevations have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the manufacturer specifications of the glass (target VLT).

The development shall not be occupied until such time as glazing has been installed in accordance with the approved details. Such glazing shall be retained thereafter in accordance with the approved details.

Reason:

To ensure that the development minimises light pollution and the potential impact on biodiversity in accordance with Chapters 12 and 15 of the National Planning Policy Framework and Policies EN 1, EN 2, EN 4 and EN 9 of the adopted North Norfolk Core Strategy.

NOTES TO APPLICANT

1. The applicant/developer is advised that the lighting details referred to in the conditions should comply with the Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution and the relevant CIBSE and CIE publications to which it refers. For further guidance the applicant/developer is advised to contact the District Council's Environmental Protection Team (telephone 01263 516085).
2. The applicant/agent is advised that any removal of asbestos from the site should be in accordance with the Control of Asbestos Regulations 2006, under which the applicant/agent has a duty of care. Holders of this duty must prevent escape of the waste whilst it is under their control. For further help and advice in respect of asbestos removal the applicant/agent is advised to contact the Health and Safety Executive (HSE) on 0845 345 0055 (www.hse.gov.uk/asbestos/).
3. In addition any waste materials should be disposed of in the correct manner. The applicant is advised to contact the Environment Agency at Cobham Road, Ipswich, IP3 9JE which is the Waste Regulatory Authority. Further information can be found at:

<http://www.hse.gov.uk/asbestos/essentials/building.htm>
<http://www.hse.gov.uk/asbestos/>
<http://www.hse.gov.uk/asbestos/basics.htm>
<http://www.hse.gov.uk/asbestos/essentials/>
4. The Local Planning Authority considers that it has worked positively and proactively with the applicant to address any arising issues in relation to determining this planning application, to secure a policy compliant proposal that has been determined in the wider public interest at the earliest reasonable opportunity, in accordance with the requirements of the National Planning Policy Framework (paragraph 38).