

**North Walsham – PF/23/2479 - Erection of a porch and single storey extension to front of dwelling at 26 Thirlby Road, North Walsham, Norfolk for Mr & Mrs Paul & Jude Heinrich**

**Householder Development**  
**Target date: 12<sup>th</sup> January 2023**  
**Case Office: Nicola Wray**  
**Full Planning**

**RELEVANT SITE CONSTRAINTS:**

Located within the North Walsham settlement boundary  
Located within the North Walsham Residential area

**RELEVANT PLANNING HISTORY:**

**Application PF/17/1641**

Description Erection of single storey front extension and conversion of attached garage to facilitate the creation of a self-contained attached annexe and replace a front elevation window with French doors.

Decision Approved – 01.11.2017

**Application PF/09/0281**

Description Erection of replacement front porch

Decision Approved – 11.05.2009

**Application PF/07/1197**

Description Erection of single storey and rear extensions

Decision Approved – 12.09.2007

**THE APPLICATION:**

Seeks permission to erect a porch and single storey extension to front of the existing dwelling.

**REASON FOR REFERRAL TO COMMITTEE:**

The applicant is a North Norfolk District Council Councillor (Member) and a committee decision is required in line with part 4(d), Chapter 6, Paragraph 6.2 of the Councils Constitution.

**PARISH/TOWN COUNCIL:**

No comments

**CONSULTATIONS:**

None requested

**REPRESENTATIONS:**

None received

## **HUMAN RIGHTS IMPLICATIONS**

It is considered that the proposed development may raise issues relevant to

Article 8: The Right to respect for private and family life.

Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

## **CRIME AND DISORDER ACT 1998 - SECTION 17**

The application raises no significant crime and disorder issues.

## **LOCAL FINANCE CONSIDERATIONS**

Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are not considered to be material to this case.

## **RELEVANT POLICIES:**

### **North Norfolk Core Strategy (September 2008)**

Policy SS 1 (Spatial Strategy for North Norfolk)

Policy SS 10 (North Walsham)

Policy EN 4 (Design)

Policy CT 5 (Transport Impact of New Development)

Policy CT 6 (Parking Provision)

### Material Considerations:

### **Supplementary Planning Documents and Guidance**

North Norfolk Design Guide (2008)

North Norfolk Landscape Character Assessment (2018)

### **National Planning Policy Framework (2023)**

Chapter 2 (Achieving sustainable development)

Chapter 4 (Decision-making)

Chapter 9 (Promoting sustainable transport)

Chapter 12 (Achieving well-designed places)

Chapter 15 (Conserving and enhancing the natural environment)

## **OFFICER ASSESSMENT:**

## **MAIN ISSUES FOR CONSIDERATION**

1. **Principle of development**
2. **Impact on the character of the area and design**
3. **Residential Amenities**

- 4. Highways and Parking**
- 5. Other matters**

### **1. Principle of Development**

Policy SS 1 states that majority of new development will be within either the Principal Settlements, Secondary Settlements, Service Villages or Coastal Service Villages of North Norfolk. It further states that any settlement not specified as being within one of defined settlements or villages will be designated as being within the Countryside. North Walsham is specified within SS 1 as a Principal Settlement where the majority of new development will take place. The site falls within the Settlement Policy Boundary and designated Residential Area of North Walsham whereby extensions to existing dwellings are acceptable in principle subject to compliance with all relevant Local Plan Policies.

### **2. Impact on character of the area and design**

Policy EN 4 amongst other matters requires all development to be designed to a high quality, reinforcing local distinctiveness, ensuring appropriate scale and massing, whilst having regard to the North Norfolk Design Guide.

Chapter 3.6 of the North Norfolk Design Guide Supplementary Planning Document (SPD) provides guidance in relation to extensions to existing dwellings. This includes ensuring that the scale of any extension does not harm the architectural character of the original building, ensuring that it remains dominant. Form, detailing and materials should be compatible with the original building and breaks or setbacks from elevational planes can ensure subordination is successfully achieved.

The scale of the development is relatively minor, with the proposed footprint being 8.91sqm made up of the flat roof extension and porch. The porch has a pitched roof which, Officers consider, would fit in well with main dwelling and the street scene. The flat roof extension, whilst is small and would be recessed between the pitch roofs of an existing gable and the proposed porch. Officers note that there is an existing flat roof at the east end of the dwelling.

The materials the proposal would match those already found within the existing dwelling, including concrete pantiles and buff facing brick. The proposed materials would match the existing materials on the dwelling and would be in keeping with the rest of the street scene.

The proposal would therefore adhere to Policy EN 4 of the North Norfolk Core Strategy and relevant aspects of the North Norfolk Design Guide.

### **3. Residential Amenities**

Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. The North Norfolk Design Guide (2008) sets out more specific guidelines on what constitutes overshadowing, overlooking and loss of privacy.

Whilst the proposal does increase the amount windows, and visibility from the proposed porch, it would be a marginal increase and there would be no significantly adverse impacts upon the amenities of neighbouring properties.

It is therefore considered that the proposal would adhere to Policy EN 4 of the North Norfolk Core Strategy.

#### **4. Highways and Parking**

Policies CT 5 requires development to provide safe, convenient access for all modes of transport and safe access to the highway network. Policy CT 6 requires development to provide adequate parking facilities to serve the needs of the proposed development.

Officers consider that the proposal would not materially increase parking requirements for the property. It is therefore considered that the proposal would conform to Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

#### **5. Other Matters**

Norfolk wide Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS)

The application is a householder extension and is therefore exempt from the tariff.

#### **Conclusion**

The proposal has been found to be compliant with the aims of Policies SS 1, EN 4, CT 5 and CT 6 and it would be recommended that the proposal be approved subject to the conditions outlined below.

#### **RECOMMENDATION:**

**APPROVAL subject to the imposition of the following conditions (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 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 following approved plans and documents, except as may be required by specific condition(s):
  - Location Plan; Drg Title 26 Thirlby Road North Walsham, Undated, Received 15.11.2023
  - Existing Plans & Proposals; Drg Title Proposed Extension to 26 Thirlby Road North Walsham For Mr and Mrs Heinrich, Dated August 2023, Received 15.11.2023.

Reason for Condition: For the avoidance of doubt.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted must be of a similar appearance to those used in the construction of the exterior of the existing building.

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**