

GIMINGHAM – PF/23/2322 - Conversion and extension of detached outbuilding to form annexe to Hall Farm Cottage; external alterations including installation of external cladding to walls at Hall Farm Cottage, Hall Road Gimingham for Mr Mark Tillett

Minor Development

Target Date: 16th November 2023

Extension of Time: 16th February 2023

Case Officer: Mr H Gray

Householder Planning Permission

RELEVANT SITE CONSTRAINTS

The application site is located within:

- The countryside in policy terms
- The Norfolk Coast National Landscape (formally Norfolk Coast AONB)

RELEVANT PLANNING HISTORY

Reference PF/92/1387

Description Alterations & extensions

Decision Approved – 16.11.1992

THE APPLICATION

This application seeks permission to extend and convert the existing outbuilding to form a residential annexe with associated external alterations.

REASONS FOR REFERRAL TO COMMITTEE

The application is being reported to Committee at the request of the Assistant Director – Planning. Councillor Fitch-Tillett is related to the applicant and is likely to benefit in the event that planning permission is granted.

REPRESENTATIONS

None received

CONSULTATIONS:

County Council Highways Authority – No objection

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 4 (Design)
Policy EN 7 (Renewable Energy)
Policy EN 8 (Protecting and Enhancing the Historic Environment)
Policy CT 5 (The Transport Impact of New Development)
Policy CT 6 (Parking Provision)

National Planning Policy Framework (NPPF) (December 2023):

Chapter 2 (Achieving sustainable development)
Chapter 4 (Decision-making)
Chapter 9 (Promoting sustainable transport)
Chapter 12 (Achieving well-designed and beautiful places)
Chapter 15 (Conserving and enhancing the natural environment)
Chapter 16 (Conserving and enhancing the historic environment)

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)
Landscape Character Assessment (RV6 River Valleys) (January 2021)
Norfolk Coast Area of Outstanding Natural Beauty Management Plan Strategy (2019-24)

OFFICER ASSESSMENT:

Main issues for consideration

- 1. Principle of development**
- 2. Impact on the character of the area, National Landscape, and design**
- 3. Residential amenity**
- 4. Highways and parking**

1. Principle of development

Settlements outside of those listed within Policy SS 1 are considered to fall within a 'countryside' location in planning policy terms whereby Policy SS 2 sets out the types of development which are acceptable to those rural locations. In this instance the application site, located within Gimingham, falls within such a countryside location whereby Policy SS 2 is relevant. Whilst not strictly an extension to a dwelling, but rather the conversion of and extension to a residential outbuilding, this policy remains broadly relevant.

Policy HO 8 specifically relates to the replacement and extensions to dwellings within the countryside. Again, whilst not strictly an extension to a dwelling, this policy would remain relevant. The policy states that extensions "will be permitted provided that the proposal:

- would not result in a disproportionately large increase in the height or scale of the original dwelling, and
- would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

In determining what constitutes a 'disproportionately large increase' account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

For the purposes of this policy 'original dwelling' means the house as it was built, or as existed on the 1st July 1948, whichever is the later."

The proposed development would see the existing residential outbuilding extended and converted to be used as an ancillary, residential annexe to Hall Farm Cottage. The proposed extension would measure 3.15m and would project from the outbuilding's rear elevation. Given the previous residential use of the outbuilding and the relatively small scale of the extension, it is considered that a disproportionately large increase would not occur, nor would an increased impact upon the surrounding countryside. The application is found to be acceptable in principle, having regard to Policies SS 2 and HO 8.

2. Impact on the character of the area, National Landscape, 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. Whilst the proposal is for the conversion of and an extension to a residential outbuilding, rather than a direct extension to a dwelling, this chapter would still provide relevant guidance.

The development site is located within the Norfolk Coast National Landscape (formerly AONB) whereby Policy EN 1 is applicable. Policy EN 1 states that development will be permitted when a proposal does not detract from the special qualities of the Norfolk Coast National Landscape (AONB). As a result, great weight must be given to the preservation of the National Landscape and developments that would be significantly detrimental will not be permitted.

The proposed outbuilding would be extended by 3.15m with the wall and roof planes being continued. Often on larger schemes and extensions directed on to existing dwellings, setbacks or step-downs are usually encouraged to ensure that the proposals remain obviously subservient. In this case, as the annexe post-development would remain a subservient building when compared to the main dwelling, these design features are not deemed necessary.

The proposed annexe would be used ancillary to the main dwelling and efforts have been made to demonstrate this within the design. These would namely be the shared parking area, the pedestrian access from the annexe to the dwelling. Full details of the ancillary uses can be found within the planning statement, but primarily it would be for the occupant to use the cooking and laundry facilities within the host dwelling.

The proposed annexe would remain only partially visible with views only readily available from Hall Road due to the site and surrounding field boundary treatments. Given the local context,

coupled with the scale and siting of the proposed development, it can be reasonably concluded that the special characteristics and qualities of the Norfolk Coast National Landscape (previously AONB) would not be adversely affected.

It is noted that the proposed annex would have solar panels on its roof slope, no details of these have been submitted as part of this application however it is considered appropriate that these should be secured via condition in order to ensure that they have an acceptable appearance.

This application would therefore be considered to comply with Policies EN 1, EN 2 and EN 4 of the Adopted North Norfolk Core Strategy.

3. Residential amenity

Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. The Design Guide SPD seeks to ensure that extensions are sited and designed to avoid any loss of light or privacy to adjoining properties. They should also not result in overshadowing, tunnelling or overbearing effects.

Due to the location of proposed annexe to the east of the site and adjacent to a field, it is reasonably considered that no negative impacts to the residential amenities of neighbours would occur. As the annex would have an ancillary use and function, it would have an acceptable relationship with the host dwelling.

The development would therefore be compliant with Policy EN 4 of the Adopted North Norfolk Core Strategy as well as Chapters 12 and 15 of the NPPF in respect of protecting residential amenity.

4. Highways and parking

Policy CT 5 requires development to provide safe and convenient access for all modes of transport, including access to the highway network. Policy CT 6 requires development proposals to provide adequate vehicle parking facilities to serve the needs of the development having regard to the Council's parking standards.

The proposal would add an additional bedroom to Hall Farm Cottage, taking it from a three-bed property to a four-bed. As such, this would increase minimum required parking spaces from two spaces to three, as per Appendix C: Parking Standards of the Core Strategy. The dwelling hosts a relatively large driveway and parking area that could easily accommodate the required three car parking spaces.

As such, the development is considered to be in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy.

Conclusion

The development has been found to be broadly consistent with the aims of Policies SS 2, HO 8, and EN 4.

Subject to the conditions listed below, the proposal is considered to be in accordance with the requirements of the Development Plan. There are no material considerations that indicate the application should be determined otherwise.

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 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):

- Existing and Proposed; Drwg No. 545.01B; dated 13th January 2024; received 15th January 2024

Reason for Condition: To ensure the development is carried out in accordance with the expressed intentions of the application and to ensure the satisfactory development of the site, in accordance with Policies EN 4 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 within the approved plan Existing and Proposed (Drwg No. 545.01B; dated 13th January 2024; received 15th January 2024).

Reason for Condition: For the avoidance of doubt and to accord with the expressed intentions of the applicant, in the interests of the visual amenities of the area to ensure the acceptable appearance of the proposed annexe in accordance with Policy EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

4. The detached annexe building hereby permitted shall not be occupied as living accommodation except by a dependant relative (or other member of the household) of the occupants of the dwelling known as Hall Farm Cottage, Hall Road, Gimingham, Norwich, Norfolk, NR11 8EZ. 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 Hall Farm Cottage as a dwellinghouse.

Reason for Condition: 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, having regard to residential amenities, and highway safety. These restrictions are necessary to accord with Policies SS 1, SS 2, EN 4, CT 5 and

CT 6 of the adopted North Norfolk Core Strategy, and Chapters 5, 9, 12 and 15 of the National Planning Policy Framework.

5. Prior to first installation of the solar panels on the development hereby permitted, full details of the of the panels, including their dimensions, specification, appearance, and means of fixing onto the roof shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall then be installed and maintained in accordance with the approved plans.

Reason for Conditions: In the interests of the visual amenities of the area to ensure the acceptable appearance of the proposed annexe in accordance with Policies EN 4 and EN 7 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

INFORMATIVE(S):

1. 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).

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