

NORTH WALSHAM – PF/24/0795 - Two storey rear extension and single storey side extension to dwelling at 1 Millfield Road North Walsham Norfolk

Minor Development

Target Date: 12th June 2024

Extension of Time: N/A

Case Officer: Mr H Gray

Householder Planning Permission

RELEVANT SITE CONSTRAINTS

The application site is within the North Walsham Settlement Boundary

The application site is within the North Walsham Residential Area

RELEVANT PLANNING HISTORY

RV/23/2461

Variation of condition 2 (approved plans) of planning permission PF/22/2259 (Single storey detached building to provide annexe accommodation (part retrospective)) to allow changes to annexe roof height (retrospective)

Approved – 31.01.2024

PF/22/2259

Single storey detached building to provide annexe accommodation (part retrospective)

Approved – 20.01.2023

AP/22/0033

Appeal against enforcement notice - Erection of single-storey garden annexe building

Appeal Dismissed – 23.05.2023

AP/21/0045

Appeal against Enforcement Notice for Unauthorised development in back garden

Quashed – 16.05.2021

PF/21/1379

Erection of detached single storey garden annex building (part retrospective)

Refused – 03.09.2021

EF/21/0821

Lawful Development Certificate for proposed erection of single storey detached building within curtilage of the dwelling for use as an annexe ancillary use of the property as a dwelling

Application Withdrawn – 13.05.2021

THE APPLICATION

This application seeks permission to erect a two-storey rear extension and single-storey side extension partly upon the footprint of an existing single-storey rear extension at the property.

REASONS FOR REFERRAL TO COMMITTEE

This application has been referred to the Development Committee at the request of Councillor Shires in light of concerns regarding overdevelopment of the site.

REPRESENTATIONS

One letter of **objection** was received as summarised below:

- The redline area as submitted is incorrect

CONSULTATIONS

North Walsham Town Council: No objection

HUMAN RIGHTS IMPLICATIONS

Art. 8: The right to respect for private and family life.

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

Having considered the above matters, the recommendation to approve this application is considered to be justified, proportionate and in accordance with planning law

CRIME AND DISORDER ACT 1998 - CHAPTER 17

The application raises no significant crime and disorder issues.

LOCAL FINANCE CONSIDERATIONS

Under Chapter 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.

STANDING DUTIES

Due regard has been given to the following duties: Environment Act 2021 Equality Act 2010 Crime and Disorder Act, 1998 (S17) Natural Environment & Rural Communities Act 2006 (S40) The Conservation of Habitats and Species Regulations 2017 (R9) Planning Act 2008 (S183) Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law - Article 8 – Right to Respect for Private and Family Life Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

RELEVANT POLICIES

North Norfolk Core Strategy (Adopted September 2008):

Policy SS 1 (Spatial Strategy for North Norfolk)

Policy SS 10 (North Walsham)

Policy EN 2 (Protection and Enhancement of Landscape and Settlement Character)

Policy EN 4 (Design)
Policy CT 5 (The Transport Impact of New Development)
Policy CT 6 (Parking Provision)

Material Considerations

National Planning Policy Framework (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)

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)
Landscape Character Assessment (LPF1 Low Plains Farmland) (January 2021)

OFFICER ASSESSMENT:

Main issues for consideration

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

1. Principle

Policy SS 1 states that the majority of new development in North Norfolk will take place in the towns and larger villages whilst a smaller amount of development will be focused on designated Service and Coastal Service Villages to support rural sustainability.

The site is located within the settlement boundary of North Walsham where extensions to existing dwellings are acceptable in principle subject to compliance with other relevant Core Strategy Policies.

2. Design and Impact on the character of the area

The existing property is at one end of a Victorian terrace of three properties. The existing dwellings are of traditional brick construction with clay tile roofs. Each property originally had two-storey projecting rear extensions with single storey "outhouse" type buildings attached. Some alterations and extensions have taken place to the properties over time and the neighbouring property has painted their brickwork a beige colour and has an additional single storey structure in their garden.

The proposed development would see the existing single-storey "outhouse" partially demolished, and a two-storey rear and a single-storey side extension erected. The proposed

development would result in a notable increase to the built form as existing but the scale of development would nonetheless be regarded as subservient to the existing house.

The proposed two-storey extension would have a asymmetric roof with a higher and off-centre ridgeline compared to the existing two-storey extension it would adjoin. The proposal would also have a greater width than the two storey extension it adjoins being of similar width to the main part of the dwelling. The proposed palette of materials would also be in stark contrast to the traditional materials on the existing property. Windows serving the extension would also be starkly modern by comparison to those on the existing property.

Direct sightlines of the development would be present from both Millfield Road and Norwich Road. However, these would only be through gaps between dwellings and would not be prevalent throughout the entirety of either road. Whilst the proposed extension would appear as a modern contrast and somewhat out of context with the design of the host property, on balance, Officers do not consider that the design of the extension overall would an adverse impact on the character and appearance of the area.

Whilst the proposed development would be constructed out of different materials that would juxtapose those used on the existing dwelling, in this instance, Officers consider that the contrasting palette creates a clearly defined division between new and old and ensures that the character and appearance of the existing property would be preserved.

Regarding the proposed cladding for the extension, it has been detailed on annotations within plans as “timber effect/timber cladding”. A condition would be proposed to restrict the materials to be exclusively natural timber cladding to ensure the finish of the modern extension is appropriate.

In conclusion, whilst it is acknowledged that alternative “traditional” designs may have related better to the host dwelling, the proposal as submitted would not give rise to significant design concerns to warrant objection. The application would therefore be considered, on balance, to comply with Policy EN 4 of the Adopted North Norfolk Core Strategy.

3. Residential amenity

The properties on this side of Millfield Road face in a north-easterly direction and so rear gardens face south-westerly. This means that most of the properties will have some sun in their gardens as the sun moves from east to west in the sky. The extent of sunlight will depend on the height and scale of any buildings and structures in gardens

At its peak, the proposed two-storey rear extension would measure 6.45m in height, an increase of 2.35m over the 4.10m height of the existing single-storey rear extension. Whilst the overall height has increased, the proposed eaves adjacent to the boundary of No. 3 to the north-west would retain the 4.10m height of the existing ridgeline. The off-centre ridgeline of the extension moves the highest point of the extension away from the neighbour.

Whilst the proposal may result in a modest reduction in daylight and morning sunlight into the neighbouring property, the neighbouring property would already have reduced sunlight in the morning as a result of existing single and two storey elements on the original dwelling together with boundary treatments.

On balance, Officers consider that the proposed development would not result in a significantly detrimental increase in the effects of loss of light and overbearing experienced by neighbouring properties.

The majority of the proposed windows would face into the rear garden of the applicants property, thus creating no issues regarding overlooking. Whilst initial concerns were raised regarding the south-east facing window, it was considered that the separation distance of just over 7.00m to the closest boundary and 15.00m to the closest dwelling from the window would prevent significant concerns from arising.

The development would therefore, on balance, be compliant with the aims of 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

The proposal would not increase the number of bedrooms present within the dwelling and would therefore not increase the required number of vehicle parking spaces, as detailed within Appendix C of the adopted North Norfolk Core Strategy. The proposal would not alter the existing parking or highways access for the dwelling. As such, it is considered that the proposal would not give rise to any highways or parking concerns.

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

Conclusion

Whilst the proposal seeks a starkly modern extension to the host property, Officers consider the proposal would, on balance, be broadly consistent with the aims of Policies SS 1 and EN 4.

RECOMMENDATION:

APPROVAL subject to conditions

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):
 - Proposed Elevations; Drwg Ref. PL_011; dated 27th March 2024; received 16th April 2024
 - Proposed Elevations & Sections; Drwg Ref. PL_012; dated 27th March 2024; received 16th April 2024
 - Proposed Plans; Drwg Ref. PL_013; dated 27th March 2024; received 16th April 2024

- Site Location Plan; Drwg Ref. PL_001 Rev A; dated 14th May 2024; received 14th May 2024
- Proposed Block Plan; Drwg Ref. PL_010; dated 14th May 2024; received 14th May 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. Except as required by Condition 4, the materials to be used on the external surfaces of the development hereby permitted shall be constructed in accordance with the details submitted in the application and listed on the application form.

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 extended building in accordance with Policies EN 4 of the adopted North Norfolk Core Strategy and Chapter 10 of the North Norfolk Design Guide.

4. Notwithstanding the details provided within the application, the external cladding for the development hereby permitted shall be installed using natural timber cladding only and retained as such thereafter.

Reason for Condition: In the interests of the visual amenities of the area to ensure the acceptable appearance of the extended building in accordance with Policy EN 4 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