

ERPINGHAM - PF/24/1364- Erection of two storey rear extension, infill extension and porch to dwelling; other external alterations including to shape of roof and replacement windows to Owlets, The Common, Hanworth.

Householder Development

Target Date: 18th November

Extension of time: 18th November

Case Officer: Alice Walker

Householder Planning Permission

RELEVANT SITE CONSTRAINTS:

Within a Countryside policy area
Within Hanworth Conservation Area
Within an area susceptible to Groundwater flooding
Within the River Bure Nutrient Neutrality catchment area
Within the GIRAMS Zone of influence

RELEVANT PLANNING HISTORY:

PF/92/1270
Erection of Extension
Approved 10.11.1992

THE APPLICATION:

Seeks permission for the erection of a two storey rear extension and infill extension to dwelling; other external alterations including to shape of roof and replacement windows.

REASONS FOR REFERRAL TO COMMITTEE:

The item was called into Committee by Cllr John Toye – as ward member for the site. The item was called in on 30 October 2024 and the grounds for call-in are:

“1. This historical small cottage is in a prominent position on Hanworth common which should be considered as part of the character of the conservation area would be changed beyond recognition should this application be approved.

2. I believe that the glazing and finishes to the property will be out of keeping. Proposed retention of trees and hedging along with improvements will not hide this development.

3. Call in-based on concerns regarding non-compliance with Core Strategy Policies SS 1, SS 2, HO 8, EN 2, EN 4 and EN 8”.

REPRESENTATIONS:

1 letter of representation was received making comments neither supporting nor objecting to the proposal.

5 representations have been made objecting to this application. The key points raised in **OBJECTION** are as follows (summarised):

- Scale massing and materials not in keeping with the surrounding conservation area.
- Extension not subservient to main dwelling
- Object to use of cladding
- Common land should not be fenced in or have wall
- Very visible position
- Too big for the plot
- Very visible position and would detract from the Common
- Would completely change the look of the property
- Concerns regarding capacity and location of the septic tank
- Sets a precedent for future proposed extensions

CONSULTATIONS:

Ward Councillor – Comments provided as above

Hanworth Parish Council – Object. The comments in summary are:

- Would not reflect the heritage of the site.
- Would not comply with the aims of the Conservation Area.
- The proposals would not preserve the character, appearance and heritage of the Common.
- The proposed materials are not in keeping with other buildings on the common or conservation area.
- The proposed extension would not be subservient or sympathetic to the existing dwelling.
- Increased occupancy would increase fowl water and sewage.
- Would set a precedent for the expansion of other modest buildings on or around the common.
- Would result in the loss of a small dwelling for local use.
- The alterations would change the settlement character.

Conservation and Design - Support. The comments in summary are:

- The existing extensions are of poor quality and detract from the overall character of the both the host building and the wider conservation area.
- The removal of one of these additions and the altered roof arrangement of the other will offer an improvement, as would the replacement of uPVC windows with timber joinery across the main elevation.
- The revisions also retain the existing porch, and the volume of glazing in the west elevation of the extension has been reduced, both of which are considered to be positive changes.
- The ridge height and overall length of the new extension have been reduced in line with previous recommendations. The reductions help the main dwelling remain the dominant structure in the wider streetscape and within views from the surrounding common.
- The replacement hedging to the rear will also in time help with some additional screening.

- Although there remains some hesitation about how comfortably the contemporary design sits against the modest existing building, the revisions combined with the enhancements the scheme offers are considered sufficient to allow C&D to conclude the scheme will no longer result in harm to the character and appearance of the Hanworth Conservation Area.

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 (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 2 Protection and Enhancement of Landscape and Settlement Character

Policy EN 4 Design

Policy EN 8 Protecting and Enhancing the Historic Environment

Policy EN 13 Pollution and Hazard Prevention and minimisation

Policy CT 5 Traffic 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 12 Achieving well-designed and beautiful places

Chapter 16 Conserving and enhancing the historic environment

Supplementary Planning Documents and Guidance:

Design Guide Supplementary Planning Document (December 2008)

OFFICER ASSESSMENT:

MAIN ISSUES FOR CONSIDERATION:

- 1. Principle of Development**
- 2. Design and heritage impact**
- 3. Amenity**
- 4. Ecology**
- 5. Highways**

1. Principle of Development

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Policy SS 1 sets out that the majority of new development in North Norfolk will take place in the towns and larger villages, defined as Principal and Secondary Settlements and a smaller amount of new development will be permitted within in several designated Service and Coastal Service Villages. The rest of North Norfolk, including all settlements that do not fall under the above criteria such as Hanworth, will be designated as Countryside.

Policy SS 2 limits development in Countryside policy areas to that which requires a rural location in order to protect the character of the rural environment. Policy SS 2 does, however, permit alterations and extensions to existing rural residential properties. The proposal seeks an extension and alterations to an existing dwelling.

Policy HO 8 also has a presumption in favour of proposals to extend dwellings within the countryside where they do not result in a scale of dwelling which is disproportionate to the original dwelling.

Subject to compliance to all relevant Core Strategy policies, the proposal is considered acceptable in principle.

2. Design and heritage impact

Policy EN 4 requires that all development should be designed to a high-quality reinforcing local distinctiveness, be expected to be suitably designed for the context within which it is set and ensure that the scale and massing of buildings relate sympathetically to the surrounding area.

Policy HO 8 only permits extensions and alterations to dwellings in countryside areas that 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.

Furthermore, Policy EN 8 of the Core Strategy seeks to protect the historic environment, in this case the Hanworth Conservation Area, which for the purposes of the NPPF is considered a designated heritage asset. Any development within this area should preserve and enhance the character of the area.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that with respect to any buildings or other land within a conservation area, in the exercise of relevant functions under the Planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The application site is centrally positioned on The Common and occupies a prominent position

within Hanworth Conservation Area. Owlets is likely to date to at least the mid-19th century, and no doubt has long had a close relationship with the common grassland which surrounds it and is still grazed. The topography of the landscape is such that all elevations of the dwelling feature in a series of long-range views from various points along both Parrow Lane and The Common.

The proposal seeks alterations to the existing cottage including alterations to the roof and a contemporary two-storey side/rear extension to replace the existing lean to car port. As originally submitted, the proposed plans were not considered acceptable by officers however a revised proposal has since been submitted.

In terms of design, whilst the original cottage is a nice example of simple, rural vernacular, the existing modern additions to the south and west sides are of poor quality and detract from the overall character of the both the host building and the wider conservation area. The removal of one of these additions and the altered roof arrangement of the other will offer an improvement, as would the replacement of uPVC windows with timber joinery across the main elevation. The revised proposals also retain the existing porch, and the volume of glazing in the west elevation of the extension has been reduced, both of which are considered to be positive changes. The replacement hedging to the rear will also in time help with some additional screening.

With regards to policy HO 8, the dwelling is situated within a reasonable plot that can accommodate the additional built form. The proposed extension would be set back from the front elevation. The ridge height and overall length of the new extension have been reduced in line with previous recommendations. Although the reductions of 300mm and 500mm may seem minor, together they help the main dwelling remain the dominant structure in the wider streetscape and within views from the surrounding common. The proposal would not be considered to result in a disproportionately large increase in the height or scale of the original dwelling.

In terms of the impact on the conservation area, the scheme proposes a contemporary design with high quality traditional materials such as red clay pantiles, brick and natural timber cladding, juxtaposed with more modern materials such as a glazed link and Zinc dormer. Although there remains some hesitation about how comfortably the contemporary design sits against the modest existing building, the revisions combined with the enhancements the scheme offers are considered sufficient to allow Officers to conclude the scheme would not result in harm to the character and appearance of the Hanworth Conservation Area. As such, the application considered to comply with the requirements of Local Plan Policies HO 8, EN 2, EN 4 and EN 8 as well as Chapter 16 of the NPPF.

3. Residential Amenity

Policy EN 4 sets out that development 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.

Owlets has no immediate neighbours on the Common, the closest being a collection of farm buildings at Sycamore Farm to the North. Given the location, scale and nature of the proposal, separation distances and existing boundary treatments there would not be any significant negative impact as a result of the development in terms of overlooking, overshadowing and overbearing.

The proposal would comply with Core Strategy Policy EN 4.

4. Ecology

Due to the nature of the proposed works to the roof it is considered that there may be potential for protected species to be impacted by these works. The application is supported by Bat Survey Report prepared by Biome Consulting in August 2024. A Preliminary Roost Assessment (PRA) and subsequent nocturnal (dusk emergence) surveys were undertaken. Following the PRA, the dwelling was assessed to be a confirmed roost of Brown Long-Eared bat (day roost of likely one individual) and of moderate potential for other roosting bats. Prior to the commencement of any works, a licence from Natural England will need to be obtained and the recommended mitigation and enhancement measures can be secured via condition.

Subject to the imposition of conditions, the proposal would comply with Core Strategy Policy EN 9.

5. Highways

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 new development to have sufficient parking facilities as set out in Appendix C of the Adopted Core Strategy. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

There are no proposed changes to the exiting access and sufficient parking facilities are provided on site. Therefore the proposal is considered to comply with the aims of Policies CT 5 and CT 6 in terms of Highways Safety.

Other matters

Nutrient Neutrality

As the application is a householder extension to an existing dwelling it would be exempt from Nutrient Neutrality requirements. Objectors have raised concerns regarding the foul water drainage and sewage arrangements at the property, however as this is a householder extension this is outside the scope of this application.

GIRAMS

As the application is a householder extension is would be exempt from the requirements of GIRAMS.

Planning Balance and Conclusion:

Overall the principle of extending an existing dwelling in this location is acceptable in accordance with Policies SS1 and SS2 of the Core Strategy. The scheme is considered to be broadly compliant in terms of scale, massing, design and impact on the designated heritage asset under Policies HO 8, EN 2, EN 4 and EN 8. Ecological enhancements and mitigation can be secured via condition to ensure compliance with Policy EN 9. Furthermore, there are no significant negative impacts in terms of residential amenity and highways. Overall, the application is considered acceptable and Approval is therefore recommended subject to the imposition of conditions.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit 3 years
- Development in accordance with approved plans
- Materials as submitted
- Ecology-Bat Licence
- Ecology- Mitigation and enhancements
- External lighting

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning