

BACONSTHORPE - PF/24/1919 – Alterations and extension of existing single storey outbuilding to facilitate use as annexe accommodation at Newt Cottage 65 Castle Road, Baconsthorpe, Holt.

Minor Development

Target Date: 14th November 2024

Extension of time: n/a

Case Officer: Nicola Wray

Householder Planning Permission

RELEVANT SITE CONSTRAINTS:

Countryside

Baconsthorpe Conservation Area

Mineral Safeguard Area

RELEVANT PLANNING HISTORY:

No relevant planning history

THE APPLICATION

The application seeks permission to alter and extend the existing single storey outbuilding to facilitate use as annexe accommodation.

REASONS FOR REFERRAL TO COMMITTEE:

The item was called into Committee by Cllr Callum Ringer – as ward member for the site. The item was called in on 28th October 2024 and the grounds for call-in are:

“I am concerned about the potential for overlooking and loss of privacy to the neighbouring property and as a consequence I would like Committee to determine whether or not the proposal complies with Policy EN4 as it relates to residential amenity”.

REPRESENTATIONS:

2 representation has been made objecting to this application. The key points raised in **OBJECTION** are as follows (summarised):

- The purpose and use of the building will change from storage to residential accommodation
- Concerns that the annexe will become a separate holiday let
- The proposal will disturb the asbestos roof
- Black pantiles are not in keeping with the surrounding properties
- Privacy will be violated by overlooking windows
- The application will lead to more noise, light and air pollution
- In order to carry out the work, access would be needed across the neighbours garden and this may make it unsafe and cause destruction to the garden landscape
- The proposal will cause light pollution

- The wood burner would emit fine particulate matter which is harmful to children and those with asthma

CONSULTATIONS:

Ward Councillor – Comments provided as above.

Baconsthorpe Parish Council – No Objection

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)

SS 1 (Spatial Strategy for North Norfolk)

SS 2 (Development in the Countryside)

HO 8 (House Extensions and Replacement Dwellings in the Countryside)

EN 4 (Design)

EN 8 (Protecting and Enhancing the Historic Environment)

EN 9 (Biodiversity and Geology)

CT 6 (Parking Provision)

Material Considerations:

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
North Norfolk Design Guide (2008)

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Principle of Development**
- 2. Impact on the character of the area, heritage and design**
- 3. Amenity**
- 4. Highways**

1. Principle of development

Core Strategy Policy SS 1 designates Baconsthorpe as a countryside location and Policy SS 2 relates specifically to development within the countryside which, amongst other things, supports the extension of dwellings (including residential annexes).

Policy HO 8 relates specifically to house extensions in the countryside, and supports them on the premise that the proposal would not result in a disproportionately large increase in height or scale of the original dwelling, or materially increase the impact of the dwelling on the appearance of the surrounding Countryside.

Officers consider that the proposal would increase the size of the outbuilding by a modest amount and would be sited to the rear of the dwelling. The principle of development is therefore considered to be acceptable and would comply with Core Strategy Policies SS 1, SS 2 and HO 8.

2. Impact on character of the area, heritage and design

Policy EN 4 provides that all development be designed to a high quality, reinforcing local distinctiveness, and ensuring that the scale and massing of buildings relate sympathetically to the surrounding area.

Policy EN 8 of the Local Plan states that Development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets through high quality, sensitive design.

The Baconsthorpe Conservation Area Appraisal states that alterations to existing buildings should be carried out using materials that are of appropriate appearance. The proposed materials are black painted timber cladding and black painted brickwork to match the existing materials, and black pantiles to replace the existing asbestos sheet roof. It should be noted that the safe removal of the asbestos would be included in the decision notice as an informative. The extension itself would be unpainted chestnut cladding, and the existence of timber cladding in the area is sufficient to support this aspect of the proposal.

Concerns have been raised in representations that the black pantiles proposed for the roof are not in keeping with the character of the area. However, whilst the village is predominantly

made up of buildings with red clay pantiles, there are examples of concrete tiles, and black pantiles within the village.

The outbuilding is also sited towards the rear of the dwelling so the visibility of the proposal is limited from the street scene. Furthermore the proposal is of a very small scale and although the increase in glazing would emit more light in an area with no street lights, the cumulative impact of the small amount of glazing proposed would be unlikely to result in significant impacts on the dark night skies

The proposal is therefore considered to comply with Policies EN 4 and EN 8.

3. Residential Amenity

Policy EN 4 states that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers.

The proposal would introduce new glazing in the form of two rooflights on the West and East roof elevations of the outbuilding, and one new window on the East elevation, plus a small amount of glazing on one of the doors.

Concerns have been raised in representations regarding light, noise and air pollution. With regards to the flue, there is a permitted development fallback position which would make a refusal of the application on this basis indefensible.

The extension of the outbuilding itself would have glazed sliding doors on either side. However, these would not be considered to result in overlooking or loss of privacy due to the single storey structure. This would also be the case for the East elevation, which does hold an awkward position due to the boundary lines being off centre from the dwellings, however, the single storey structure of the annexe would again mitigate risk to amenity.

With regards to concerns that the annexe would become a separate holiday let, this would be controlled by way of planning condition.

The proposal is therefore considered to comply with Policy EN 4 in this regard.

4. Highways

Policy CT 6 provides that “adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development”.

The proposal would increase the parking requirement by one vehicle, resulting in a total need for two car parking spaces at number 65, and the provided parking area is considered to be sufficient to support this.

The proposal would therefore be considered to comply with Policy CT 6.

Planning Balance and Conclusion:

The proposed development is considered to be in accordance with the aims of the key Core Strategy Policies as set out above. There are no material considerations that indicate the application should be determined otherwise. Approval is therefore recommended subject to the conditions and informative listed below.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit
- Development in accordance with approved plans
- Materials as submitted
- Annexe condition

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