

WALSINGHAM – PF/25/1120 - Removal of degraded conservatory and erection of a single storey rear extension at Mill House, 5 Scarborough Road, Walsingham, Norfolk, NR22 6AB

Minor Development

Target Date: 24 July 2025

Extension of time: N/A

Case Officer: Miss Isobel McManus

Householder development

RELEVANT SITE CONSTRAINTS

In an area designated as countryside (not within a settlement boundary)

Within the Walsingham Conservation Area

Grade II Listed Building

RELEVANT PLANNING HISTORY

LA/25/1121	Pending Consideration Removal of degraded conservatory and erection of a single storey rear extension
LA/24/2551	Decided - Approve 23.01.2025 Construction of lightweight fire-resistant partition in ground floor
IS3/24/2393	Advice Given - Advice Given (for pre-apps) 05.12.2024 Erection of rear extension and associated alterations, Mill House, 5 Scarborough Road, Great Walsingham, NR22 6AB

THE APPLICATION

The site is occupied by a two-storey dwelling which is Grade II listed and situated within the Walsingham Conservation Area. The application site is accessed from Scarborough Road to the west. The site is adjoined by dwellings to the north, east and south, with Scarborough Road located to the west. The dwelling comprises red facing brick and red pantiles with white timber doors. This application proposes the removal of a degraded conservatory and the erection of a single storey rear extension.

REASONS FOR REFERRAL TO COMMITTEE

In the interests of transparency as the applicant is an elected ward councillor.

PARISH/TOWN COUNCIL

Walsingham Parish Council: No objection.

CONSULTATIONS

Conservation and Design (NNDC): No objection. No architectural or materials conditions requested under this particular reference. Instead, the matters of detail can be more appropriately agreed through the associated listed building consent.

REPRESENTATIONS

No representations were received following publicity via site notice in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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 EN 4 – Design

Policy EN 8 – Protecting and Enhancing the Historic Environment

Policy CT 5 – The transport impact of new development

Policy CT 6 – Parking Provision

Material Considerations:

The National Planning Policy Framework (NPPF) (December 2024)

Chapter 2 – Achieving Sustainable Development

Chapter 4 – Decision making

Chapter 12 – Achieving well-designed and beautiful places

North Norfolk Emerging Local Plan

The Council's Emerging Local Plan was subject to a further round of examination in April 2025 and, following receipt of the Inspector's letter dated 08 May 2025, subject to completion of required Main Modifications, six-week public consultation and completion of any additional modifications, the plan is expected to be found sound and adopted in Autumn 2025. At this stage, whilst the Emerging Local Plan is capable of attracting some weight for decision making purposes, this would be considered "limited" at this stage and, in any event, there are no specific proposed new policies that would lead to a materially different planning outcome than the policies within the existing Core Strategy documents.

Supplementary Planning Documents (SPD):

North Norfolk Design Guide SPD (December 2008)

OFFICER ASSESSEMENT

Main issues for consideration:

- 1. Principle of development**
- 2. Design and its effect on the character and appearance of the grade II listed building and conservation area**
- 3. Residential amenity**
- 4. Highway impact**

1. Principle of development

The application site is located in an area designated as countryside as defined under Policy SS 1 of the adopted North Norfolk Core Strategy (NNCS). Residential extensions are a type of development generally allowed in such locations according to NNCS Policy SS 2, provided they do not result in a scale of dwelling which is disproportionate to the original dwelling in line with the provisions of Policy HO 8.

It is considered that the proposal complies with the aforementioned policies and is acceptable in principle subject to compliance with all other relevant policies.

2. Design and its effect on the character and appearance of the grade II listed building and conservation area

Policy EN 4 of the NNCS 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.

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

Paragraph 135 of the NPPF sets out that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local

character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities), amongst other things.

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 (LBCA) 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.

In this instance the whole site falls within the Walsingham Conservation Area and as such the statutory duty imposed by Section 72 is engaged.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) places a duty on Local Planning Authorities to have special regard to the desirability of preserving a Listed Building, or its setting, or any features of special architectural or historic interest it possesses. As noted above, not only do the works directly involve a grade II listed building, but there are also other listed buildings within close proximity to the site. Accordingly, new development proposals could impact upon their setting.

The proposal relates to the removal of a degraded conservatory and the erection of a single storey rear extension on the Grade II listed building. Officers acknowledge that the existing conservatory is of poor quality and the structure is of no particular age or significance. The removal of the structure therefore raises no objection.

The application proposes replacing the conservatory with a single storey flat roof extension to house a kitchen. The existing conservatory has a height to the eaves of approximately 2.15m, overall height of approximately 2.83m, overall width of approximately 6.35m and length of approximately 2.59m. The proposed extension has a height to the eaves of approximately 3.0m, overall height of approximately 3.20m, overall width of approximately 6.05m and length of approximately 4.45m.

By virtue of its scale, single storey form and rear location, this extension is considered subservient and compatible with the host dwelling. The scale and massing of the proposed extension raises no concerns regarding its appearance within the street scene. As such it would not result in a disproportionately large increase in the scale of the original dwelling.

Section 3.6 of the North Norfolk Design Guide (NNDG) states that extensions should use forms, detailing and materials which are compatible with the original building. Paragraph 3.6.2 of the NNDG states that "flat roof forms are not normally acceptable. However, in the case of small link or alcove extensions, they may be the only option. In such cases, the flat roof form can be disguised behind a parapet with a proper coping detail."

In this specific case, to provide the required depth and footprint for the kitchen extension, a flat roof structure would avoid spoiling the first-floor windows on the rear elevation. Given the constraints of the enclosed location, Officers acknowledge that it would be difficult to propose a scheme of this depth with a natural, pitched roof. In this case, the flat roof extension would be disguised behind a parapet, and on balance given the guidance contained within para 3.6.2 of the NNDG is therefore considered acceptable. In addition, the councils Conservation and Design department have raised no objection subject to five specific conditions on the associated listed building consent (LA/25/1121).

Paragraph 212 of the National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset the greater the weight should be). This is irrespective of whether any

potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 215 of the NPPF provides that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Officers consider that the loss of the existing poor quality conservatory and the erection of a replacement rear extension to provide a kitchen would contribute to securing the optimum viable use of the dwelling going forward into the future (a public benefit). These factors are considered sufficient to outweigh Officers concerns about the less than substantial harm resulting from the flat roof form and the loss of the two-ground floor late 19th sash windows. Accordingly, the scheme is considered to meet the requirements of Policy EN 4, EN 8 and HO 8 of the Adopted North Norfolk Core Strategy, Chapter 12 and 16 of the National Planning Policy Framework (December 2024) and the North Norfolk Design Guide.

3. Residential amenity

Policy EN 4 requires that 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.

It is considered that the scheme would not have any significant impacts on the residential amenities of the occupants of neighbouring properties in terms of loss of privacy, light or disturbance. The fenestration of the proposal is also deemed acceptable.

For the reasons stated, it is considered that the proposed development would not have any significant harmful effects on the living conditions of the occupants of neighbouring properties and therefore complies with Policy EN 4 in this respect.

4. Highway impact

Policy CT 5 of the NNCS seeks to ensure that development proposals provide for safe and convenient access for all modes of transport, addressing the needs of all and safe access to the highway network without detriment to the amenity or character of the locality.

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

The proposal is not anticipated to alter the existing parking provisions or increase the traffic demand to the site. It is therefore considered to comply with Policies CT 5 and CT 6.

Planning Balance and Conclusion

The development 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. Approval is therefore recommended subject to conditions following conditions or any considered deemed necessary by the Head of Planning.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit
- Development in accordance with approved plans
- Materials (as set out in the application)

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