

BLAKENEY – PF/25/1569 - Retention of single storey extension to east elevation of house; 4-bay garage to the south of the main house; outbuilding/summerhouse to the north of the main house; installation of swimming pool; creation of tennis court and associated enclosure and associated landscape scheme at Larkfields, 144 Morston Road, Blakeney

Minor Development

Target Date: 1st October 2025

Extension of Time: N/A

Case Officer: Olivia Luckhurst

Full Planning Permission

RELEVANT SITE CONSTRAINTS

Norfolk Coast National Landscape

Undeveloped Coast

Countryside

Heritage Coast

Landscape Character Assessment - Rolling Heath and Arable

RELEVANT PLANNING HISTORY

Ref: **NMA/25/1714**

Description Non-material amendment of planning permission PF/20/0807 (Variation of condition 2 (approved plans) of planning permission PF/19/0923 to allow for alterations to window sizes and positions; extension to flat roof of verandah on south elevation; window instead of doors to living room in west elevation) to allow insertion of door instead of window on the west elevation of the dwelling (to regularise the development)

Outcome Approved

Ref: **NMA/21/0688**

Description Non material amendment request for removal of door to utility room on north facing wall to planning application ref: PF/20/0807 (Variation of condition 2 (approved plans) of planning permission PF/19/0923 to allow for alterations to window sizes and positions; extension to flat roof of verandah on south elevation; window instead of doors to living room in west elevation)

Outcome Approved

Ref: **PF/20/0807**

Description Variation of condition 2 (approved plans) of planning permission PF/19/0923 to allow for alterations to window sizes and positions; extension to flat roof of verandah on south elevation; window instead of doors to living room in west elevation

Outcome Approved

Ref: **PF/19/0923**

Description Demolition of 144 Larkfields for the erection of dwelling and associated landscaping

Outcome: Approved

Ref: **IS2/18/1867**

Description	Additional information to pre-application enquiry IS1/17/1392 for the erection of a replacement dwelling at Larkfields, 144 Morston Road, Blakeney
Outcome	Advice Given
Ref	IS1/17/1392
Description	Demolition of existing house & erection of replacement dwelling
Outcome	Advice Given
Ref	PF/16/1245
Description	Demolition of existing house & erection of dwelling
Outcome	Refused
Ref	DE21/16/0850
Description	Demolition of dwelling and erection of replacement dwelling
Outcome	Advice Given
Ref	PF/15/1312
Description	Demolition of dwelling and erection of replacement dwelling
Outcome	Refused

THE APPLICATION

Seeks retrospective planning permission for a single storey extension on the east elevation, a 4-bay garage to the south of the main house, outbuilding/summerhouse to the north of the main house, installation of swimming pool, creation of a tennis court and associated enclosure and associated landscape scheme.

REASONS FOR REFERRAL TO COMMITTEE

The application has been referred to committee at the request of Councillor Holliday for the following reasons:

“The garage and outbuildings were removed from previous schemes on advice from Planning Officers. The proposal does not comply with Conditions 5 and 14 of permission PF/19/0923.

The proposal does not conform to Local Plan policies EN 2, 3, 8 and 9 and emerging Local Plan policies ENV 1, 2 and 3 and HOU 6.”

PARISH/TOWN COUNCIL

Blakeney Parish Council - Objection - This development has breached condition 14 of the original planning permission no. PF/19/0923 granted by NNDC, i.e. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order with or without modification) no enlargement of or alteration to the dwelling hereby permitted (including the insertion of any further windows or rooflights) shall be undertaken and no building, structure or means of enclosure within the curtilage of the dwelling shall be erected unless planning permission has been first granted by the Local Planning Authority. Reason: The siting, design and extent of any extensions/alterations, curtilage buildings, structures or means of enclosure must be controlled for the benefit of the visual amenities of the locality In order to ensure the satisfactory appearance of the development and to safeguard the character of the countryside

and Area of Outstanding Natural Beauty in accordance with policies EN1, EN2, EN3, and EN4 of the adopted North Norfolk Core Strategy.

CONSULTATIONS

Landscape (NNDC) - No Objection - Following consent in PF/19/0923 for a replacement dwelling on this site, and subsequent approved amendments (PF/20/0807 and NMA/21/0688), this application seeks to regularise additional unauthorised development on the site.

The various elements of this application, namely a single storey extension to the east, a 4-bay garage to the south, a summerhouse and swimming pool to the north of the main house, tennis court and enclosure to the north-east of the house together constitute significant additional development on the site, albeit mainly contained east of the existing dwelling.

Given the highly sensitive landscape context of the site within the Norfolk Coast National Landscape, the locally designated Undeveloped Coast and adjacent to internationally designated saltmarsh habitat, any potential landscape and visual impact resulting from this development must be a key consideration. Para 189 of the NPPF requires that 'great weight' is afforded to the conservation and enhancement of the scenic beauty of the National Landscape.

Given that this is a retrospective application and is already built out, it is possible to gain a true assessment of the impacts of each additional feature. The King Charles III England Coast Path passes 210m north of the dwelling and the site curtilage extends north right up to the coast path. From various points along the coast path, the rising topography, intervening hedgerows and groups of trees and shrubs largely obscure full views of the built form on the site. Glimpsed views of differing elements such as roofline, chimney are gained from identified viewpoints. Strategically sited landscape planting is proposed to mitigate these effects.

The Landscape and Visual Impact Assessment (LVIA) by Shiels Flynn, July 2025 builds on the Landscape Strategy that this consultancy prepared for the approved applications and comprehensively assesses the landscape and visual impact of the proposed additional elements at Larkfields against the existing baseline. Strategically located soft landscape mitigation is proposed to address identified impacts.

The mitigation has been carefully designed to address specific viewpoints and features that are visible. For example from Viewpoint 1B tailored tree planting is strategically placed west of the dwelling to filter out views of the chimney of the existing dwelling and from VP 1C scrub planting is designed to mitigate views of the tennis court fence.

The LVIA concludes that in relation to landscape receptors, the long coastal views and Blakeney Esker SSSI would be the most affected at Year 1, although this would be of Medium to Low Significance. As the planting matures this would reduce to Neutral.

Visual effects resulting from the development (notably the garage and the east extension) would be most noticeable east and north of the site from VPs 1E, 1F and 1G. Strategic tree and scrub planting and improved vegetation management will integrate the development and the wider landholding into the landscape, such that it is less obtrusive.

There are no views of the development to be gained from the South due to the mature and semi-mature planting at the site entrance which is very discrete and informal and has the appearance of a field entrance. There are no proposals to change this.

The Landscape Mitigation Strategy has incorporated advice contained within the Rolling Heaths and Arable Landscape Type set out in the AONB Integrated Landscape Guidance and the North Norfolk Landscape Character Assessment (2021 SPD). The approach minimises formal garden areas and enhances the wider landholding so that it integrates more naturally with the surrounding 'wild' landscape. This includes elements such as extending native scrub planting on the eastern boundary, appropriate management of the newly sown calcareous grassland in the north of the site, along with strategic groups of tree planting west and north of the built areas to filter views. The hard paving area close to the pool enclosing the existing pine trees that serve as an important backdrop to the dwelling will damage these trees and is proposed to be removed and an additional pine tree planted to reinforce this group.

Given the degree of containment of the site by virtue of topography and intervening vegetation, together with the comprehensive landscape mitigation package that will minimise visual impact and, through appropriate species choice, enhance the landscape baseline, the Landscape section consider that there can be no sustainable objection on grounds of landscape and visual impact.

External lighting

The requirement to submit details of external lighting was a condition of the original permission (Condition 8 of PF/19/0923 and PF/20/0807) This has never been discharged and therefore the external lighting is unauthorised. The first floor level external lighting should all be removed as this is elevated and prominent at night and adversely impacts the valued dark nocturnal character. This is not acceptable within such as sensitive designated landscape. A revised lighting scheme for the whole site including the elements that make up this application should be submitted.

REPRESENTATIONS

To date, **two** public letters of **objection** have been received raising the following concerns (summarised):

- Norfolk Coastal Partnership originally objected to the proposal and in the opinion of the objector, would object again to the changes and additions planning permission is being sought for.
- The original application allowed for a 65% increase in floor area.
- Permitted development rights were removed on the original permission to safeguard the countryside and AONB.
- Additional glazing has resulted in light pollution.
- Design of the proposed garage is out of keeping with the main dwelling.
- Development has result in a loss of biodiversity.
- The addition of a tennis court and summer house domesticates the landscape.
- Visual impacts from the Coastal path.
- The proposed changes are contrary to policies EN 2, EN 3, EN 4 and EN 9 of the Core Strategy and Policies 6 and 12 of the Blakeney Neighbourhood Plan.

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, refusal of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

CRIME AND DISORDER

The application raises no significant crime and disorder issues.

EQUALITY AND DIVERSITY ISSUES

The application raises no significant equality and diversity 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.

RELEVANT POLICIES

North Norfolk Core Strategy (adopted September 2008)

SS 1 - Spatial Strategy for North Norfolk

SS 2 - Development in the Countryside

SS 3 - Housing

SS 4 - Environment

HO 8 - House Extensions and Replacement Dwellings in the Countryside

EN 1 - Norfolk Coast Area of Outstanding Natural Beauty and The Broads

EN 2 - Protection and Enhancement of Landscape and Settlement Character

EN 3 - Undeveloped Coast

EN 4 - Design

EN 6 - Sustainable Construction and Energy Efficiency

EN 9 - Biodiversity & Geology

CT 6 - Parking Provision

Blakeney Neighbourhood Plan 2023:

Policy 6 - Design of Development

Policy 7 - Improving the Design of New and Replacement Homes

Policy 11 - Biodiversity & Accessibility

Policy 12 - Dark Night Skies

Material Considerations:

National Planning Policy Framework (NPPF) (2024):

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

Chapter 12 - Achieving well-designed places

Chapter 15 - Conserving and enhancing the natural environment

North Norfolk Emerging Local Plan

The emerging North Norfolk Local plan has reached the **Main Modifications** stage following examination by the Planning Inspectorate. Public consultation on the modifications was undertaken during August and September 2025, and the Inspector's final report is pending. Adoption is currently anticipated November / December 2025.

Application of NPPF Paragraph 49

In accordance with Paragraph 49 of the National Planning Policy Framework (NPPF), weight may be given to policies in emerging plans based on:

1. **Stage of Preparation** - *The more advanced its preparation, the greater the weight that may be given.*
The plan is at an advanced stage in the examination which supports giving **moderate weight to its policies**
2. **Extent of Unresolved Objections** - *The less significant the unresolved objections, the greater the weight that may be given.*
 - If there are major unresolved objections, especially to policies relevant to the application, the weight is reduced.
 - If objections are minor or resolved, more weight can be given.

There are no significant unresolved objections and therefore **SIGNIFICANT** weight may be afforded to the following relevant Emerging Local Plan Policies:

CC 1 - Delivering Climate Resilient Sustainable Growth
CC 3 - Sustainable Construction, Energy Efficiency & Carbon Reduction
CC7 – Flood Risk
CC 9 - Sustainable transport
CC 12 – Trees, Hedgerows & woodland
CC 13 - Protecting Environmental Quality
SS 1 – Spatial Strategy (Except Small Growth Villages which is apportioned no weight)
SS 2 - Development in the Countryside
HC 7 - Parking Provision
ENV 1 - Norfolk Coast National Landscape & The Broads
ENV 2 - Protection & Enhancement of Landscape & Settlement Character
ENV 3 - Heritage & Undeveloped Coast
ENV 4 - Biodiversity & Geodiversity
ENV 5 - Impacts on international & European sites, Recreational Impact Avoidance Mitigation Strategy
ENV 6 - Protection of Amenity
ENV 8 - High Quality Design
HOU 6 - Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation

3. **Consistency with the NPPF** - *The closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.*
The overall Plan as modified is considered to be consistent with national policy.
This supports giving greater weight to the policies identified above.

Conclusion on Weight

The Plan has been found legally compliant and capable of being found sound and is in conformity with the NPPF. Having reached main modification stage, the Plan, as modified, remains a material consideration. The examination is still ongoing, and some objections remain unresolved / unknown, and as such, there remains the potential for further alterations prior to the issuing of the Inspectors final report and prior to adoption by the Council.

Taking into account the above factors, it is considered appropriate to give significant weight to the policies as set out above of the emerging Local Plan (as modified) in the determination of this application.

OFFICER ASSESSMENT

Main issues for consideration:

- 1. Planning History**
- 2. Principle of Development**
- 3. Impact on Landscape and Character of the Area**
- 4. Design**
- 5. Amenity**
- 6. Lighting**
- 7. Highways**
- 8. Biodiversity**

1. Planning History

Planning permission was granted under application PF/19/0923 for 'Demolition of 144 Larkfields for the erection of dwelling and associated landscaping'. Following the approval a Variation of Conditions application was submitted (PF/20/0807) to seek permission to vary condition 2 (approved plans) along with a Non-Material Amendment application (NMA/21/0688) to make various changes to the design of the dwelling.

It was brought to the attention of the Enforcement Team in February 2025 that the approved works had not been built in accordance with the approved plans and additional structures had been created including a 4-bay garage, swimming pool, summerhouse and a tennis court. There were some more minor design changes which were sought under a new Non-Material Amendment application (NMA/25/1714) which was recently approved.

The applicant was advised that a full planning application was required in order to seek retrospective permission for the unauthorised works, which form the subject of this application before Committee today.

2. Principle of Development

The Council's Spatial Planning Strategy is set out in policy SS 1 of the Core Strategy (CS). This policy defines a settlement hierarchy with the aim of directing most development to the District's larger settlements and lesser amounts to lower tiers in the hierarchy. All the remaining area falls within the lowest tier of the hierarchy, being defined as Countryside, where development is restricted to particular types of development only.

The types of development acceptable in principle within the Countryside area are set out in CS Policy SS 2. These include proposals for extensions to dwellings, including ancillary residential outbuildings/structures. Proposals for such uses would then need to be considered against other policies with more detailed, specific criteria.

In addition, CS Policy HO 8 supports proposals to extend or replace existing dwellings within the area designated as countryside subject to them not resulting 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.

Emerging Local Plan (ELP) Policy HOU 6 states:

'Proposals to extend or replace existing dwellings will be permitted provided that the proposal:

- a. would not materially increase the impact of the dwelling on the appearance of the surrounding area; and,
- b. would comply with the provisions of Policy ENV 8 'High Quality Design' and the North Norfolk Design Guide'.

Officers consider that, on balance, the proposed changes and additions to the dwelling could not be regarded as disproportionately large and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside, subject to matters relating to lighting being addressed (see Section 6 of this report). Therefore, the principle of development is considered to be acceptable and complies with Policies SS 2 and HO 8 of the adopted North Norfolk Core Strategy and Policies SS 2, HOU 6 and ENV 8 of the Emerging Local Plan.

3. Impact on Landscape and Character of the Area

The site is located within the Norfolk Coast National Landscape (formerly AONB), underscoring its natural appeal. As stated in paragraph 189 of the National Planning Policy Framework (NPPF), planning decisions should prioritise the conservation and enhancement of the landscape's scenic beauty. This particular section of the Norfolk Coast National Landscape is notable for its unique sense of remoteness, tranquillity, and wildness, especially in the sparsely populated areas between coastal settlements.

The site is also located within an area designated as Undeveloped Coast. In addition, the site is classified as Rolling Arable Heath within the North Norfolk Landscape Character Assessment and is characterised by a predominantly elevated, open rolling landscape with a strong coastal influence, and very light sandy soils which are marginal in agricultural terms.

The application includes several components, including a single-storey extension to the east, a four-bay garage to the south, a summerhouse and swimming pool to the north, and a tennis court with an enclosure to the northeast of the main residence. Collectively, these features represent a notable expansion of the site, primarily situated to the east of the existing home.

As this is a retrospective application for structures that have already been constructed, it allows for an accurate evaluation of the impact of each addition. The King Charles III England Coast Path lies approximately 210 meters north of the property, with the site boundary extending up to this path. Due to the rising terrain, along with intervening hedgerows and clusters of trees, full views of the site are largely obscured from various points along the path, although some glimpses of elements like the roofline and chimney can be seen from designated viewpoints. To further mitigate visibility, strategically placed landscape planting is proposed.

Following the original approvals for the site under planning permission PF/19/0923 and PF/20/0807 the structural landscape scheme prepared in conjunction with the LVIA for the approved scheme has only been implemented in part.

The Landscape and Visual Impact Assessment (LVIA) conducted by Shiels Flynn in July 2025 builds upon the Landscape Strategy previously developed for the approved applications, providing a thorough evaluation of the landscape and visual effects of the new features at Larkfields in relation to the existing conditions. The assessment recommends targeted soft landscape mitigation to address the identified impacts effectively. This mitigation has been designed to respond to specific viewpoints and visible features. For instance, at Viewpoint 1B, tree planting is strategically positioned to obscure views of the existing chimney, while at Viewpoint 1C, scrub planting is intended to reduce visibility of the tennis court fence.

As noted within the Landscape Officer comments (see above), the Landscape and Visual Impact Assessment (LVIA) identifies that the most significant effects on landscape receptors, particularly the expansive coastal views and the Blakeney Esker SSSI, will occur in Year 1, rated as Medium to Low Significance, which is expected to diminish to Neutral as the planting matures. Visual impacts from the development, particularly the garage and the eastern extension, will be most pronounced to the east and north, from viewpoints 1E, 1F, and 1G. However, strategic tree and shrub plantings, alongside improved vegetation management, aim to seamlessly integrate the development within the landscape, reducing its visibility. No views of the development are accessible from the south, due to the dense, informal planting at the site entrance that resembles a field access, with no alterations planned for this area. The Landscape Mitigation Strategy draws on guidelines from both the AONB Integrated Landscape Guidance and the North Norfolk Landscape Character Assessment, prioritising natural integration over formal garden areas. Initiatives include enhancing native shrub plantings along the eastern boundary, managing the new calcareous grassland in the north, and strategically placing trees to soften views. Additionally, plans to remove hard paving near the pool that would endanger significant pine trees are set, with intentions to plant a new pine to bolster this group's integrity as further detailed below.

The site layout for the authorised replacement house was developed based on the Arboricultural Impact Assessment (AIA) conducted by AT Coombes in December 2019, which assessed the quality of existing trees, their canopy coverage, and root protection areas. Efforts were made to retain all existing trees and hedges, although some modifications have occurred that differ from the original AIA. Notably, strategically placed beech trees on the western side will bridge the gap between the existing poplar groups and the house, effectively softening the lines of the chimney and ridgeline when viewed from the northwest along the Peddars Way and Norfolk Coast Path.

On the eastern side of the house, hard paving surrounding the pool will be partially removed to respect the root protection area of an existing group of pines, ensuring their health for the future. An additional pine is scheduled for planting at least five meters away from the building to prevent root damage. Furthermore, a well-established hedgerow bordering the northeastern perimeter provides complete screening of the new summer house and pool from the views along the paths. This existing hedgerow, alongside a newly planted section, will be maintained to eventually reach a height of approximately 2.5 to 3 metres, while the hedgerows located east of the house will continue to be preserved at their current height of 3.5 to 4 metres.

The newly established hedgerow along the eastern driveway is set to be maintained at a height of 3.5 to 4 metres. This height is considered essential for effectively screening the ground floor of the house, including the roofs of the verandahs. Additionally, the hedge will provide privacy by obscuring views of the garage and the west wing of the house from the driveway.

To enhance the landscape further, groups of new pine trees will be planted alongside the hedgerow. The north and east perimeters of the tennis court have already been lined with hedgerows, while a substantial area of woodland trees has been introduced to the south. Furthermore, the self-seeded scrub from the former pit will be expanded into the meadow

through the addition of heathy scrub plantings, creating a more natural transition and breaking up the linearity of the property boundary.

The Landscape Officer has noted that, given the degree of containment of the site by virtue of topography and intervening vegetation, together with the comprehensive landscape mitigation package that will minimise visual impact and, through appropriate species choice, enhance the landscape baseline, such that there can be no sustainable objection on grounds of landscape and visual impact. Officers would concur with this view

In conclusion the proposal is considered, on balance, not to have any significant detrimental visual impact, given the site's natural containment due to its topography and surrounding vegetation. Additionally, the proposed comprehensive landscape mitigation plan is designed to reduce visual impact and, through the selection of suitable plant species, improve the existing landscape quality. Therefore, the proposal is considered to comply with Policies EN 1, EN 2 and EN 3 of the adopted North Norfolk Core Strategy, Policies ENV 1, ENV 2, ENV 3 and CC 12 of the Emerging Local Plan and Policies 6, 7 and 11 of the Blakeney Neighbourhood Plan.

4. Design

Core Strategy Policy EN 4 sets out that all development will be of a high-quality design and reinforce local distinctiveness. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Proposals will be expected to have regard to the North Norfolk Design Guide, incorporate sustainable construction principles, make efficient use of land, be suitably designed within their context, retain important landscape and natural features and incorporate landscape enhancements, ensure appropriate scale and ensure that parking is discreet and accessible amongst other matters.

Emerging Local Plan Policy ENV 8 states:

‘All development proposals will seek to achieve an integrated design approach that reflects the characteristics of the site, respects the distinctive local character in terms of layout, landscaping, density, mix, scale, massing, materials, finish and architectural details and delivers an energy efficient and low carbon development.’

The proposed four-bay garage is constructed from flint, featuring brick quoins and cladding on the sides and rear. It includes a flat roof and four sets of double doors for convenient parking and storage. The design and scale of the garage are deemed appropriate, utilising materials that harmonise with the surrounding character of the area.

The summerhouse, a modest addition relative to the overall site, features weatherboard cladding and is strategically located in the northeast corner, where a cluster of birch trees provides an ornamental screen that obscures views of the structure.

Similarly, the swimming pool is also positioned in the northeast area, accompanied by a tiled patio and bordered by fencing and hedging to the east.

A single tennis court has been provided to the east of the dwelling on a piece of open ground within the residential curtilage. This area of the Site is bounded by existing mature hedgerows to the north, east and west boundaries, which provide screening to the court. A green wire mesh fencing has been provided to the perimeter of the court.

The proposed additions are considered to be appropriately scaled and designed, utilising suitable materials. Since they are not visible from public areas, they will not adversely affect the character of the surrounding environment. The existing and planned landscaping will effectively screen broader views, and there are no plans for external lighting around the tennis court. Consequently, these additions align with Policy EN 4 of the adopted North Norfolk Core Strategy, policies ENV 8 and HOU 6 of the Emerging Local Plan, and Policies 6 and 7 of the Blakeney Neighbourhood Plan.

5. Impact on Amenity

Policy EN 4 (Design) of the Core Strategy stipulates that development proposals must not significantly harm the residential amenity of adjacent properties.

Policy ENV 6 of the Emerging Local Plan states:

‘All new development will provide for a high standard of amenity including adequate living and working conditions. This standard should be achieved and maintained without preventing or unreasonably restricting the continued operation of established authorised uses and activities on adjacent sites.’

The application site is located within a spacious area, with the closest residential properties positioned 44.5 meters to the east and 27 meters to the west. The proposed tennis court will be placed to the east, behind the garden of the neighbouring property, Curlews. It will not feature any lighting and is surrounded by established mature hedgerows on the north, east, and west sides, which effectively screen the court. Consequently, as a private tennis court only useable during daylight hours, the proposal is unlikely to be perceived as intrusive or lead to any overlooking or noise impact issues. Similarly, the pool area is well-enclosed by hedging and fencing and is set further into the site, ensuring adequate separation from neighbouring homes. Overall, the design provides ample separation distance from adjacent properties, with both additions being sufficiently screened, thereby preventing any overlooking, noise impacts or loss of privacy, as well as avoiding unacceptable levels of overshadowing. As such, the proposal is deemed to have no adverse impact on residential amenity and aligns with policy EN 4 of the adopted North Norfolk Core Strategy, Policy ENV 6 of the emerging Local Plan and Policies 6 and 7 of the Blakeney Neighbourhood Plan.

6. Lighting

The Landscape Officer has raised concerns regarding external lighting; however, these comments pertain specifically to the main dwelling and not to the additional structures proposed in the current application. While it has been observed that unauthorised lighting has been installed on the property, the Local Planning Authority (LPA) cannot take action based on this application since it does not involve the granting of permission for the dwelling itself. This issue has been referred to the Council’s Enforcement Team for further investigation. Although the current application does not propose any external lighting, a condition will be included to ensure that any future lighting proposals must be submitted to the LPA for assessment prior to installation.

7. Highways

Given that the proposal only seeks permission for the additional structures to the main dwelling which would not result in new overnight accommodation, the site is considered to provide a sufficient amount of parking, and no alterations are proposed to the existing access off

Mortston Road. Therefore, the proposal is considered to comply with Policy CT 6 of the adopted North Norfolk Core Strategy and Policy HC 7 of the Emerging Local Plan.

8. Biodiversity

Policy EN 9 sets out that development proposals should protect the biodiversity value of land and buildings and minimise fragmentation of habitats, maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate beneficial biodiversity conservation features where appropriate. Development proposals that would cause a direct or indirect adverse effect to nationally designated sites or other designated sites or protected species will not be permitted unless prevention, mitigation and compensation measures are provided.

BNG (Biodiversity Net Gain) exemptions apply to specific types of development, including certain householder applications (like extensions, but not changes to dwelling numbers) and retrospective applications, therefore, the application is exempt from the BNG requirements.

The proposed works are limited in scale and located within the existing residential curtilage, avoiding disturbance to surrounding habitats such as coastal marshes or protected landscapes. The development does not encroach on designated wildlife sites or areas known to support protected species, and the proposed replacement planting and new planting along with no use of external lighting ensures that local ecological value is maintained. As a result, Officers consider that the proposal will not adversely affect biodiversity or the ecological integrity of the wider area and complies with Policy EN 9 of the adopted North Norfolk Core Strategy, Policy ENV 4 of the Emerging Local Plan and Policy 11 of the Blakeney Neighbourhood Plan.

Planning Balance and Conclusion

The proposed additions are deemed to be appropriately scaled, designed, and constructed with suitable materials and placements. A comprehensive landscape plan has been submitted, demonstrating adequate planting for screening and mitigation purposes. These additions are not expected to negatively affect the area's character or visual appeal, and they will not be visible from the Coastal path. Furthermore, the development will not compromise residential amenity due to the absence of external lighting and the modest size of the additions. Accordingly, the proposed development is considered to be acceptable and compliant with the relevant Development Plan policies as outlined above – it is therefore recommended that this application be approved, subject to conditions.

RECOMMENDATION:

APPROVAL subject to conditions relating to the following matters:

- Time limit
- Development in accordance with approved plans
- Materials
- Soft Landscaping Scheme
- Landscape Management
- Replacement of Trees and Shrubs
- External Lighting
- Removal of Permitted Development Rights

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