

WALCOTT - PF/25/2618 – Demolition of existing attached outbuilding and erection of single storey extension at Church Cottage, Coast Road, Walcott.

Householder Planning Application

Target Date: 19.02.2026

Extension of time: 26.02.2026

Case Officer: Nicola Wray

RELEVANT SITE CONSTRAINTS:

- Countryside Policy Area
- North Norfolk Designated Rural Area
- Undeveloped Coast - The site lies within an area designated as Undeveloped Coast.
- Contaminated Land - The site lies within an area identified as potentially containing Contaminated Land.
- Landscape Character Type - The site lies within an area defined by the Landscape Character Assessment (Supplementary Planning Document (SPD)) as Coastal Plain
- Mineral Safeguard Area - The site lies within a Mineral Safeguard Area as defined by Norfolk County Council (NCC).

RELEVANT PLANNING HISTORY:

No relevant planning history

THE APPLICATION

Seeks permission for the demolition of the existing attached outbuilding and erection of single storey extension.

REASONS FOR REFERRAL TO COMMITTEE:

At the request of the Development Manager. The Local Member had indicated support for the proposal on 23 Dec 2025 but had not called the application to Committee strictly in accordance with the revised constitution. The Development Manager has therefore exercised call-in powers in the interest of allowing democratic consideration of the material planning merits of this application.

REPRESENTATIONS:

No (zero) public representation has been made in relation to this application.

Local Member Contact - Cllr Porter has submitted a representation of support for the application on 23.12.2026

CONSULTATIONS:

Parish/Town Council - No Reply

Conservation and Design (NNDC) - Objection - The application site is situated within the immediate setting of the Grade I Listed All Saints Church, which for the purposes of the NPPF is considered a designated heritage asset. There is some concern relating to the scale and form of the proposed extension, which by virtue of its position adjacent to the main road and within the immediate setting of the Church is inevitably more sensitive to change.

Historic England - No comment

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 Local Plan

Policy CC1: Delivering Climate Resilient Sustainable Growth

Policy CC13: Protecting Environmental Quality

Policy ENV2: Protection & Enhancement of Landscape & Settlement Character

Policy ENV3: Heritage & Undeveloped Coast

Policy ENV6: Protection of Amenity

Policy ENV7: Protecting & Enhancing the Historic Environment

Policy ENV8: High Quality Design

Policy HC7: Parking Provision

Policy HOU6: Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation

Policy SS1: Spatial Strategy

Policy SS2: Development in the Countryside

Material Considerations

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development
Chapter 4: Decision-making
Chapter 9: Promoting sustainable transport
Chapter 12: Achieving well-designed 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 Supplementary Planning Document (SPD) (December 2008)
Landscape Character Assessment Supplementary Planning Document (January 2021)

OFFICER ASSESSMENT:**Main issues for consideration:**

1. Principle of development
2. Scale and impact on surrounding countryside
3. Design and Impact on heritage assets
4. Amenity
5. Parking
6. Climate Change

1. Principle

The dwelling is located outside the defined settlement boundaries identified under Policy SS1 and is therefore located within the designated countryside where Policy SS2 allows the extension of existing dwellings subject to compliance with other relevant Local Plan policies.

2. Scale and Impact on the surrounding Countryside

Policy HOU6 : “Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation” of the adopted local plan confirms that proposals will be permitted provided that they:

- 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 ENV8 ‘High Quality Design’ and take account of the North Norfolk Design Guide.*

Policy HOU6 goes on to set out that “In determining what constitutes a ‘material increase in impact’ account will be taken of the size of the proposal in relation to the prevailing character of the area, the size of the existing property, the prominence of the site, plot coverage, and impact of the proposal on the landscape and townscape of the area”.

The North Norfolk Design Guide provides that the scale of extensions should ensure that the architectural character of the original building remains dominant.

Church Cottage is located in the open countryside between Walcott and Happisburgh it is adjacent to the Grade I Listed All Saints Church.

The existing property is considered to be relatively modest in scale with a two-storey element comprising lounge, kitchen and lobby at ground floor with two bedrooms and a bathroom at first floor. A single storey range extends from the rear of the property housing storage areas and a boiler.

The proposal seeks to replace the single-story elements to the rear with a new and larger single storey element approximately 7.5m long and approximately 8m wide comprising of a lounge, third bedroom, wc, utility room and re-configured lobby. The footprint of the extension would be wider and larger than the existing two-storey element and also includes a new chimney along the north elevation serving the lounge.

In terms of context to aid assessment of whether or not the proposal would constitute a 'material increase in impact', Officers note that, as the coast road bends round when moving from Walcott towards Happisburgh, the rear elevation of the property occupies a visually prominent position. From here, the proposed extension would appear as a large and dominant addition (exacerbated by the width of the extension which has the appearance of a single storey bungalow attached to a small two-storey dwelling).

Whilst there are aspects of the proposal that would appear compliant with the North Norfolk Design Guide; the Conservation and Design Officer notes that it is the awkward relationship to the main house together with the scale, width, large feature inglenook chimney stack and roof alignment that remain non-compliant with design guidance.

Officers note that the isolated nature of the building and its close proximity to the road both mean that the site is quite prominent. The proposal would be significantly larger than the original property and the scale of the extension coupled with its visibility would materially increase the impact of the dwelling on the appearance of the surrounding area and as such the proposal would be considered to fail to comply with Policy HOU6 in this regard.

Overall, the proposal is contrary to the aims of adopted local plan policies HOU6 and ENV8.

3. Design and Impact on heritage assets

Church Cottage, despite its proximity to the designated heritage asset Grade I Listed Church of All Saints, is not in itself a designated heritage asset, and does not lie within a Conservation Area.

Policy ENV 7 requires that consideration is given to proposals as to their impact on designated heritage assets, as such, the proposal should be considered as to its impact upon the Grade I Listed Church of All Saints.

Policy ENV8 provides that development proposals will "*seek to achieve an integrated design approach that reflects the characteristics of the site, respects the local character in terms of, scale, massing, material, finish and architectural details.*"

Proposals are also expected to respect or improve the existing local character. As currently designed, the proposal lacks subservience to the host dwelling, it would not be considered to improve the existing character of the building.

Historic England have not provided a comment on the proposal and overall, the proposal reads relatively separately to the Church and is within its wider setting. Conservation and Design are of the view that the application raises concerns relating to scale and form of the proposed extension, which by virtue of its position adjacent to the main road and within the immediate setting of the Church is inevitably more sensitive to change.

In trying to achieve a significantly larger footprint than the existing extensions provide, the resulting form of the new extension is compromised and has a rather stretched quality. The squat proportions are exacerbated by the large chimney stack which dominates the north elevation, and results in an addition that bears little connection to the host dwelling. The host dwelling appears to have at one stage been a very modest dwelling, which whilst it has been added to over the years, does retain its humble proportions

In addition, Officers are of the view that, without addressing the above concerns, the application is considered to result in a degree of 'less than substantial' harm to the setting of the Grade I listed Church, although this is likely at the lower end of the scale. However, any level of harm to a designated heritage asset, which includes its setting, must be supported by sufficient justification in addition to being outweighed by any public benefit to be derived from the scheme.

The application is, therefore, contrary to Local Plan policies ENV7 and ENV8, in addition to paras 212 & 215 of the NPPF.

4. Residential Amenity (Effect on living conditions)

The proposed extension would not result in any significant detrimental effect on the residential amenity of adjoining neighbours and would comply with the aims of Local Plan Policy ENV6 and Policy ENV8.

5. Parking

Officers consider note that the existing parking arrangements are somewhat awkward, as they currently stand, due to the triangular shape. However, planning policy requires that the parking threshold remains at two vehicles for the size of dwelling as proposed and, as such, with two parking spaces proposed, the proposal would accord with the requirements of Local Plan Policy HC7 and Policy ENV8.

6. Climate Change

A Climate Emergency statement has been submitted confirming that consideration has been given as to the reduction of emission as part of the proposal, as such the proposal would be considered to comply with Policy CC1.

Other material considerations

The proposal is also sited on an area of contaminated land; a Contaminated Land Assessment has been submitted confirming that there are "no significant concerns identified as a result of contaminated land searches". Additionally, as the property is already within a residential use class, the proposal is considered to comply with Policy CC13.

Planning Balance and Conclusion:

Whilst the proposal does not give rise to concerns in relation to the principle of extension, amenity and parking, the scale and form of the proposed extension coupled with its visibility would materially increase the impact of the dwelling on the appearance of the surrounding area and as such the proposal would be considered to fail to comply with Policy HOU6 in this regard. The proposal would also result in some, albeit very limited, harm to the setting of the Grade I listed Church of All Saints.

There are no material considerations in support that indicate the application should be determined otherwise than in accordance with the Development Plan.

Officers have sought to discuss revisions to the proposal with the applicant but at this stage an acceptable alternative cannot be achieved and the applicant is therefore entitled to have their application determined as submitted.

On balance, the recommendation is therefore one of refusal.

RECOMMENDATION:

REFUSAL for the following reasons:

1. The proposal would be significantly larger than the original property and the scale of the extension coupled with its visibility would materially increase the impact of the dwelling on the appearance of the surrounding area and as such the proposal would be considered to fail to comply with Local Plan Policies HOU6 and ENV8.
2. The proposal is also considered to be contrary to Local Plan Policy ENV 7 by reason of the increased visual impact of the proposal on the setting of the Grade I listed All Saints Church.

Final wording of reason(s) for refusal to be delegated to the Assistant Director – Planning