

**CROMER - PF/25/2851 - Erection of wooden cabin in rear garden (retrospective) at 65 Randall Crescent Cromer, Norfolk, NR27 0FD**

**Householder Planning Application**

**Target Date: 27<sup>th</sup> February 2026**

**Extension of Time: 23<sup>rd</sup> March 2026**

**Case Officer: Fran Watson**

**RELEVANT PLANNING CONSTRAINTS**

Within Cromer's Settlement Boundary and a designated Residential Area Landscape Character Type - The site lies within the Coastal Shelf

**RELEVANT PLANNING HISTORY**

None.

**THE APPLICATION**

This is a retrospective application for a garden cabin located in the northwest corner of the property. The garden cabin has a hexagonal footprint with a pitched roof. The height to the pinnacle of the roof will be 3m (without the chimney as it is proposed to remove it) and the height from the ground level to the eaves is 1.3m

The garden is enclosed by close boarded fencing which is 1.77m high and abuts the rear gardens of numbers 67, 69, and 63 Randall Crescent.

**REASONS FOR REFERRAL TO COMMITTEE**

At the request of Cllr T Adams for reason of the overbearing impact of structure due to height and proximity to neighbours' fence, with resulting impacts on amenity. The application has been opposed by several of the neighbours who have made representations.

**PARISH/TOWN COUNCIL**

**Cromer Town Council** – concerns relating to the following matters:

- Visual and amenity impacts and the structure having an overbearing impact.
- Potential for odours and smoke.
- The proximity to the common boundaries and the height above the 6' fence, which means it is unsightly for the neighbours to look at.
- breach of property covenants and that neighbours have not been consulted.

**CONSULTATIONS**

None.

## REPRESENTATIONS

To date, **3 public representations in objection** have been 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), raising the following matters:

- Inappropriately sited, too big, too tall.
- Visually harmful and detrimental to the peace and tranquillity of the area.
- Close proximity to trees, fire risk.

The following matters have also been raised but are not material planning considerations:

- Contrary to Norfolk Homes Covenant – it was erected whilst the covenant placed on the original build was still active.
- No consultation with immediate neighbours by the applicant (*this refers to the siting of the building at the time it was installed and not the planning application itself. The site notice was posted on site, 4 days after it was printed.*)
- Contravenes the manufacturer's instructions in terms of siting
- Question regarding foundations.

## 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

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 Local Plan (December 2025)**

Policy CC1: Delivering Climate Resilient Sustainable Growth

Policy CC13: Protecting Environmental Quality

Policy SS1: Spatial Strategy  
Policy ENV4: Biodiversity & Geology  
Policy ENV6: Protection of Amenity  
Policy ENV8: High Quality Design  
Policy HOU6: Replacement Dwellings, Extensions, Domestic Outbuildings & Annexed Accommodation  
Policy HC7: Parking Provision

### Material Considerations

#### **National Planning Policy Framework (NPPF):**

Chapter 2: Achieving sustainable development  
Chapter 4: Decision-making  
Chapter 12: Achieving well-designed places

#### **Supplementary Planning Documents:**

North Norfolk Design Guide (2008)  
North Norfolk Landscape Character Assessment (2021)

### **OFFICER ASSESSMENT**

#### **Main issues for consideration:**

1. **Principle of Development**
2. **Design**
3. **Amenity**
4. **Highways and Parking**
5. **Biodiversity**
6. **Conclusion**

#### **1. Principle of Development**

The host dwelling is located within the Settlement Boundary of a Selected Settlement under Local Plan Policy SS1 and within a designated Residential Area. Residential development including alterations to dwellings and outbuildings will be permitted where it complies with the other relevant Local Plan policies, as set out in this report.

#### **2. Design**

The purpose of Local Policy ENV8 is to provide a set of design principles that will result in a high quality of design and ensure the special character and qualities of the district are maintained and enhanced.

The purpose of Policy HOU6 is to manage the visual impacts of domestic outbuildings on the character of the district. The policy ensures development is of an appropriate scale and design to its setting, whilst not resulting in unacceptable impacts on neighbouring properties.

The garden building is of wooden construction with a felt tile roof. Structures of this type are not wholly unusual with many residential gardens benefitting from some form of garden outbuilding, with two of the immediately adjoining gardens containing a shed.

In terms of scale it is noted that the roof of the garden building is no higher than nearby detached garage buildings which are also in view of neighbouring properties. Furthermore, views of the garden building are confined to the context of surrounding rear gardens and is therefore not widely visible from public vantage points.

Taking the above considerations into account, Officers consider that the design of the garden building complies with the aims of Local Plan policies HOU6 and ENV8.

### **3. Amenity**

The purpose of Policy ENV6 is to maintain, protect and promote adequate living and working conditions to ensure that all occupants benefit from a good standard of amenity by considering a number of matters including, overlooking, overshadowing, loss of privacy and prevention of disturbance from odour, noise and artificial light pollution. The policy applies to all development proposals, where existing and/or future occupiers may have their standard of amenity affected.

The garden building would be 3 metres high without the attached chimney which means that it could have been erected (in that state) as permitted development if it were sited more than 2 metres from the garden boundary.

However, as it is sited 0.26m from the common boundary with the garden to number 69 and varies between 0.32m and 0.97m on the boundary with number 63, planning permission is required for the garden building. Officers note that the host dwelling's garden is at a higher level than the adjacent gardens of the neighbouring properties

The concerns raised in representations have been duly considered. However, it is the opinion of Officers that the garden building would not result in any unacceptable impact in terms of overlooking nor would it be considered unduly overbearing. Whilst the building is visible from neighbouring properties, Officers consider there is no unacceptable loss of outlook. Some limited overshadowing of the garden to number 69 (which is to the north) and number 63 (which is to the west) may occur, however, it is considered that this would not be significant given the height of the building and shape of the roof, and would only affect the very end parts of neighbouring gardens rather than any areas closer to the rear of the dwellings.

Further concerns have been raised in regard to the potential for smoke arising from the use of the building which could include for occasional barbecues, however, the impact of this would be comparable to any outdoor barbecue that wouldn't require permission.

In summary, Officers consider that the garden building, as sited, does not result in an unacceptable impact on the amenity of neighbouring occupants. The applicant has also agreed to remove the chimney which can be secured by a condition, further lessening any impacts. It is considered that the development complies with Local Plan policy ENV6.

### **4. Highways and Parking**

The proposal does not trigger the requirement for additional parking and as such does not conflict with Local Plan policies HC7 and ENV8.

## **5. Biodiversity**

The building does not have an adverse impact on ecology interests and therefore accords with the aims of Local Plan policy ENV4. The proposal is Biodiversity Net Gain (BNG) exempt.

### **Planning Balance and Conclusion**

It is considered that the proposed garden building is acceptable in all respects in regard to principle, design and amenity. Although the objections from neighbouring properties have been taken into account, it is considered that the garden building would not have any unacceptable impact in terms of loss of light, nor would it be unacceptably overbearing or result in any significant loss of outlook. The proposed development complies with the relevant Development Plan policies as outlined above.

### **RECOMMENDATION:**

**APPROVAL subject to conditions relating to the following matters:**

- 1. Accordance with approved plans**
- 2. Removal of chimney within 2 months of the date of permission, and thereafter not reinstated.**

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