

**BLAKENEY – PF/26/0708 - Erection of detached garden outbuilding at 8 Wiveton Road
Blakeney.**

Applicant: Mr R McIntyre

Householder Application

Target Date: 12.06.2026

Extension of time:25.06.2026

Case Officer: Nicola Wray

RELEVANT SITE CONSTRAINTS:

Countryside Policy Area

Undeveloped Coast

The site is within the Norfolk Coast National Landscape (formerly AONB)

Conservation Area – The site lies within the designated Glaven Valley Conservation Area.

Conservation Area - The site lies next to the designated Blakeney Conservation Area.

Mineral Safeguard Area - The site lies within a Mineral Safeguard Area as defined by Norfolk County Council (NCC).

RELEVANT PLANNING HISTORY:

PF/18/1263

Decided – Approved 04.12.2018

Demolition of existing dwelling and erection of single storey detached dwelling

PF/16/1417

Decided – Approved 20.01.2017

Erection of replacement dwelling following demolition of existing dwelling

THE APPLICATION

Seeks permission to erect a detached garden outbuilding within the curtilage.

REASONS FOR REFERRAL TO COMMITTEE:

The application was called into Development Committee at the request of the Local Member (Cllr Holliday) due to concerns that the proposal did not comply with Local Plan Policies ENV1, ENV2, ENV 6 and ENV7. Also raised concerns about the impact of the proposal on the neighbours, nearby heritage assets and also the landscape, especially during the winter months.

REPRESENTATIONS:

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

- The remedial work to address failures in the design of the bespoke house is badly flawed
- Approximately half of the footprint shows as sitting area, it is unusual for storage to incorporate large seated area, *including floor to ceiling south facing windows, which would normally be detrimental to most storage purposes.*
- *If the structure is to be a solution to poor design in relation to the functional living space of their home then the applicants should be forthright about this.*
- *The property is directly adjacent to the Blakeney Conservation Area, this is the first property visible when approaching Blakeney from Wiveton and Holt, and therefore sets the tone for what visitors can expect from this beautiful and distinctive segment of the North Norfolk Coast.*
- *The application makes no reference to the Blakeney Neighbourhood Plan.*
- *The application is contrary to Blakeney Neighbourhood Plan Policy 6 parts 2 and 3, as well as Blakeney Neighbourhood Plan Policy 8 parts 3 and 4*
- *The proposed materials are not a traditional building material nor are they notably associated with North Norfolk, or even match the main house.*
- *It is not traditional for storage buildings in North Norfolk to include floor to ceiling windows*
- *The proposed new building would impact the setting of several listed buildings including St Nicholas' Church (Grade I), the adjacent Old Rectory (Grade II*), and village school (Grade II).*
- *The proposed new building will, like 8 Wiveton Road itself, clash aggressively with the mellow, traditional, structures nearest to it.*
- *The new building would, contrary to the applicants' assertion, be visible from the Wiveton Road, just as the sheds have been visible ever since they were erected.*
- *For large parts of the year, the main house at 8 Wiveton Road is highly prominent due to its position on higher ground as well as alterations to and removal of established shrubbery that provided screening, the proposal would, like the main house, stand out through its failure to adhere to the traditional design norms*
- The proposed outbuilding is very large
- Consideration should be given to the future use of the building – for example as a granny annexe

CONSULTATIONS:

Blakeney Parish Council – **No objection**, subject to a condition being added, stating that the outbuilding is NOT to be used as ancillary accommodation.

Conservation and Design – **Support**.

Landscape – **No objection**, subject to condition

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 (Dec 2025)

Policy CC1: Delivering Climate Resilient Sustainable Growth
Policy CC2: Renewable and Low Carbon Energy
Policy CC12: Trees, Hedgerows & Woodland
Policy ENV1: Norfolk Coast National Landscape & The Broads
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

Blakeney Neighbourhood Plan (Nov 2023)

Policy 6 – Design of Development
Policy 8 – Infill Development
Policy 12 – Dark Night Skies

Material Considerations

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development
Chapter 4: Decision-making
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)
North Norfolk Landscape Character Assessment Supplementary Planning Document (SPD) (January 2021)
North Norfolk Landscape Sensitivity Assessment (January 2021)
Blakeney Conservation Area Appraisal and Management Plan (July 2019)
Glaven Valley Conservation Area Appraisal and Management Plan (January 2024)

OFFICER ASSESSMENT:

Main issues for consideration:

- 1. Principle**
- 2. Scale and Impact on the Surrounding Countryside**
- 3. Design**
- 4. Impact on Heritage Asset**
- 5. Amenity**
- 6. Parking**
- 7. Trees**
- 8. Impact on Norfolk Coast National Landscape**
- 9. Renewable Energy**

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

The purpose of Policy HOU6 is to manage the visual impacts of proposed house extensions, domestic outbuildings and annexed accommodation 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 the character of the countryside or neighbouring properties and maintains the residential use by avoiding the creation of separate, independent dwellings unless justified.

Policy ENV8 seeks to ensure that proposals achieve an integrated design approach, reflecting the characteristics of the site in respect of their scale, massing, finish and architectural details.

The applicant proposes a detached outbuilding that measures approximately 11 metres long by 7 metres wide with a maximum height of 3.5metres.

The submitted plans indicate that the building would be used for a variety of purposes including as a sitting area, bike store / potting shed, lawnmower store, toll store and covered log store.

The garden room is sited well into the site, away from the road, and the dark timber would recess the structure further, reducing its impact on the appearance of the surrounding area.

The design of the outbuilding reflects the contemporary architectural style of the host dwelling.

Whilst public representations have been received objecting to the scale of the outbuilding proposed, Officers consider that the proposal is proportionate for the size of plot in which it sits and would accord with the aims of Local Plan Policies HOU6 and Policy ENV8.

3. Design / Effect on the character and appearance of the existing dwelling and surrounding area

The purpose of Local Plan 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 policy criteria sets the approach to a number of considerations including the public realm, green infrastructure, landscaping and service facilities, having regard to the North Norfolk Design Guide SPD.

The purpose of Local Plan Policy ENV2 is to require development to respect and enhance local landscape character, settlement patterns and the relationship between settlements and their surroundings. Proposals should be assessed against the Landscape Character Assessment SPD and should be sympathetic to the key characteristics and valued features of the area. Proposals should set out how the development will protect and conserve the defining qualities and distinctiveness of the Landscape Character Type.

Blakeney Neighbourhood Plan (BNP) Policy 6 (Design of Development) sets out that proposals are expected to respect and be sensitive to the local character of Blakeney and the surrounding area using design and materials to reinforce a strong sense of place, individuality and local distinctiveness as defined in the North Norfolk Landscape Character Assessment.

In respect of wider landscape the area is defined, within the Landscape Character Assessment, to be Rolling Heath and Arable Land, typically characterised by elevated, open rolling landscape, with little settlement inland from coastal villages.

Representations received have raised concern about matters of design and materials to be used for the outbuilding. The applicant's Planning Statement confirms that the materials were chosen to allow the proposal to blend into the backdrop of trees that it would be sited in front of. This is supported by the North Norfolk Design Guide which advises that the use of dark stained boarding can help in overcoming the suburban appearance inherent in individual domestic outbuildings.

Officers note the existence of existing landscaping within the curtilage of the site that would aid in screening the proposal from the neighbour to the North. Accepting that some of the foliage is deciduous and would fall away in the winter, there are also evergreen elements to aid in screening year-round which would further allow the garden room to be as subservient as possible.

Taking a view from outside the plot, whilst it is accepted that boundary screening has some seasonality and is less effective in autumn and winter, Officers consider that the boundary hedge offers a good level of screening with views of the building visible as no more than glimpsed views on approach from Blakeney. As such, Officers consider that the introduction of the detached outbuilding would be unlikely to result in design or landscape harm

Officers therefore consider that the design of the proposed garden room fits within its surrounding context and would accord with the aims of Local Plan Policies ENV2, ENV8 and Policy 6 of Blakeney Neighbourhood Plan.

4. Impact on Heritage Assets

The purpose of Policy ENV7 is to protect and where possible, enhance the significance of heritage assets, whilst recognising the opportunities for sympathetic reuse and regeneration.

The policy provides specific criteria for designated and non-designated heritage assets, conservation areas, archaeology and heritage at risk.

The application site is located within the Glaven Valley Conservation Area and directly adjacent to the Blakeney Conservation Area.

Conservation and Design Officers advise that whilst there are several listed buildings in the wider setting of the dwelling these are all largely separated from the application site by way of a large belt of tree planting, therefore, the interrelationship and sightlines between these assets and the development site is limited and harm is very low to nil.

Whilst the new outbuilding may be visible from public vantage points, for the reason given above it is not considered prominent and consequently will have no meaningful impact on the character and appearance of either conservation area.

In terms of its design, scale and massing, the outbuilding follows the contemporary style of the main dwelling, and whilst the finishes are different there is a clear relationship between the two. The scale remains proportionate and relatively modest in comparison to the main house, the outbuilding remains subordinate.

The proposal is considered to comply with Policies ENV7 and ENV8 of the adopted North Norfolk Local Plan, Policy 6 of the adopted Blakeney Neighbourhood Plan and paragraphs 212, 213 and 215 of the National Planning Policy Framework.

5. Residential Amenity (Effect on living conditions)

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 proposed garden room would be set back from the main road, at 36 metres when measured on the plans to the building opposite. The next nearest dwelling has been measured to be 65 metres away, as the crow flies. That dwelling is also on the other side of mature tree planting. The comments in objection are noted, however, the existing established screening from the trees combined with the distance and the materials mean that the proposal is not considered to result in unacceptable impacts upon the neighbouring occupants.

In terms of usage, a condition may be applied to ensure that the use of the building remains for purposes incidental to the main dwellinghouse.

The application is considered to comply with the aims of Local Plan Policy ENV6 and Policy ENV8 as well as Policy 6 of the Blakeney Neighbourhood Plan.

6. Parking

The proposal would accord with the requirements of Local Plan Policy HC7 and Policy ENV8.

7. Trees

The proposal has potential for adverse impacts on trees. An Arboricultural Impact Assessment has been submitted and is considered suitable to mitigate the risk.

The application would accord with the aims of Local Plan Policy CC12 and Policy 11 of the Blakeney Neighbourhood Plan.

8. Norfolk Coast National Landscape and Undeveloped Coast

Concerns were raised about external lighting, none has been proposed and a condition is recommended to be secured to prevent external lighting in relation to the garden room only.

While there are large amounts of glazing, reduced visible light transmission glazing is recommended to be secured via condition. With these secured, the proposal would not have an adverse impact on the landscape or the Norfolk Coast National Landscape and would accord with the aims of Local Plan Policies ENV1, ENV2 and Policy ENV3 as well as Policy 12 of the Blakeney Neighbourhood Plan.

9. Renewable Energy

The proposal includes the provision of additional solar panels which is supported by Policy CC2 which promotes a proactive strategy to mitigate and adapt to climate change as well as Policy CC1 of the adopted North Norfolk Local Plan.

The Blakeney Neighbourhood Plan does raise concerns about solar panels within the Norfolk Coast National Landscape (formerly the AONB) however, the solar panels would face towards the house and would be sited on a subservient structure to the main house. Whilst the outbuilding is a good size, in the wider views of the rolling landscape, the structure, and the solar panels would result in little impact to the open landscape of the area.

The proposal would accord with Local Plan Policies CC1 and CC2.

Planning Balance and Conclusion:

The proposed development is in accordance with the aims of the key Local Plan Policies as set out above. There are no overriding 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
- No external lighting in relation to the proposal
- VLT glazing
- Incidental Use only

- Work in accordance with the Arboricultural Method Statement

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