

CLEY-NEXT-THE-SEA - PF/19/0168 - Enlargement of window in front elevation; enlargement of opening in rear elevation to allow for replacement of window with glazed sliding doors. New entrance gate to front boundary; Marshlands, Coast Road, Cley-next-the-Sea, Holt, NR25 7RZ for Mr Lamont

Target Date: 27 March 2019

Case Officer: Fran Watson

Householder application

RELEVANT CONSTRAINTS

SFRA - Flood Zone 2

SFRA - Flood Zone 3A

SFRA - Areas Susceptible to Groundwater Flooding

SFRA - Flood Alert and Warning Area

LDF Tourism Asset Zone

LDF - Countryside

Conservation Area

Area of Outstanding Natural Beauty

Development within 60m of Class A road

RELEVANT PLANNING HISTORY

PF/14/0345: Marshlands & Travellers Rest, Coast Road, Cley-next-the-Sea, Holt, NR25 7RZ
Variation of Condition 2 of planning permission reference: 12/0927 to permit revisions to approved design including omission of rear annexe and raised height of parapet
Approved 13/06/2014

PF/12/0927: Marshlands & Travellers Rest, Coast Road, Cley-next-the-sea, Holt, NR25 7RZ
Erection of replacement dwelling
Approved 23/07/2013

LE/12/0928: Marshlands, Coast Road, Cley-next-the-sea, Holt, NR25 7RZ
Internal and external alterations including rear extension to connect existing semi-detached houses to create a single dwelling house
Permission not required 16/08/2012

THE APPLICATION

The application seeks to make the following fenestration changes to the detached contemporary designed dwelling:

- the enlargement of an existing ground floor window on the front elevation and
- the replacement of a ground floor window on the rear elevation with patio doors.

In addition the application seeks the installation of a gate at the site entrance.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Karen Ward who considers that the appearance of the entrance gate is inappropriate and would be harmful to the character and appearance of the Cley Conservation Area, contrary to Core Strategy Policies EN 4 and EN 8.

PARISH/TOWN COUNCIL

Cley Parish Council: Objected to the original plan for the gates. Following submission of a revised design the Parish Council maintain their objection on the grounds of poor design and material choice.

REPRESENTATIONS

One letter of objection received on the following grounds:

- the design, materials and scale of the proposed gates would be totally unsympathetic and cause harm to the AONB.

Following the receipt of amended plans, a further letter of objection was received from the same objector on the following grounds

- the revised gate design is still considered to be unsympathetic to the site and the materials inappropriate.

CONSULTATIONS

Conservation and Design Officer: Objection raised to the original plans for the proposed gate, due to its height, design and materials and utilitarian appearance. Objection withdrawn following receipt of amended plans, stating the gates would add visual interest and be compatible with the reworked dwelling behind, and would be an attractive addition within this part of the Cley Conservation Area. No objections were raised to the other elements of the proposal.

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.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 2: Development in the Countryside

HO 8: House extensions and replacement dwellings in the Countryside

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

EN 4: Design

EN 8 - Protecting and enhancing the historic environment

EN 9 - Biodiversity and geology

EN 10 - Development and Flood Risk

National Planning Policy Framework (NPPF):

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design and heritage
3. Amenity
4. Flooding
5. Landscape and trees

APPRAISAL

1. Principle:

Policy SS 2 limits development in Countryside policy areas to that which requires a rural location to protect the character of the rural environment. Policy SS 2 does, however, permit extensions and alterations to existing rural dwellings and the erection of curtilage outbuildings. Subject to compliance with all relevant Core Strategy policies the proposal is considered acceptable in principle with regard to Policies SS 2 and HO 8 of the adopted Core Strategy.

2. Design and heritage:

The host dwelling lies within the Cley Conservation Area. The dwelling was granted planning permission in 2013 and its design is unique in the area being contemporary in its aesthetic. It is considered that the fenestration alterations proposed to the host property are acceptable. They are considered to be sympathetic in terms of their design and materials, would be in keeping with the character of the existing dwelling and would protect the character and appearance of the wider Cley Conservation Area.

The contentious element of the proposal, to which objections have been raised, relates to the proposed gates. The original submitted plans for the gates were considered unacceptable, given their proposed height, design, materials and industrial design. Revised plans for the gates have been submitted and agreed with the Conservation Officer which are considered to address the Council's concerns. The gates have been lowered in height, split into two and given a more coherent design with a vertical emphasis. There is not considered to be any harm to the heritage asset arising from the proposed gates, indeed their revised form is seen as an attractive addition with this part of the Cley Conservation Area.

Therefore, based on the revised design of the gates, it is considered that the scheme is acceptable in design terms and would protect the appearance and character of the heritage asset, in this case the Cley Conservation Area, and would accord with the requirements of Policies EN 4 and EN 8 of the Core Strategy and sections 12 and 16 of the National Planning Policy Framework.

3. Amenity:

There are considered to be no detrimental impacts resulting from the proposals in terms of neighbour amenity and no material impacts in terms of overshadowing, overlooking or overbearing. The scheme is therefore considered to accord with the requirements of Policy EN 4 of the Core Strategy in terms of adequately protecting the residential amenities of the occupants of the surrounding properties.

4. Flooding:

It is considered that the nature of the proposals is such that additional flood risk information is not required and the scheme does not raise any issues in respect of flood risk. The scheme would therefore accord with the requirements of Policy EN 10 of the Core Strategy and Section 14 of the NPPF.

5. Landscape & Trees:

The site lies within the designated Norfolk Coast Area of Outstanding Natural Beauty (AONB) where Policy EN 1 of the Core Strategy states that proposals for development shall only be permitted where they do not detract from the special qualities of the AONB. Due to the modest nature of the development proposed, it is not considered that the proposals would harm the special qualities of the AONB and the application is therefore considered to accord with the requirements of Policy EN 1.

RECOMMENDATION: Approve, subject to the following conditions, and any others as deemed necessary by the Head of Planning:

1. Time limit for implementation
2. Development to be carried out in accordance with submitted plans
3. Materials for the proposed development to be in accordance with details submitted as part of the application.