

SHERINGHAM – PF/19/1943 Single storey rear extension following demolition of existing single storey rear extension: Flagstaff House, 23 The Driftway, Sheringham, NR26 8LD for Mr Templeman

Target Date: 07 January 2020

Case Officer: Jayne Owen

Householder application

CONSTRAINTS

LDF - Residential Area

Conservation Area

LDF - Settlement Boundary

Landscape Character Area

RELEVANT PLANNING HISTORY

None

THE APPLICATION

The application proposes the demolition of an existing single storey rear extension to the rear of an existing two storey detached dwelling and its replacement with a new single storey rear extension. It is also proposed to form two new windows to serve en-suite bathrooms at first floor level within the northern facing elevation of the dwelling and an existing window serving bedroom 1 would be enlarged. The existing windows on the ground and first floors are understood to have been added in adaptations carried out in the 1970s. A new window is also proposed at first floor level within the front elevation of the property which would serve a bedroom/study.

The property is within the Sheringham Conservation Area and is a brick and flint building mostly painted, with a modern rebuilt gable to the east side. The property was previously linked to the coastguard and has been adapted over the years including a flat roofed rear extension which was added in the 1970s. The property has a triangular garden with views of the coastline to the north and there are residential dwellings to the west and south.

The existing extension measures approximately 11 m in length by 4.4 m in width and is 3.2 m in height. The proposed extension would be 11 m in length, 7 m in width and 2.8 m in height.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor L Withington owing to matters relating to design, scale and materials, impact on the conservation area, compliance with dark skies initiative given proximity to AONB boundary, orientation of the site in combination with extent of glazing and visibility from the coastline.

TOWN COUNCIL:

Object on the following grounds:

National Planning Policy Framework

Section 16 of the NPPF deals with Conserving and Enhancing the Historic Environment. Para 200 states that local planning authorities should look for new development within Conservation Area to enhance their significance. The proposed development sits within Sheringham Conservation Area and will form an extension to one of the most historic and visible buildings in the town. The Town Council consider that the proposed design, scale, and materials for the extension do not enhance the Conservation Area.

North Norfolk Core Strategy

Policy EN 4 states design which fails to have regard to local context and which does not preserve or enhance the character of an area will not be acceptable. It also states that development proposals should have regard to the North Norfolk Design Guide. The Town Council consider that the proposal the proposal does not address any of these stipulations. The overwhelming area of glass in the replacement extension together with the proposed new windows are considered not to be in keeping with the brick and flint building and does not comply with NNDC's dark skies initiative, more so as it is in a Conservation Area and is on the coastline.

Policy EN 8 states that Conservation Areas should be preserved or where possible enhanced. The design, scale and materials do not enhance Sheringham Conservation Area

REPRESENTATIONS:

Two objections from the occupiers of the adjacent property raising the following concerns:

- Impact on sea views should the roof height be increased above the level of the existing extension
- Impact on value of property in the long term
- Impact on coastline development in a conservation area
- Visual impact of covered eating area element of the proposal (NB this has now been removed from the proposals)

Conservation and Design Officer – No objections to the principle of demolishing the existing rear wing and replacing it with a new lightweight contemporary structure. In terms of detail, extending the new wing out to incorporate a covered patio area would create a new wing which would be disproportionately long for the main house. Following the removal of the enclosure of the patio area, the proposal leaves the new build element the same length as the existing and the Conservation and Design Officer supports the proposal as amended.

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 1 - Spatial Strategy for North Norfolk
- SS 3 - Housing
- SS 12 - Sheringham
- EN 4 - Design
- EN 8 - Protecting and enhancing the historic environment

National Planning Policy Framework (NPPF):

- Section 12 - Achieving well-designed places (paragraphs 124, 127, 128, 130)
- Section 16 - Conserving and enhancing the historic environment (paragraphs 189, 190, 192, 193, 194, 196, 199)

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design and impact on heritage asset
3. Residential amenity

APPRAISAL

1. Principle (Policies SS 1 and SS 12):

The application site lies within the designated residential area of Sheringham where, under Policies SS 1, SS 3 and SS 12, extensions to dwellings are acceptable in principle subject to compliance with all other relevant Core Strategy policies.

2. Design and impact on heritage assets (Policies EN.4 and EN 8)

Policy EN 4 states that all development should be designed to a high quality, reinforcing 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.

The site is in a conservation area and Policy EN 8 requires development proposals, including alterations and extensions, to preserve or enhance the character and appearance of designated assets. Development that would have an adverse impact on their special historic or architectural interest will not be permitted.

The dwelling is a brick and flint property mostly painted, with a more modern rebuilt gable to the east side. The property has been adapted over the years with a single storey flat roofed rear extension added in the 1970s by the previous owners. The property has a triangular garden creating a wide aspect to the beach and sea beyond. The proposal aims to update the property with a modern layout and utilising the location to its full extent. This includes reconfiguring the existing internal layout, removing the existing flat roofed extension and replacing it with a new lightweight contemporary structure. The proposed roof would be a lead grey single ply membrane or GRP (Glass reinforced plastic/fibreglass) and the external walls would comprise glazing with grey aluminium glazing bars.

The new extension would accommodate a family kitchen/dining/living space and would be lower than the existing parapet wall which lies on the western boundary which will be retained at its existing height. A large overhang and diminishing verge detail would give the appearance of a slender roof profile to not detract from the existing original rectangular building.

It is proposed to create two new window openings at first floor level within the northern elevation of the original dwelling which would serve en-suite bathrooms. A window serving bedroom 1 would be increased in size, and comprise a single pane. A new window would also be created at first floor level within the front elevation of the property which would serve a bedroom.

The existing rear extension, although in the main constructed from brick and flint, does not compliment the building. The proposal aims to provide a contrast with the existing building and allow it to be seen through the glazing, with the historic fabric retained. The extension would be set within the existing flint walls of the garden and house with the new facade made out of glass with timber/steel structure behind. The slender roof over the living space will be barely visible other than from above and does not conflict with the existing height of either the existing property or the neighbouring property (No. 21) which towers above.

The Conservation and Design Officer has no objections to the principle of demolishing the existing rear wing and replacing it with a new, lightweight contemporary structure. Concerns were however raised in relation to the original proposal to extend the wing out to incorporate a covered patio area as it was considered this would create a new wing which would be disproportionately long for the main house. In response to these above concerns, the enclosure over the patio has been removed from the scheme, with amended plans leaving the new build the same length as the existing rear extension. The Conservation and Design Officer has no objections to the proposal as amended.

Concerns have been raised by the Parish Council and the Ward Member in relation to North Norfolk's dark skies initiative and potential visual impact in relation to the coastline. The site is within the residential area of Sheringham surrounded by existing buildings and is not within the Norfolk Coast Area of Outstanding Natural Beauty (AONB) or an intrinsically dark landscape. The boundary of the AONB lies approximately 335 m to the west of the site. As such it is considered that this concern cannot be given any significant weight.

Further, the addition as it is single storey and whilst it would be 2.6 m greater in width it would be of a similar height, scale and depth to the extension it would replace. When viewed from the coastline it is considered that it would not be significantly more visible than the existing rear extension and it would be seen against the backdrop of neighbouring large two storey dwellings, including the host dwelling, all of which have numerous existing openings giving rise to light spillage. In this context, it is not considered that there would be a material detrimental impact on the special qualities of the AONB or that a refusal based on light pollution or visual impact in relation to the coastline could be robustly substantiated.

The scheme as amended is considered to accord with paragraph 196 of the NPPF and Policies EN 4 and EN 8 of the North Norfolk Core Strategy.

3. Residential Amenity: (Policy EN 4)

Policy EN 4 requires that proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers. The nearest dwelling is 21 The Driftway which lies to the south-west of the site. Owing to the single storey nature and siting of the proposed extension

there are no overriding concerns regarding impact on the residential amenity of any neighbouring occupiers by way of any significant overlooking, overshadowing, loss of privacy or outlook. The development therefore accords with Policy EN 4 of the North Norfolk Core Strategy.

4. Other Matters

Concerns have been raised regarding potential impact on property values, but this is not a material planning consideration relevant to the determination of the application and a refusal on this ground could not therefore be substantiated.

5. Conclusion

It is concluded that the proposed extension and alterations are of an acceptable design and appearance which would not be significantly detrimental to the character and appearance of the host dwelling, the wider conservation area or the AONB. There are no overriding concerns regarding impact on the residential amenity of any neighbouring occupiers.

The development is considered to accord with the requirements of the development plan and approval of the application is therefore recommended.

RECOMMENDATION:

APPROVE subject to conditions relating to the following matters and any others considered necessary by the Head of Planning.

- Time limit for implementation
- Approved plans
- Materials as specified in application

Final wording of conditions to be delegated to the Head of Planning.