

OVERSTRAND - PF/19/1649 - Demolition of dwelling and erection of replacement two-storey detached dwelling and garage; 8 Thurst Road, Overstrand, Cromer, NR27 0PR for Mr & Mrs Masters

Minor Development

- Target Date: 03 December 2019

Case Officer: John Cosgrove
Full Planning Permission

SITE CONSTRAINTS

SFRA - Areas Susceptible to Groundwater Flooding
Landscape Character Area
LDF - Residential Area
Conservation Area
LDF - Coastal Erosion Constraint Area
Tree Works
Coastal Erosion Risk Area - 50 years

RELEVANT PLANNING HISTORY

None relevant.

THE APPLICATION

The application is for the demolition of the existing single storey dwelling on the site and its replacement with a two-storey dwelling. Since the application was first submitted it has been amended reducing the scale of the proposed dwelling and changing its design to better integrate with its surroundings.

REASONS FOR REFERRAL TO COMMITTEE

The application was called to committee by Cllr Fitch-Tillett due to the level of public interest in the case and the recommendation being contrary to the views of the Parish Council.

PARISH COUNCIL

Overstrand Parish Council – Objects to amended scheme. Consider it is an incongruous design with alien features and finishes in a conservation area and it is overlarge in the context of its position and the street. In addition, it will be a new build within the 100-year line and even the 50-year line.

REPRESENTATIONS

None received.

A letter of support from the applicants has been received. The letter states that they have a long-term connection to the area and a wish to relocate permanently. The proposed dwelling is designed to be environmentally sensitive, efficient, and sympathetic to the Conservation Area and neighbour's privacy.

CONSULTATIONS

Conservation and Design - No objection to revised scheme subject to condition requiring approval of materials.

Landscape Section – No objection subject to condition requiring compliance with the ecological report.

Coastal Management – No response received.

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

National Planning Policy Framework (NPPF):

Section 5 – Delivering a sufficient supply of homes
Section 11 – Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
Section 16 – Conserving and enhancing the historic environment

North Norfolk Core Strategy (Adopted September 2008):

SS1: Spatial Strategy for North Norfolk
SS3: Housing
EN2: Protection and Enhancement of Landscape and Settlement Character
EN4: Design
EN8: Protecting and Enhancing the Historic Environment
EN9: Biodiversity & Geology
EN11: Coastal Erosion
EN12: Relocation and Replacement of Development Affected by Coastal Erosion Risk.
EN13: Pollution and Hazard Prevention and Minimisation
CT5: Transport Impact of New Development
CT6: Parking Provision

North Norfolk Design Guide, Supplementary Planning Document (SPD) adopted 2008

MAIN ISSUES FOR CONSIDERATION

- Principle
- Coastal Erosion
- Design and the impact on the character and appearance of the Conservation Area
- Amenity

- Biodiversity
- Highways, Access & Parking

APPRAISAL

Site Location and Description

The application site is located on the South side of Thurst Road, within the Overstrand Conservation Area and contains a modest bungalow with a detached single garage. The bungalow is constructed from brick, part finished in render under a red pantile roof. The area is characterised by dwellings in a range of architectural styles and scales.

Principle of development

The proposal is for the replacement of an existing dwelling within a designated residential area and within the settlement boundary of Overstrand which is designated as a Coastal Service Village under policy SS 1. Policy SS 3 allows for appropriate residential development within such areas. The proposal is therefore acceptable in principle, subject to compliance with all other relevant Core Strategy policies.

Coastal Erosion

The application site is located with the Coastal Erosion Constraint Area (CECA), and within the 50-year Coastal Erosion Zone, wherein Policies EN11 and EN12 of the Core Strategy apply. Policy EN11 states that “new development, or the intensification of existing development or land uses, will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property”. It is not considered that the erection of a replacement dwelling would result in any increased risk to life, and while a larger and more modern dwelling would likely increase the value of property at risk, it would not increase the quantum of property at risk, which would remain a single dwelling with a similar footprint to the existing.

In cases where a development does not increase risk to life or significantly increase risk to property it may be permissible in the CECA. Therefore, the proposal is considered to be acceptable in terms of Policies EN11 and EN12.

Design and the impact on the character and appearance of the Conservation Area

The application proposes the replacement of a modest bungalow of little architectural interest with a two-storey contemporary dwelling. The immediate area is characterised by a range of architectural styles and dwelling sizes. The proposed dwelling would be finished in render at ground floor level with timber cladding at first floor, under a pantile roof. The dwelling would be heavily glazed to the rear and would feature a prominent oriel window in its north elevation, with a blinkered oriel window projecting from its west elevation, and would benefit from an unusual attached garage car/port featuring a green roof. There would be three solar panels on the rear roof slope and two roof lights in the front roof slope. Overall, it is considered the proposal would represent an improvement in design terms and is acceptable in terms of policy EN 4

Policy EN 8 of the Core Strategy requires that the character and appearance of conservation areas be preserved and where possible, enhanced by new development. The proposed replacement dwelling would be located within the Overstrand Conservation Area. Subject to a condition controlling the external materials to be used, the Conservation Officer has no objections to the proposed development and therefore, it is considered that the proposal would not harm the overall significance of the Conservation Area and as such the proposal is considered to comply with Policy EN8 and paragraph 192 of the NPPF.

Amenity

The proposed development would provide a good standard of amenity for any future occupants of the site, and due to its positioning within the site and relationship to neighbouring properties, it is not considered that the proposed development would have any adverse impacts on the amenity of neighbouring properties. However, due to the relationship between the proposed development and the adjacent dwellings, it is considered reasonable to impose a condition restricting the insertion of additional windows into the flank elevations of the proposed dwelling without planning permission in order to ensure the protection of the amenity of the neighbouring properties. On that basis the proposal is considered to be acceptable in terms of policy EN 4.

Biodiversity

The application is supported by a Protected Species Assessment. The Landscape Section have assessed the proposal and have no objections subject to a condition that the development is carried out in accordance with the Protected Species Assessment. As a result, the proposal complies with Policy EN 9.

Highways, Access & Parking

Paragraph 109 of the NPPF states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The application proposes the replacement of a two-bedroom bungalow, with a three bedroom two storey dwelling. The Council's parking standards require two spaces for a two or three-bedroom dwelling and as such the need for additional parking is not triggered. The proposed development would benefit from an attached double garage and there would be sufficient space for the parking and manoeuvring of a further vehicle on the hard standing to the front of the dwelling. Therefore, the proposed parking provision is considered adequate and the proposal is considered to comply with Policies CT5 and CT6.

Conclusion

The proposed development is considered to be acceptable in principle. Whilst the site is an area at risk from coastal erosion, there would not be an increased risk to life or significant increase in risk to property, given the site is currently occupied by a dwelling. The design of the proposed dwelling is considered to be acceptable and there would be no harm to the character and appearance of the Overstrand Conservation Area. The proposal is acceptable in all other respects

RECOMMENDATION:

It is recommended that the application be APPROVED subject to conditions relating to the matters listed below and any other considered necessary by the Head of Planning:

- Time limit for implementation
- Constructed in accordance with the Approved Plans
- Removal of permitted development rights for extensions and alterations to the dwelling, outbuildings and means of enclosure
- External materials to be approved

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