

SHERINGHAM – PF/19/2143 – Erection of 1no. detached single storey one bedroom annexe occupied in association with Dalmeny House, Dalmeny House, 2 The Boulevard, Sheringham, NR26 8LH for Mr N Vithlani

Minor Development

- Target Date: 06 February 2020

Case Officer: Miss J Smith

Full Planning Permission

RELEVANT CONSTRAINTS

Landscape Character Area

LDF Tourism Asset Zone

Settlement Boundary

Town Centre

Conservation Area

Residential Area

Unclassified Road

Enforcement Enquiry

Tree Works

RELEVANT PLANNING HISTORY

PF/19/1299 Erection of 2 no. detached single-storey one bedroom annexe units occupied in association with Dalmeny House. Withdrawn by Applicant 07/12/2019

PLA/19941430ERECTION OF SINGLE-STOREY EXTENSION TO RESIDENTIAL HOME (RENEWAL OF PLANNING PERMISSION REFERENCE 900609). Approved 03/02/1995

PLA/19900609: GROUND FLOOR EXTENSION TO RESIDENTIAL HOME. Refused 09/07/1990 AALL 17/01/1991

PLA/20041973ERECTION OF SINGLE-STOREY EXTENSIONS. Approved 20/12/2004

PF/15/0721:Erection of a detached single-storey building to provide 2 self-contained annexes. Approved 18/09/2015

THE APPLICATION

The application is for the erection of a detached single storey building to provide a one bedroom annexe (with bedroom, living room and bathroom) to the rear of the Dalmeny House. It would measure approximately 5.5 metres in length by 4.6 metres in width with a mono-pitch roof having a maximum height of 3.3 metres. The building would be constructed in red facing brickwork, single ply membrane roof, UPVC joinery with white UPVC guttering.

The application is a resubmission of a previously withdrawn scheme which proposed two detached units within the rear garden of Dalmeny House. The annexe accommodation would be situated along the south east boundary adjacent to the 2 bed annexe unit approved in 2015(ref. PF/15/0721).

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Withington due to the high level of local concern and further concerns regarding the increasing number of this type of facility which may alter the character of the area.

PARISH/TOWN COUNCIL

Sheringham Town Council: Object as they consider it contravenes the following policies in the North Norfolk Core Strategy.

“EN4 Design: The proposal is for a large structure which would be alien to the area, thus making it inappropriate for the local context. The use of cedar cladding and concrete is further evidence that the proposal does not fit into the local context.

Large areas of glazing would make the dwelling more visible during dark hours. The applicant’s website states that they care for the following conditions bi-polar, manic depression, challenging behaviour and schizophrenia. Were occupants suffering from these conditions to be placed in the proposed new units they would be divorced from staff support in the main building. This could lead to extreme discomfort for the residents as well as disturbances in anti-social hours which could have an effect on residents in the area as well as local small business such as B&B’s.

SS12 Sheringham: Since 2001 the town has provided over 50 Beds for mental healthcare, which STC believes to be the limit which can be sustained in this relatively tight area. The location for this proposed development is on one of the town’s busiest roads leading to the beach. Further growth in mental healthcare facilities in this area could lead to more patients staying from the safety of Dalmeny House and having to be found and recovered by the police.

Policy SS6 This development puts further pressure on a local Mental health service which is in special measures and cannot meet local need, and of the local health centre which is at capacity. Further pressures cannot be incurred”.

REPRESENTATIONS

17 objections on the following grounds:

- Overdevelopment of the site.
- Inappropriate construction materials.
- Would not preserve or enhance the Conservation Area.
- Not in keeping with the residential area and would be out of character.
- Sheringham’s social resources are already overstretched (medical centre, local police, and mental health services).
- Error within the arboricultural report stating that the location of the site is not within the Conservation Area.
- Potential to reduce the living quality of those living and working near Dalmeny House, given the nature and behaviour of their residents.
- Provision of additional rooms and reducing safe outside space will not enhance the living arrangements for the residents and could therefore increase the anti-social behaviour.
- Sheringham has reached its limit with regards to supporting people with mental health issues in this localised area.
- Impact upon local business due to the lack of supervision of the residents when out and about.
- Site has been subject to regular police visits.

- Application contravenes several policies in the North Norfolk Core Strategy – SS12 and SS6.
- Agree with the comments made by Sheringham Town Council.
- Loss of trees within the Conservation Area and impact upon biodiversity.
- Oversaturation of care homes within Sheringham.
- Poor maintenance and management of Dalmeny House, such as bin storage and parking.
- Building constructed through application PF/15/0721 is out of character.
- Will set a precedent for further inappropriate buildings within gardens for residential purposes.
- Increased noise and disturbance at the site.
- Increase in light pollution.
- Loss of privacy.
- No designated area for bin storage.
- Quantum of parking at the front of the property does not comply with the preservation of the area's character.
- Expansion of business of this type in a town centre is not sustainable development as defined by the National Planning Policy Framework 2019.
- The health services is in special measures – one further person could tip the balance.

CONSULTATIONS

Landscape Officer: No objection, subject to condition

County Council (Highway) No objection

Environmental Health: No objections. Confirmed that no complaints of noise or disturbance have been recorded by the Council with regards to the Dalmeny House site.

Norfolk Police Architectural Liaison Officer/Safety Officer: (Verbal) – Dalmeny House has been subject to activity which has resulted in the Police being called to the premises. Whilst this may result in some noise or disturbance it has been advised that this is predominantly related to internal situations between existing residents.

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):

SS1: Spatial Strategy for North Norfolk

SS 3: Housing

SS12: Sheringham

EN4: Design

EN8: Protecting and Enhancing the Historic Environment

EN9: Biodiversity and Geology
EN13: Pollution and hazard prevention and minimisation
CT5: The Transport Impact of New development
CT6: Car Parking

National Planning Policy Framework (NPPF 2019):
Section 2: Achieving sustainable development
Section 12: Achieving well-designed places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and Enhancing the Historic Environment

MAIN ISSUES FOR CONSIDERATION

- Site Context
- Principle of Development
- Design
- Amenity
- Heritage
- Landscape and Trees
- Highways and Parking

APPRAISAL

Site Context

Dalmeny House is situated on the east side of The Boulevard in Sheringham adjacent to St Peter's Church and is located within the Sheringham Conservation Area.

It is a semi-detached, 2 ½ storey building and functions as an 11 bed residential care home (with two additional units within the garden) for the support and treatment of mental health patients and those with learning difficulties. The intention is that the annexe building would provide the final step of rehabilitation for occupants associated with Dalmeny House prior to stepping back in the community.

Principle of Development

The site lies within the town of Sheringham which is defined by policy SS 1 of the Core Strategy as a Secondary Settlement. It is also within a residential area where policy SS 3 allows for appropriate residential and compatible non-residential development. The proposed annexe accommodation associated with the existing residential care home would be well related to the host building and to the principle use of the site. The application is considered to comply with Policies SS1, SS 3 and SS12 of the Core Strategy and Section 2 of the NPPF.

Design and Impact Heritage Assets

It is considered the design, materials and siting of the annexe building would be appropriate for its garden setting and would not be detrimental to the surrounding area, existing dwelling or the wider Sheringham Conservation Area. As a result of its relatively secluded nature within to the rear of the main building, it is considered that the proposal would not result in harm to the wider Sheringham Conservation area and as a result the proposal 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.

Amenity

The application site is bounded by an approximately 1.5 metre high breeze block wall to the north, a 1.5 metre high fence to the north east and a 1.7 metre red brick wall to the south. There is a pedestrian access to the east of the site which links Morris Street with Church Street where the land is slightly lower than that of the site.

In terms of the Basic Amenity Criteria (BAC) in the North Norfolk Design Guide SPD, the proposed building is considered to be modest in nature and given its size, scale and position adjacent to southern boundary of the site, some 15 metre from the nearest neighbouring dwelling of (2a Morris Street) would not result in any unacceptable impacts on the residential/garden amenity of neighbouring occupiers by way of overlooking, overshadowing, overbearing or loss of privacy. Whilst the neighbouring dwelling to the north (2a Morris Street) contains two rear first floor dormer windows which look directly into the rear garden of Dalmeny House this view is partially obscured by a tree to be retained as part of the scheme.

The BAC require a minimum of 20 square metres of internal floor space (excluding bathrooms and circulation areas). The proposed unit is approximately 15 square metres (without the wet room) which is less than this however; given that the accommodation is ancillary to the that of Dalmeny House where the occupants retain a relationship with the host building, that the shortfall in internal space is considered acceptable and is akin to the previously approved scheme on site.

The proposed window and door openings of the annexe would overlook the residential garden of the main building. There are no openings proposed to the east, south and west elevation of the annexe. The proposal is considered to comply with Policy EN4 of the Core Strategy and Section 12 of the NPPF.

Landscape and Trees

It is proposed to remove two small fruit trees and a small flowering cherry tree within the rear of the garden and retain the larger flowering cherry tree to the north of the site adjacent. The Councils Landscape Officer has no objection to the removal of these trees subject to suitable replacement planting as recommended by the Arboricultural Report submitted with the application which can be secured by a condition. The proposed scheme is considered to comply with Policy EN4 of the adopted Core Strategy and Section 12 of the NPPF.

Environmental

Representations have been made about the over development of the site. The proposed building would be sited against the south boundary wall with a maximum foot print of 24 sq. metres. It is not considered that this, combined with the existing annexe, would result in overdevelopment of the site. Residents of the annexe would use the outside amenities of the main house which would remain of sufficient size to accommodate all residents associated with Dalmeny House.

Representations have also been received with regards to noise and disturbance at the site. The application is for one additional bedroom unit. Environmental Health have no objections to the proposal and have also confirmed that no complaints of noise or disturbance have been recorded by the Council with regards to the Dalmeny House site.

The Police Architectural Liaison Officer/Safety Officer has confirmed that the site has been subject to activity, which has resulted in the Police being called to the premises. Whilst this may result in some noise or disturbance, it has been advised that this is predominantly related to internal situations between existing residents and as a result it is unlikely that this has resulted in significant noise or disturbance.

The proposal is considered to comply with Policy EN13 of the Core Strategy and Section 12 of the NPPF.

Highways and Parking

Vehicular, parking and pedestrian access is currently from the highway (The Boulevard) which would remain unchanged. The Highway Authority has no objection to the additional unit and considered that proposed development would be unlikely to result in any increases in vehicular activity at the site. However, it is considered that the proposed unit should be conditioned to be ancillary to the host building to ensure this. On that basis the proposal, is considered to be acceptable in terms of Core Strategy Policies CT5 and CT6 and Section 9 of the NPPF.

Conclusion

The application is for one additional bedroom unit for the services within the existing operations at Dalmeny House. The site is within a residential area where proposals for annexe accommodation are considered acceptable, subject to site specific circumstances. The design of the annexe is considered appropriate for this garden setting and would not be detrimental to the surrounding area, existing dwelling or the wider Sheringham Conservation Area. The garden area of Dalmeny House is considered to be of sufficient size to accommodate the proposed annexe accommodation and would not result in overdevelopment of the site or significant impact regarding noise and disturbance. Vehicular and pedestrian access would remain unchanged. It is considered that the proposal complies with relevant Development Plan policies

RECOMMENDATION - APPROVAL

Approve subject to conditions:

- The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
- The development to which this permission relates shall be undertaken in strict accordance with the submitted and approved plans, drawings and specifications.
- The external materials to be used on the development hereby permitted shall be in full accordance with the details submitted in the planning application, unless otherwise approved in writing by the Local Planning Authority.
- The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Dalmeny House.
- The development hereby approved shall be carried out in strict accordance with the measures laid out in the approved Arboricultural Method Statement.

Final wording of conditions and any others considered necessary to be delegated to the Head of Planning