

**NORTH WALSHAM - PF/20/0637 – Subdivision of existing dwelling into 2no. dwellings and erection of single-storey rear extension; 8a New Road, North Walsham, NR28 9DF for Mr & Mrs Godden**

**Minor Development**

**- Target Date: 29 June 2020**

Case Officer: Mr C Reuben

Full Planning Permission

**CONSTRAINTS**

SFRA - Areas Susceptible to Groundwater Flooding

SFRA - Risk of Flooding from Surface Water + CC

EA Risk of Flooding from Surface Water 1 in 1000

EA Risk of Flooding from Surface Water 1 in 100

EA Risk of Flooding from Surface Water 1 in 30

LDF Tourism Asset Zone

Landscape Character Area

LDF - Residential Area

LDF - Settlement Boundary

Tree Works

C Road

**RELEVANT PLANNING HISTORY**

PF/18/2318

8A New Road, North Walsham, NR28 9DF

Subdivision of existing five-bedroom dwelling property into two 3-bedroom houses and a 2-bedroom bungalow

Refused 16/04/2019

PLA/19970747

8A New Road, North Walsham, NR28 9DF

REPLACEMENT GARAGE/STORE AND 2-STOREY EXTENSION

Approved 05/08/1997

**THE APPLICATION**

The application proposes the subdivision of an existing 5 bedroom detached two-storey property into two semi-detached dwellings (2-bed bungalow and 5-bed house), each with a rear garden and with parking on the front of the site. In addition to external alterations involving the addition of grey cladding and fenestration, the application proposes the erection of a 6 metre-long single-storey rear extension to the proposed bungalow, consisting of grey panelling and standing seam roof. Neighbouring properties sit to the east and west, with a recreation ground to the south. The front of the site is bordered by close-boarded fencing and a hedge. A previous application submitted in 2018 (ref: PF/18/2318) to subdivide the property into three dwellings was refused on the grounds of form and character/overdevelopment.

**REASONS FOR REFERRAL TO COMMITTEE**

At the request of Cllr V Gay due to public concern regarding application.

## TOWN COUNCIL

North Walsham Town Council - Objection. Design of extension will have a detrimental effect on the amenity of neighbouring property. Materials are not consistent with buildings in the area.

## REPRESENTATIONS

Three objections received. The issues raised are summarised below:

- Contrary to a number of Development Plan policies.
- Large urban utilitarian and unsightly warehouse-like extension.
- Not appropriate in the landscape.
- House has previously been vastly extended and represent overdevelopment in a tightly constrained plot
- Dwelling would look squashed in width/length with considerable depth as a result of extension.
- Detrimental to the form and character of the area.
- Would result in loss of privacy, overshadowing, loss of light and will be overbearing. Would fail to meet the basic amenity criteria in North Norfolk Design Guide.
- Unattractive with grey cladding and roof material being visually imposing.
- Reduced amenity land associated with property.
- Will impede the growth of the copper beech tree.
- Insufficient parking provision and will cause parking on main road.
- Not required or essential to meet housing targets.
- Will result in possible disruption from builders/developers.

## CONSULTATIONS

Norfolk County Council (Highway) - No objection subject to condition. Is much more satisfactory than previous application.

Landscape Officer - 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.

## POLICIES

National Planning Policy Framework (NPPF):

Section 5 – Delivering a sufficient supply of homes  
Section 12 - Achieving well-designed places

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk  
SS 3 - Housing  
SS 10 - North Walsham  
EN 4 - Design  
CT 5 - The transport impact of new development  
CT 6 - Parking provision

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design
3. Amenity
4. Highway impact

APPRAISAL

1. Principle (Policy SS 3)

The property subject of this application lies within the designated Residential policy area of North Walsham as defined under Policy SS 3 of the adopted North Norfolk Core Strategy where alterations and extensions to existing dwellings, as well as the creation of new dwellings, is acceptable in principle.

2. Design (Policy EN 4)

The existing property was the subject of a similar application received in 2018 which proposed to subdivide the property to three dwellings. That application was refused at Development Committee in line with the officer recommendation, due to overdevelopment of the site resulting in a cramped form of development, and not being in conformity with the form and character of the locality.

The current application proposes the subdivision of the property to two dwellings, resulting in a much less cramped form of development and a sensible subdivision of the rear garden, which is now acceptable in terms of the overall form and character of the locality. Both gardens would be acceptable in size to serve the properties.

The external alterations to the front of the property are an attempt to modernise its appearance, along with the addition of a contemporary single-storey 6m long rear extension on the proposed bungalow to create additional floor area. In general, the alterations to the main property are considered to be acceptable. The contemporary extension, although a little unusual in design, is also acceptable with the roof material proposed not being wholly out of keeping with the existing dark tiled roof of the main dwelling. The grey walls would further reflect the grey cladding to be added to the front of the property (final precise details of materials can be conditioned). There are no material planning reasons to resist a more contemporary approach, further noting that the single-storey extension would be relatively

low in height, sensibly positioned, and on the rear of the property, therefore out of sight from the public domain. Furthermore, the property lies outside of the Conservation Area.

As such, the design is considered to be acceptable under Policy EN 4.

### 3. Amenity (Policy EN 4)

The proposed extension is single-storey only, as well as being slightly lower in height than the proposed new bungalow. It would further maintain a gap to the eastern boundary with the neighbouring property. Rooflights are proposed along the east-facing roofslope of the bungalow but these would be high level. As such, it is not considered that the extension would result in any significant loss of light or privacy, nor would have an overbearing impact upon the neighbouring property. Furthermore, the modern design approach is acceptable and not considered to be overly imposing. As such, in terms of amenity, the proposed development complies with the requirements of Policy EN 4.

### 4. Highway impact (Policies CT 5 and CT 6)

Adequate levels of on-site parking can be provided to meet the Council's required parking spaces (2 spaces for the two-bedroom bungalow and a minimum of 3 spaces for the five-bedroom house). The Highway Authority have not objected to the proposed plans and have commented that the arrangements are more satisfactory than those proposed under the previously refused application. As such, it is considered that the application is compliant with the requirements of Policies CT 5 and CT 6.

### 5. Conclusion

Overall, the proposed subdivision is far better than that proposed under the previously refused application. The result is a much less cramped form of development, a better parking arrangement and is acceptable in terms of design and amenity.

### **RECOMMENDATION:**

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

- Time limit for implementation
- Constructed in accordance with the approved plans
- Details of materials to be submitted and approved
- Development to be carried out in accordance with submitted arboricultural report
- Protection of trees on site for five years
- Provision of parking/turning areas (prior to first occupation)

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