

WEYBOURNE - PF/21/0567 – Extensions to side and rear; replacement roof with raised ridge height; external alterations; The Seahouse, Temple Drive, Weybourne, Holt, Norfolk, NR25 7ET

Householder application

Target Date: 29th July 2021

Case Officer: Bruno Fraga Da Costa

Full Planning Permission

CONSTRAINTS

Settlement Boundary

Residential Area

Area of Outstanding Natural Beauty

Landscape Character Area – Coastal Shelf

Sheringham Park

PLANNING HISTORY

PF/88/1773 – To replace flat roof with pitched tiled roof – Approved 06.09.1988

PF/85/0308 – Extension to dining room area – Approved 29.03.1985

PF/84/1165 – Bedroom extension – Approved 24.08.1984

THE APPLICATION

The proposed development would comprise of extensions to the side and rear of the existing dwelling, a replacement roof incorporating a raised ridge height, and further external alterations to glazing, fenestration and materials.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr. Victoria Holliday – the proposal is contrary to policies HO8, EN1, EN4, and paragraph 125 of the NPPF.

PARISH COUNCIL

Weybourne Parish Council – object on the grounds of overdevelopment of the area, change of character, close to the Marlpit which is a site of special scientific interest, potential to wildlife and habitat damage and non-compliant with the dark skies agreement.

REPRESENTATIONS

One letter of objection to the proposal on the following grounds:

- The proposal would result in an oppressive/overbearing and out of scale addition.

One further representation raised the following comments:

- Drainage, water run-off and noise disturbance.

- damage to the rights of way to access the neighbouring properties.

CONSULTATIONS

Norfolk Coast Partnership – object to the application due to concerns over the levels of glazing on the east and south elevation, the roof lights, and the impact this will have on dark skies/he AONB.

County Council Highways – no objection.

Landscape Officer – no objection subject to conditions.

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

SS3 – Housing

EN1 – Norfolk Coast Area of Outstanding Natural Beauty and The Broads

EN2 – Protection and Enhancement of Landscape and Settlement Character

EN4 – Design

EN9 – Biodiversity & Geology

CT5 – The Transport Impact of New Development

CT6 – Parking Provision

National Planning Policy Framework (NPPF):

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design
3. Amenity
4. Biodiversity
5. Landscape impact
6. Highway impact/parking

7. Other matters

APPRAISAL

1. Principle (Policies SS1 and SS3)

The application site is situated in Weybourne, which is defined as a Coastal Service Village under policy SS 1 of the adopted North Norfolk Core Strategy, and within the designated Residential Area as defined under policy SS3. Within this area, extensions to existing dwellings are permitted, and are subject to compliance with other relevant policies of the adopted plan.

2. Design (Policy EN4)

The proposed west elevation (front) would result in an increase in the ridge height and width of 1.3m and 1.65m respectively. The proposed east elevation (rear) would result in an increase in the ridge height and reduction in width of 0.85m and 0.5m respectively. The proposed north elevation would comprise of minor alterations to the fenestration in order to provide sunlight to the proposed bedroom/study, bathroom, and utility room that replaces the existing garage. In addition, a single storey extension to the south elevation is proposed measuring 4.50m in length, 5.6m in width and 5.45m in height, along with other external alterations such as the increase in glazing and alterations to existing fenestration and materials.

Concerns over the design and overdevelopment of the site have been raised. The existing dwelling has a footprint of approx. 152sqm, with the proposed extensions resulting in an increase in footprint of approx. 54sqm. Furthermore, it is proposed to convert the loft space into habitable accommodation to allow 1 additional bedroom and 2 bathrooms. On balance, given the modest increase in scale, footprint, and height of the proposal in contrast with the existing dwelling, it is considered that the proposed works would not represent overdevelopment, with the property fitting comfortably within the sizeable plot, and not giving rise to significant design concerns. On this basis, the proposed development is considered to be compliant with policy EN4.

3. Amenity (Policy EN4)

The property boundary to the north and south comprises of 2 metre high timber fencing. To the east, woodland screens the site from the surrounding area. To the west, the property is separated from Weybourne Hall Park by Temple Drive.

The proposed north elevation comprises of small openings that would lie approx. 1.5m from the existing boundary fence and 4.2m from the neighbouring dwelling. The proposed dual-pitch extension on the south elevation would lie 1.75m from the boundary fence and 3.3m from the neighbouring dwelling. The proposed glazing that faces the dwellings to the north and south is of a relatively modest scale and at ground floor level. On balance, by virtue of the existing boundary treatments and modest scale and location of the proposed glazing in relation to neighbouring dwellings, it is considered that the proposed development would not give rise to a significantly detrimental impact upon the residential amenity of neighbouring dwellings. As such, the proposal development complies with policy EN4.

4. Biodiversity (Policy EN9)

Given that there is the potential for protected species (bats/nesting birds) to be present and affected by the development, a preliminary roost appraisal has been submitted with the application. Furthermore, due to clearance of the garden area and movement of machinery and materials across the site, concerns have been raised in relation to two large pine trees located at the front of the dwelling. As such, a Tree Protection Plan and method for ground protection during demolition and construction has been provided.

The Landscape Officer has assessed the information submitted with the application and has considered that the development is unlikely to result in an offence to protected species. To ensure that the development results in a net gain for biodiversity, a condition is recommended to secure biodiversity enhancement measures. Furthermore, the inclusion of a pre-commencement condition is considered proportionate to ensure that a scheme for the protection of the remaining trees has been implemented in full accordance with the Tree Protection Plan and ground protection during demolition and construction.

On this basis, it is considered that the proposed development complies with policy EN9.

5. Landscape impact (Policies EN1 and EN2)

The proposal is situated within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), of which dark night skies are stated as one of the defined special qualities, in important in respect of the setting of Sheringham Park. In addition, the Landscape Character Assessment (LCA) 2021, defines the area as Coastal Shelf.

The dwelling is located within a consolidated residential area with dwellings to the north and south, neighbouring woodland and Weybourne Hall Park to the west. As such, given the site's location and the proposed modest scale of the development, it is considered that the proposal would not detract from the special qualities of the AONB or the surrounding landscape.

Concerns have been raised in relation to the levels of glazing on the east and south elevations, the roof lights and the resultant impact this may have on dark skies. As a result of these concerns, the number of roof lights on the south-facing roof slope has been reduced (over bedroom 1, originally being served by 6 rooflights but now only 2). In relation to the levels of glazing on the east and south elevations, it is considered that given that much of the glazing is located along the ground floor, with only a modest additional amount on the first floor, and would be partially shielded by existing boundary treatments and woodland, it would not give rise to a significantly detrimental effect in regards to light pollution.

With the additional control of further external lighting through condition, it is considered that, on balance, the proposed development is compliant with policies EN1 and EN2.

6. Highway impact/parking (Policies CT5 and CT6)

The proposed development would result in an increase in the number of bedrooms from four to five. The existing concrete and gravel drive would provide adequate parking provision for three cars, in line with the minimum car parking requirements under Policy CT 6. No objections have been raised by the Highway Officer in respect of access or parking arrangements.

As such, it is considered that the proposed development complies with policies CT5 and CT6.

7. Other matters

Matters of drainage and water run-off have been raised. Given the minimal increase in footprint of the property, it is not considered that the proposed development would give rise to any significant drainage issues. In respect of noise disturbance relating to building works this is not a materials planning consideration. Matters relating to the privately owned road and vehicular damage are civil in nature and again cannot be afforded any material weight.

8. Conclusion

The development is considered to be in accordance with the requirements of the Development Plan. There are no material considerations that indicate the application should be determined otherwise. Approval is therefore recommended subject to conditions.

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 Assistant Director for Planning:

- Time limit for implementation
- Accordance with approved plans
- Materials to be agreed
- Measure to be installed as per Tree Protection Plan/ground protection
- Ecological mitigation and enhancement measures
- Prior agreement of any external lighting