

SALTHOUSE - PF/21/0666 – Single storey rear extension to replace conservatory; vertical timber cladding over brickwork on rear elevation; door opening in north elevation of dwelling; external alterations to semi-detached garage including rooflight and flue (part retrospective); 1 Bloomstiles, Salthouse, Holt, Norfolk, NR25 7XJ

Householder application

Target Date: 26th August 2021

Case Officer: Bruno Fraga Da Costa

Full Planning Permission

CONSTRAINTS

Countryside

Conservation Area

Area of Outstanding Natural Beauty

Landscape Character Area – Rolling Heath and Arable

RELEVANT PLANNING HISTORY

PF/20/2390 – Alterations and extensions to dwelling including first floor corner window, bay window and roof terrace to east elevation; single storey extension to west elevation following removal of conservatory; detached outbuilding to side; new windows doors and rooflights to garage; car port to side of garage – Application Withdrawn 12/02/2021

PF/05/1664 – Retention of rear conservatory – Approved 02/12/2005

PF/98/0832 – Erection of two-storey side extension – Approved 27/07/1998

THE APPLICATION

The proposed development would comprise of single storey rear extension to replace conservatory; vertical timber cladding over brickwork on rear elevation; door opening in north elevation of dwelling; external alterations to semi-detached garage including rooflight and flue (part retrospective).

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr. Victoria Holliday – the proposal is contrary to Policies EN1, EN2, and EN4.

PARISH COUNCIL

Salthouse Parish Council – no response.

REPRESENTATIONS

Seven letters of objection to the proposal on the following grounds:

- The proposed black cladding on the east elevation and larch cladding to the sunroom are out of keeping with neighbouring dwellings;

- The increase in the size and height of the proposed sunroom and conversion of the garage constitutes overdevelopment. In addition, the sunroom would be far more prominent – it would dominate the eastern side of the property;
- Objection to the replacement of the garage door with a pedestrian doorway and glazed window;
- The sunroom window would give rise to overlooking effects to the two bedrooms on the south of 37 Cross Street;
- The use of the garage as a potential annex or additional residential accommodation would give rise to noise and light nuisances, which will impact on our property and neighbouring properties during unsociable hours;
- The glazing on the rear elevation and roof lights proposed for the sunroom and garage will result in an increase in light pollution, which is contrary to the “dark skies” qualities of the AONB;
- The conversion of the garage to office space is considered to be a separate dwelling, which would increase occupancy from three to four bedrooms in the property and would result in the need for additional parking.

CONSULTATIONS

Conservation and Design Officer – there are no sustainable Conservation & Design objections to this application.

Landscape Officer – the west elevation remains in keeping with other dwellings within the cul de sac and has a neutral wider impact on the street scene. The glazing has also been reduced both on the west and east elevations, therefore, reducing the potential increase in light spill. Given that the black finish has been amended to natural larch, this will assist in assimilating these additional features into the immediate setting of the dwelling.

Highways Officer – whilst there may be a loss of garaging as part of this proposal, given the site is unadopted, it is difficult to substantiate an objection on this matter alone, given the existing internal subdivision.

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

SS2 – Development in the Countryside

HO8 – House Extensions and Replacement Dwellings in the Countryside

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

EN2 – Protection and Enhancement of Landscape and Settlement Character

EN4 – Design

EN8 – Protecting and Enhancing the Historic Environment

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

Section 16 – Conserving and enhancing the historic environment

MAIN ISSUES FOR CONSIDERATION

1. Principle
2. Design
3. Amenity
4. Heritage
5. Landscape impact
6. Highway impact/parking
7. Other matters

APPRAISAL

1. Principle (Policies SS1, SS2 and HO8)

The application site is situated in Salthouse, which is defined as Countryside under Policies SS1 and SS2 of the adopted North Norfolk Core Strategy. Within this area, extensions to existing dwellings are permitted, and are subject to compliance with other relevant policies of the adopted plan.

The dwelling lies within a consolidated residential development and the proposed scheme is considered subordinate and compatible with the host dwelling. As such, it is considered the proposal would not result in a disproportionately large increase in the scale of the original dwelling and would not materially increase the impact of the dwelling on the appearance of the surrounding countryside. Therefore, it complies with Policy HO8.

2. Design (Policy EN4)

Concerns have been raised that the proposed black cladding on the east elevation and larch cladding to the sunroom are out of keeping with neighbouring dwellings. The proposed black cladding on the east elevation of the dwelling has been replaced with larch timber cladding.

As such, both the proposed east elevation and sunroom will have the same material, which as per paragraph 10.3.2 of the North Norfolk Design Guide – Supplementary Document are occasionally appropriate in Conservation Areas. Therefore, given the proposed cladding will go through a weathering process, in which the material will silver in time, it will therefore be compatible with the colour palette of existing dwellings within the housing development.

The proposed sunroom measures 6m x 4m x 3m in length, width, and height resulting in a footprint of approximately 24sqm. There is an existing boundary wall measuring 1.8m in height that screens the development from the surrounding area. As such, by virtue of the existing boundary wall, marginal increase in the width by 700mm and reduction in height by 300mm of the proposed sunroom in relation to the former conservatory, it is considered that the proposal would be screened from the surrounding area and as such would not give rise to significant design concerns.

The replacement of the garage doors with a pedestrian doorway and glazed window would not give rise to significant detrimental effects to external appearance of the development. As such, they are considered acceptable.

On this basis, the proposal is considered compliant with Policy EN4.

3. Amenity (Policy EN4)

The proposed sunroom window is located 17.50m south of the two bedroom windows of No. 37 Cross Street. As such, it is considered the proposal would not give rise to significant detrimental effects to the residential amenity of neighbouring occupiers. Therefore, it complies with Policy EN4.

4. Heritage (Policy EN8)

The dwelling is located in Salthouse Conservation Area, which is a designated heritage asset and is therefore afforded protection under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. As a result, the Conservation and Design Officer has assessed the proposal and does not sustain an objection to the application. The proposed development would not result in harm to the character and setting of the Conservation Area. As such, it is considered the proposal complies with Policy EN8.

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 addition, the Landscape Character Assessment (LCA) 2021 defines the area as Coastal Shelf.

Concerns have been raised that the proposed glazing on the rear elevation and roof lights proposed for the sunroom and garage will result in an increase in light pollution, which is contrary to the “dark skies” qualities of the AONB. The Landscape Officer has been consulted and is of the opinion that the glazing has been reduced both on the west and east elevations in relation to application ref. PF/20/2390 which has been withdrawn, therefore, reducing the potential increase in light spill. In addition, the previously existing conservatory was extensively glazed and would have resulted in light emission, perhaps more so than that

now proposed. Furthermore, an external lighting condition will be appended to the decision notice.

In terms of appearance, the west elevation remains in keeping with other dwellings within the cul de sac and has a neutral wider impact on the street scene. Finally, given that the black finish has been amended to natural larch, this will assist in assimilating these additional features into the immediate setting of the dwelling. Therefore, it is considered the proposal complies with Policy EN1 and EN2.

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

Concerns have been raised that the conversion of the garage to office space is considered to be a separate dwelling, which would increase occupancy from three to four bedrooms in the property and would result in the need for additional parking.

The proposal would not result in the increase in the number of bedrooms. There is an existing concrete parking area in front of the garage, which would provide adequate parking provision for two cars, in line with the minimum car parking requirements under Policy CT6. The Highway Officer in respect of access or parking arrangements has raised no objections. As such, it is considered that the proposed development complies with policies CT5 and CT6.

7. Other matters

Concerns have been raised that the use of the garage as a potential annexe or additional residential accommodation would give rise to noise and light nuisance, which will affect neighbouring properties during unsociable hours. In this instance, if any issues arise that constitute a statutory nuisance these should be reported to Environmental Health. Notwithstanding this, it is not considered that the proposed development would give rise to any significant issues.

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 - Planning:

- Time limit for implementation
- Accordance with approved plans
- Materials to be in accordance with submitted details
- Prior agreement of external lighting