

CROMER – PF/21/1049 – Replacement windows and doors, 15A Cliff Road, for Mrs Debra Fitchett

- Target Date: 20th July 2021

Case Officer: Miss J Hodgkin

Householder application

RELEVANT SITE CONSTRAINTS

Agricultural Land Classification: Urban

Areas Susceptible to Groundwater SFRA – Classification: <25%

Conservation Area

Landscape Character Area – Description: Coastal Shelf

Residential Area

Settlement Boundary

RELEVANT PLANNING HISTORY

IS1/21/0407: Replace single glazed wooden casement windows and French doors with double glazed UPVC flush casement windows of similar type to existing.

Advice Given (for pre-apps)

THE APPLICATION

This application seeks permission to replace the existing wooden single glazed and upvc windows with upvc flush casement windows and to replace the existing upvc doors.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Councillor E Spagnola due to concerns regarding the potential that both the approved and unapproved use of upvc windows on buildings within the Cromer Conservation area is having a cumulative, detrimental impact on the significance of the designation.

PARISH/TOWN COUNCIL

Cromer Town Council: Objection - not appropriate replacement materials in conservation area, contrary to Policy EN 8.

CONSULTATIONS

Conservation & Design: are not able to sustain an objection to the application.

REPRESENTATIONS

None received.

POLICIES

North Norfolk Core Strategy (Adopted September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 3 - Housing

EN 4 - Design

EN 8 - Protecting and enhancing the historic environment

National Planning Policy Framework (NPPF):

Section 4 - Decision-making

Section 12 - Achieving well-designed places

Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Documents

Cromer Conservation Area Character Appraisal and Management Proposals (adopted November 2012)

MAIN ISSUES FOR CONSIDERATION

1. Principle of development
2. Design and visual impact on the Heritage Asset
3. Residential amenity

APPRAISAL

1) Principle of Development

The application site lies within a defined residential area of Cromer, a Primary Settlement, where alterations to dwellings are acceptable in principle subject to compliance with all relevant Core Strategy policies. The site is also within the Cromer Conservation Area, where development is expected to preserve and enhance the character and appearance of the area. The building is not listed.

2) Design and Impact on the Heritage Asset

The existing windows comprise a mixture of wooden single-glazed casement windows and low quality upvc double glazed units of differing styles (that appear to have been installed over a period of time). The proposed replacements would be upvc flush casement windows replicating the original design as closely as possible. Additionally, it is proposed to replace the existing upvc doors with upvc doors and a composite entrance door that are more appropriate in design to the age and style of the property.

Sufficient details have been provided to demonstrate that the proposed windows would closely replicate the existing windows as far as practically possible. Furthermore, the building is not listed, the proposed replacement windows and door will not face Cliff Avenue and there is a precedent for the use of uPVC windows in the vicinity. For those reasons, Conservation & Design are unable to sustain an objection to the application.

It is considered that the proposal would not constitute an unacceptable level of harm to either the character and appearance of the building or the Cromer Conservation Area. The proposal would also have some benefits as it would unify the windows from the current mixture of wooden and low quality UPVC windows and would replace the existing low quality UPVC entrance door with one more consistent in style to the original age of the property. Therefore, on balance, the proposal is considered to comply with Core Strategy Policies EN 4 and EN8, and Sections 12 and 16 of the NPPF.

3) Residential Amenity

With regard to privacy, as the proposed windows are purely replacements of the existing windows, with no new openings being created, the proposal would not alter the current

relationship with neighbouring dwellings. As such the proposal would not impact on residential amenity and is compliant with Policy EN4.

RECOMMENDATION:

APPROVAL, subject to conditions to cover the matters listed below, and any others considered necessary by the:

1. Time limit for implementation
2. Development to be carried out in accordance with submitted details and specifications
3. Materials for the proposed development to be in accordance with details submitted as part of the application.

Final wording of the conditions to be delegated to the Assistant Director – Planning.

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.