

HOVETON - PF/20/1811 - Construction of three bay car port with room within roofspace to front of dwelling for Mr and Mrs Williams.

Minor Development

- Target Date: 29 July 2021

Case Officer: Mr R Arguile

Full Planning Permission

RELEVANT CONSTRAINTS

- Settlement Boundary LDF
- Residential Area LDF
- Landscape Character Area
- Areas Susceptible to Groundwater SFRA

RELEVANT PLANNING HISTORY

PF/15/1887: Erection of single-storey and first floor side extensions and detached double car-port
Approved 16/02/2016

PF/18/2239: Erection of detached one and a half-storey dwelling; detached garage to serve existing dwelling (Holmwood)
Refused 07/02/2019

PF/20/1171: Construction of triple bay cart shed garage with store/home office over in place of approved car port under PF/15/1887
Refused 11/09/2020

This was refused on the grounds of the size and scale of the building and its lack of information regarding tree protection measures. The full reasons for refusal were as follows:

- 1. The proposed development would result in an inappropriate form of residential development due to its size, scale and massing within the front garden of 'Holmwood' with the potential for overlooking into the neighbouring property. The proposal would result in an unsympathetic and dominant form of development and would fail to preserve or enhance the form and character of the area, and would have a significant detrimental impact upon the appearance of the street scene as well as leading to overlooking and loss of privacy to the neighbouring property. The proposal, therefore, fails to comply with Policy EN 4 of the adopted North Norfolk Core Strategy (2008)*
- 2. Insufficient information has been submitted to demonstrate whether or not the trees and hedges would be impacted by the proposed development. As a result, the proposal fails to comply with Policy EN 4 of the adopted North Norfolk Core Strategy (2008)*

THE APPLICATION

The application seeks permission to erect a three bay cart open fronted shed open to the front of the dwelling. Within the roofspace of the building there would be a home office, accessed by internal stairs.

Amended plans have been received which reduce the height, scale and massing of the proposed building from that which was originally submitted.

The building is to be set on a brick plinth and clad in vertical stained timber cladding or composite cladding. It is to be roofed in pantiles to match the main dwelling.

A two bay cart shed with a footprint of 6m x 6m was granted under PF/15/1887. Works for this structure have not been started but the works to the host dwelling have been completed. The proposed building would be a replacement for the approved cart shed.

The building would be set back 21m from Tunstead Road and concealed by two Oak trees from this view.

REASONS FOR REFERRAL TO COMMITTEE

At the request of Cllr Dixon who considers the reduction in volume of the building and the reduction of 1 of 3 roof windows and the enclosing of the staircase (which adds to the volume) falls way short of that necessary to overcome the substantial reasons for the refusal of planning application PF/20/1171. Accordingly, those refusal reasons are still very relevant to this application.

PARISH/TOWN COUNCIL

Hoveton Parish Council: objects with concerns about the overdevelopment of this site. The PC feels that the proposed structure is too large and is unsuitable for this site, and that it is out of character with local residential development in this location.

REPRESENTATIONS

Six letters of objection received on the following grounds. The application was re-publicised following the receipt of amended plans. The comments remained unchanged following this.

- Size, scale and massing of the building
- Precedent for further development along Tunstead Road
- Privacy concerns from the window facing 'Halfacre'
- Not in keeping with the character of the area and street scene

CONSULTATIONS

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

North Norfolk Core Strategy (September 2008):

Policy SS 1 - Spatial Strategy for North Norfolk

Policy SS 3 - Housing

Policy SS 10 - Hoveton

Policy EN 2 - Protection and Enhancement of Landscape and Settlement Character

Policy EN 4 - Design

Policy CT 5 - The Transport Impact of New Development

Policy CT 6 - Parking Provision

National Planning Policy Framework (NPPF):

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 12 - Achieving well-designed places

MAIN ISSUES FOR CONSIDERATION

- Principle of development
- Design
- Amenity
- Trees
- Landscape
- Highways and Parking

APPRAISAL

Principle

The site lies within the development boundary of Hoveton, designated a 'Secondary Settlement'. It also lies within area designated 'Residential Area' covered by Policy SS 3. This allows for appropriate residential development. The proposal for a detached cart shed structure and home office would be considered appropriate in this location being an ancillary building on an established residential plot. On that basis it is considered that the proposal is acceptable in principle under Policies SS 1, SS 3 and SS 10 of the Core Strategy.

Character and Appearance of the area

The design of the proposal is a three bay cart shed with a home office within the roof. It is approximately 5.6m in height and 10m in length, whereas the car part approved under the 2015 and which could still be built, was 6m long with the same gable width (6m) as the proposed building. An internal staircase will be accessible from the front of the building. The building has been reduced in height so that it is of a similar height to the garage at the neighbouring property ('The Acorns'), to the north. This neighbouring garage has two bays and is brick built garage measuring approximately 4.75m in height.

The proposed building will be situated 2m away from the boundary of 'Halfacre' the property to the south so as to minimise any potential overshadowing. The proposal will also include two rooflights in the northern elevation. A small window on each end of the building will be included with the one facing west, and facing 'Holmwood' and 'Halfacre' obscured glazed. In terms of materials, the roof would have pantiles matching those of the host dwelling, with the walls clad in either composite cladding or stained timber, either of which would be considered appropriate.

The use of the first floor of the building as an ancillary home office is also considered acceptable, noting the increased use of home working since the Covid pandemic. It is recommended that a condition is included restricting the use to purposes incidental to the residential use of the dwelling.

The dwelling is on a large plot with considerable land at both the front and the rear. The proposed building would be set back approximately between 21m from the road at its closest point, being the gable end. The siting of the building is approximately in line with and has a similar relationship to that of the garage to the front of The Acorns to the north

With regard to the changes following the previous refusal the height of the building has been reduced and the stairs have been integrated into the design. A rooflight has also been removed from the previously refused design. The tree protection measures have also been submitted and are considered acceptable.

It is considered that given its siting, size as amended, and appearance, the proposal is on balance, acceptable in terms of Policy EN 4.

Amenity

The proposed building would be sited 2m from the common boundary and approximately 11m from the front elevation of Halfacre. However, with both the existing boundary vegetation and the window on the gable end being obscured glazed, it is considered that the proposal would not result in any significant overlooking or overshadowing impacts'. It is considered that on balance, the proposal is acceptable in terms of policy EN 4 in regards to amenity

Trees

A Tree Protection Plan has been submitted. This ensures all trees set to be retained (the two mature Oaks at the front of the property), will be adequately protected throughout the course of development. Subject to the imposition of appropriate conditions, the proposal is considered to be acceptable in terms of Core Strategy Policies EN 2 and EN 4.

Landscape

The Landscape Officer has not raised an objection to the proposal. The site is secluded and bounded by mature screening, set back from the roadside with a neighbouring property having a garage of similar height. Given the reduction in size and scale of the building, it is not considered that it will have a significantly detrimental impact upon the surrounding landscape, and should not appear out of context with the surrounding area. As such, the proposal is considered to comply with Policy EN 2 of the Core Strategy.

Highways and Parking

There would be no change in parking or travel to and from site. The Highway Authority were consulted on the previous application and had no objection. As the parking arrangements are the same for this application, it is considered that the parking and transport impact of the proposal is acceptable under Policies CT 5 and CT 6.

Precedent

There is concern following the representations that the approval of this application would set a precedent for this type of building along Tunstead Road. There is already one existing garage at the front of the neighbouring property, constructed in brick. This application is considered on its own merits. Whilst it is acknowledged this could be considered as setting a precedent, this is not considered to be a material planning consideration with significant weight in the determination of this application. Consideration cannot be given to what might or might not be submitted in the future.

Conclusion

The proposal is considered to be acceptable in terms of its principle, design, effect on the character and appearance of the area, parking, trees, landscape, and is recommended for approval subject to the imposition of appropriate conditions.

RECOMMENDATION - APPROVAL

Approve subject to conditions relating to the following:

- Time limit for implementation
- Approved plans
- Materials to be as submitted on the approved plan
- Development not to commence until the tree protection measures are in place and maintained during construction.
- Restricting the use of the building

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director for Planning