

<b>Parish:</b>	<b>Thornham</b>	
<b>Proposal:</b>	<b>Erection of 2 no. detached two storey dwellings, new shared vehicular access and boundary treatments</b>	
<b>Location:</b>	<b>Coach House High Street Thornham Hunstanton</b>	
<b>Applicant:</b>	<b>The Abbey Group (Cambridgeshire) Limited</b>	
<b>Case No:</b>	<b>17/00113/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination: 27 March 2017</b>

**Reason for Referral to Planning Committee** – The views of Thornham Parish Council is contrary to the Officer recommendation.

### **Case Summary**

The application site is within the defined development boundary for Thornham. Thornham is a “Rural village” in accordance with Policy CS02 of the Local Development Framework Core Strategy 2011.

The site is also contained within the Conservation Area and an Area of Outstanding Natural Beauty and forms part of an extended garden area to The Coach House.

The proposal seeks consent for 2 detached dwellings in this extended garden area.

### **Key Issues**

Principle of Development  
Impact upon Designated Heritage Assets  
Impact upon Residential Amenity  
Impact upon Highway Safety  
Protected Species  
Arboricultural Implications  
Other Material Considerations

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application site lies within the development boundary of Thornham. Thornham is classified as a Rural Village in accordance with Policy CS02 of the Core Strategy.

The site is also contained within the Conservation Area and North Norfolk Coast AONB. The site is 0.127ha in size, and is on the northern side of High Street set back behind a wall,  
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substantial hedging and trees and is the garden area of The Coach House. The Coach House being a 1 ½ dwelling constructed from red brick, pantile and flint.

Development on the northern side of High Street comprises of residential properties setback behind established walls and hedging. The dwellings are mainly two storey in form and are constructed chalk/flint with red brick quoin detailing, header and cill treatments.

The proposal seeks consent for the erection of 2 detached dwellings in the garden area to The Coach House. The 2 properties will be served by a shared access driveway following the setting back of the wall that fronts high street and the replanting of the hedging that setback behind the realigned wall. A significant tree on the roadside frontage will be retained.

The proposed properties will be two storey and constructed from chalk, with a parapet roof detailing, brick quoin detailing and red brick cill and header treatments. Plot 1 is adjacent to the western boundary (The Gables – also owned by the applicant) and Plot 2 is adjacent to the eastern boundary (The Coach House – also owned by the applicant). Parking is provided to NCC parking standards.

## **SUPPORTING CASE**

The application has been supported by a Design and Heritage Statement which is summarised as follows:-

- The application site is around 0.12 hectares in size and is used as garden land for The Coach House and to a lesser extent The Gables.
- The site contains a number of trees together with a stone clunch and brick wall which fronts onto High Street. There are no existing buildings on the site and the existing access to the site is from that which serves The Coach House.
- The proposal is for 2 detached dwellings with a new shared access from High Street.
- In order to achieve suitable access, it would require the removal and relocation of the southern boundary wall. This will result in the loss of planting but replacement planting would be provided in the new development.
- 5 bedroom properties would be provided each with its own dedicated parking spaces. The private rear gardens would be 15m in depth.
- The Conservation Area Character statement identifies the area in which the site is contained, “High Street from the former school to The Castle” of note with relevance to this site the Statement identifies that on the north side of High Street, and the houses are largely hidden behind a continuous wall which is interrupted by modern gateways.
- The nearest listed buildings are – Thornham Cottage and Ilex House (Grade II) and Solana (Grade II). Thornham Cottage and Ilex House are situated around 40m to the south-east of the site. Thornham Cottage and Ilex house used to be one property; these properties are screened from the road and footpath via mature trees.
- Salana (listed as Thornham County Primary School) is situated around 45m to the east of the application site. There is an intervene building between the application site and the listed building.
- The dwellings are to be no higher than the existing buildings within the road. The proposed houses are similarly considered to be in keeping with the character of the area and they would certainly be no larger than other nearby dwellings.
- The layout has had regard to the proximity of nearby buildings and existing screening. The layout seeks to ensure that the dwellings are staggered between The Gables and The Coach House.

- The development will not have an unacceptable impact upon the trees here as shown in the Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement.
- The appearance of the development has been considered with due regard to materials which are present within the local environment. A mixture of red brick, clunch and red pantiles are proposed. Window and door details are capable of being finalised through condition.
- The development would see the creation of a new vehicular access point on to High Street. This would require the demolition of the existing wall to the south of the site and then its replacement in a position set back within the site. A new fence or boundary treatment would be required to separate the application site with The Coach House and to separate the plots.
- The access for pedestrians is freely available into the site; the dwellings are also to be constructed in a traditional manner which would mean that the finished floor level would be marginally above the current ground level.
- Scale and appearance of the dwellings are appropriate to the character of the Conservation Area, and would preserve the setting of the listed buildings.
- The proposal would be in line with policy DM2, conserves the beauty of the AONB, Policies CS01,06,07,08 and CS12 in terms of design and heritage impacts. Transport and parking issues compliant with CS11 and DM 12 and DM 17
- Impact upon neighbouring properties would be in line with policy DM15.

## PLANNING HISTORY

There is no recent relevant planning history for the site

## RESPONSE TO CONSULTATION

**Parish Council: OBJECTION** overdevelopment of the site and one would be better. Also raised concerns over access and parking and would be interested in NCC Highways issues.

**Highways Authority: NO OBJECTION** subject to conditions

**Natural England: NO OBJECTION** in terms of the impact upon statutory nature conservation sites.

**Environmental Quality – Health and Housing – Environmental Quality: NO OBJECTION**

**Arboricultural Officer: - NO OBJECTION** subject to conditions.

**Conservation Officer: - NO OBJECTION** subject to conditions

## REPRESENTATIONS

None received

## NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** – Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **PLANNING CONSIDERATIONS**

- The principle of development on this site;
- Impact upon the AONB;
- Design, character and appearance and Impact upon Heritage Assets;
- Impact upon Residential Amenity;
- Highway Issues;
- Arboricultural Issues
- Other Material Considerations.

### **Principle of Development**

The application site is located within the development boundary of Thornham, the Conservation Area of Thornham and an Area of Outstanding Natural Beauty (AONB).

Thornham is a "Rural Village" as defined by CS02 where limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services in accordance with Policy CS06 Development in rural areas.

The proposal seeks full planning permission for 2 detached dwellings in the garden area of Coach House, which is considered to be a scale of development that can be accommodated within Thornham and the proposal could be supported.

## **Impact upon the AONB**

The site is also within an Area of Outstanding Natural Beauty (AONB).

The NPPF, specifically paragraph 115, states that: "Great weight should be given to conserving landscape and scenic beauty in National Parks, the Boards and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty."

The site is within the village settlement boundary and is surrounded by existing development of similar heights on all sides. The development will fit in amongst the existing built form without harm to the character of the AONB.

## **Design, character and impact upon designated heritage assets**

The Conservation Area comprises of chalk and red brick houses and low level walls. Set behind these walls are substantial trees on both the application site and the site opposite. These trees act to funnel views in and out of the area.

The Thornham Conservation Area Character Statement states "The main part of the village comprises High Street, which changes frequently, so that the eye is always held by buildings or walls at different angles, giving the space between buildings an enclosed urban quality". The application site is contained in the part of the Conservation Area referred to as the section of "High Street from the former school to The castle" the Conservation Area Character Statement states in relation to this section particular area that "The road now bends slightly and the built up village gives way to houses, varying in size and set in substantial grounds. On the north side these are largely hidden behind a continuous high wall, interrupted by modern gateways".

The houses are set back from the street scene and are two storey in scale on large plots.

This site is screened from the Conservation Area by substantial hedging and trees and only when passing by heading in an easterly direction can the site be seen. The site comprises garden land to the Coach House; the Coach House is constructed from knapped flint, red brick with orange single roman pantiles. Access to the site is through the garden area of the Coach House. The site contains a summerhouse and shed and is enclosed by fencing along the northern boundary; a wall and hedging along the western boundary and a wall with hedging and trees are on the southern boundary (roadside).

The proposal seeks consent for the erection of two 2 storey dwellings.

Both dwellings will have brick quoin detailing and chalkstone walls, parapet roofs and sunken dormers. Plot 1 is adjacent to the western boundary of the site and plot 2 is adjacent to the Coach House. The ridge heights of the properties are 8.6m, which compared to the Coach House is 0.11m taller and is the same height as the Gables, the neighbour to the west.

A new shared driveway will be provided to serve the two properties by creating an opening in the roadside frontage wall along with setting the wall back outside of visibility splay areas.

The houses will be sited back in the street scene behind the Gables to the west and screened by hedging on the roadside frontage.

The setting back of the houses in the street scene and screened behind hedging will also sustain the setting of Ilex House, a grade II listed building on the southern side of High Street.

The Conservation Officer has no objection to the proposal, subject to conditions.

The Parish Council considers that the proposal is an overdevelopment of the site and would be better suited to one property. However, the proposed subdivision would still leave the donor property and the two dwellings with adequate amenity space. The shared driveway arrangement is a form of development which is akin to the existing arrangement for The Coach House with Gardeners Cottage.

### **Impact upon Residential Amenity**

The National Planning Policy Framework, specifically paragraph 17, states that, in respect to neighbour amenity: "Planning should provide a good standard of amenity for all existing and future occupants of land and buildings".

Policy DM 15 of the Development Management Policies Document Plan states that, in respect to neighbour amenity: "Proposals will be assessed against a number of factors including: Overlooking, overbearing and overshadowing, noise, odour, air quality, light pollution, contamination, water quality and visual impact. Development that has a significant adverse impact on amenity of others ... will be refused".

The relationship between the proposed development and neighbouring properties has been examined. Consideration has been given to overlooking, overshadowing and overbearing issues.

There are no windows proposed in first floor west elevation of plot 1. Outlook from the windows on the rear elevation (north) of plot 1 look directly over fields to the north. The proposed property is to the east of The Gables by 6m, whilst this is a close relationship, plot 1 does not cause detrimental overbearing issues upon the enjoyment of this neighbour's property. There will be some overshadowing into the kitchen and en-suite windows of The Gables; however these are inhabitable rooms and the only rooms which have windows on the east elevation of the gables. Plot 2 is adjacent and forward of The Coach House. The Coach House has a bi-fold doors and windows in the west elevation that appear to be secondary window and doors to habitable rooms in that property. Outlook from the windows in the rear elevation of plot 2, will face directly north, with the patio area to the donor property (The Coach House) being shielded by a single storey projection to it.

Above all, it is considered that the scale, siting and layout of both plots 1 and 2 do not cause detrimental neighbour amenity issues.

### **Highway Issues**

The Parish Council have objected to the proposal on highways grounds and parking turning issues.

The Highways Officer initially commented that in order for the construction of 2 dwellings with frontage parking it needed to be served by a new means of access which would benefit from visibility splay in accordance with Manual for Streets for 85% at 30mph, following the removal and reconstruction of the frontage wall at a setback position.

The agent has accommodated these required alterations in Rev F of the submitted plans.

Conditions are attached accordingly.

## **Arboricultural Implications**

The site is contained within the Conservation Area and thus anything with a 75mm diameter will require consent to be removed. The trees that have been removed, evident from site visit, were under this diameter measurement.

Trees at the rear and front of the site are to be retained.

The Arboricultural Officer has no objection to the proposal subject to condition.

## **Other Material Considerations**

The proposal would be liable for Community Infrastructure Levy (CIL) payments at a rate of £60/m<sup>2</sup>.

The surface water drainage will be dealt with via soakaway and the foul water drainage will be via mains drains.

## **CONCLUSION**

Members will need to consider whether the proposed development is of an appropriate design, scale and layout for the site and locality, particularly with regards the duties in relation to development within a conservation area.

It is your officer's opinion that the principle of developing the site is acceptable and can accommodate 2 dwellings without appearing a cramped form of development. The character of the Conservation Area is sustained subject to conditions and there are no highways issues that remain outstanding.

The design of the properties, their scale and layout are not considered to cause any detrimental impact upon neighbour or visual amenity subject to conditions.

The proposal is therefore in accordance with the provisions of the National Planning Policy Framework and National Planning Practice Guidance and the relevant policies of the Local Development Framework Core Strategy and the Site Allocation and Development Management Policies Plan.

## **RECOMMENDATION:**

**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
  - Proposed Block & Location Plans dwg.no. 16/54/01 Rev F. dated 20th March 2017
  - Plot 1, Floor Plans and Elevations dwg no. 16/54/05 dated March 2017
  - Plot 2, Floor Plans and Elevations dwg no. 16/54/06 dated 20th March 2017

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding details received, prior to the commencement of development details of the windows and doors to be used in the construction of the property at a scale of 1:20 will be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these details.
- 3 Reason: In the interests of safeguarding the amenity of the Conservation Area.
- 4 Condition: No development shall commence on any external surface of the new dwellings until a sample panel of the materials to be used for the external surfaces of the dwellings hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 6 Condition: Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 6 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 7 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 7 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.



- 8 Condition: Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan in accordance with the highway specification drawing No: 16/54/01 Rev F in accordance with dwg. No. TRAD1. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 8 Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.
- 9 Condition: Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 9 Reason: In the interests of highway safety.
- 10 Condition: Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 10 Reason: In the interests of highway safety.
- 11 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 11 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
- 12 Condition: Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway improvement works as indicated on drawing no. 16/54/01 rev F have been submitted to and approved in writing by the Local Planning Authority. The agreed off-site highway improvement works shall be completed, prior to the first occupation of the dwellings hereby approved, to the written satisfaction of the Local Planning Authority.
- 12 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- This also needs to be a pre-commencement condition as these fundamental details need to be properly designed at the front end of the process.
- 13 Condition: The development hereby approved shall be carried out in accordance with the Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement by Richard Morrish Associates Ltd dated December 2016
- 13 Reason: In the interests of Visual Amenity

- 14 Condition: Notwithstanding details received, prior to the construction of the realigned wall as shown on 16/54/01 Rev F, a sample panel of the materials to be used in the realigned wall hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
  
- 14 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.