

## AGENDA ITEM NO: 8/2(h)

<b>Parish:</b>	Old Hunstanton	
<b>Proposal:</b>	Reserved Matters Application: Construction of two dwellings following demolition of existing dwelling	
<b>Location:</b>	Sonda-Del-Mar 7 Golf Course Road Old Hunstanton Norfolk	
<b>Applicant:</b>	Mr M Ash	
<b>Case No:</b>	17/00537/RM (Reserved Matters Application)	
<b>Case Officer:</b>	Mrs K Lawty	<b>Date for Determination:</b> 23 May 2017

**Reason for Referral to Planning Committee** – The views of Old Hunstanton Council are contrary to the Officer recommendation

### Case Summary

The application is made for reserved matters approval: access, layout, scale, appearance and landscaping, following the grant of outline planning permission granted under reference 15/01633/0, for the erection of two dwellings on land at Sonda-Del-Mar, 7 Golf Course Road, Old Hunstanton.

### Key Issues

Principle of Development  
Form and Character  
Neighbour Amenity  
Other Material Considerations

### Recommendation

**APPROVE**

### THE APPLICATION

The application is made for reserved matters approval in relation to access, layout, design, appearance and landscaping for the erection of 2 No., 2 storey, 4 bedroom dwellings on land at Golf Course Road.

Each proposed dwelling is shown to be constructed of a mixture of red brick and render with red clay pantile roofs. A single shared access is shown at the front of the site leading to allocated parking for each property at the rear, set behind the properties.

### SUPPORTING CASE

As the application is for reserved matters approval there is no requirement for a design and access statement.

## **PLANNING HISTORY**

15/01633/O: Application Permitted: 04/12/15 - Outline Application: construction of two dwellings following demolition of existing dwelling - Sonda-Del-Mar, 7 Golf Course Road, Old Hunstanton;

06/01788/O: Application Permitted: 28/09/06 - Outline Application: construction of two dwellings following demolition of existing dwelling - Sonda-Del-Mar, 7 Golf Course Road, Old Hunstanton

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECT** - The Local Development Framework recommends infill only for Old Hunstanton and this is not infill; The proposed development is not consistent with the local vernacular.

**Highways Authority: NO OBJECTION** - conditionally

## **REPRESENTATIONS**

**THREE** letters of **OBJECTION** have been received. The issues raised include:

- Impact on street scene;
- Height of buildings;
- Overbearing;
- Loss of privacy from overlooking;
- Loss of daylight/sunshine;
- Loss of view to the south;
- Increase in traffic on privately maintained road;
- Noise from extra traffic;
- Sewage system cannot cope;
- Incorrectly labelled plans;
- Danger to pedestrians using beach footpath from additional traffic.

## **NATIONAL GUIDANCE**

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

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

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

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

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

**DM15** – Environment, Design and Amenity

### **PLANNING CONSIDERATIONS**

The main issues in the determination of this application are therefore:

- Principle of Development
- Form and Character
- Neighbour Amenity and
- Other Material Considerations

#### **Principle of Development:**

Outline planning permission was granted for the construction of two dwellings following demolition of the existing dwelling known as Sonda-Del-Mar in December 2015.

The principle of residential development on the site is therefore established through the grant of planning permission. This application is made for matters reserved from the outline planning permission (i.e. access, layout, scale, appearance and landscaping) for two detached properties.

#### **Form and Character:**

The proposal is for two detached, two storey dwellings set facing Golf Course Road. A single access is proposed leading to allocated parking and turning facilities for both properties at the rear of the site.

Golf Course Road is a private road containing residential properties of various ages, styles, building materials and heights. There are no recognisable common design elements other than the dwellings in this part of Golf Course Road are all detached properties.

In terms of building materials found within the locality these include, red brick, buff brick, white and coloured render, horizontal boarding, as well as a mixture of plain tiles and pantiles of various colours, textures and profiles.

To the north east is a single storey, detached property, to the south are a mixture of single and two storey detached properties and to the west is a two storey detached dwelling. To the north is a parking area serving the properties to the north, accessed from the track which passes immediately to the north east of the site.

Access: a single, shared access is proposed towards the centre of the front of the site. The Highways Authority raise no objection to this, subject to the imposition of relevant conditions.

Layout: the dwellings are located within a relatively central position with the plot with their principal elevation fronting the road. The dwellings are sited further forward in the plot than the existing bungalow with parking to the rear of each property.

In itself the layout of the dwellings is considered to be acceptable and follows a key characteristic of the locality which is that the principal elevation fronts the road.

Scale: Each dwelling is a four-bed property with a frontage of 12.0m and a depth of between 9.0m and 14.6m (excluding front porches); the main ridge height of each of the houses is shown to be approximately 8.6m.

Ground levels change by nearly a metre across the site and rise from back to front (north to south). However the proposed dwellings are sited in a similar position to the existing bungalow so the floor levels will be comparable.

The replacement of the single bungalow with two storey properties will increase the amount of built form on the site. Their siting within the plot will mean that the principal elevation of each dwelling will be closer to the road than the existing bungalow. However, even at the closest point to the front of the site the nearest house would be set back by 6m. The main two storey elements of the dwelling would be between 8m and 20m back from the front boundary of the site. Accordingly they should not appear conspicuous in the streetscene.

The dwellings to the north, south and west are all two storey in height so the scale would be in keeping with surrounding development. Spacing of between 2m - 3m would remain to each of the east and west the side boundaries of the site, which would retain a degree of openness and be in keeping with existing development.

Some of the objections to the application have focussed on the scale and appearance of the dwellings. They refer to the impact on the street scene and the height of replacement buildings.

The proposed dwellings are clearly larger than the bungalow to be replaced but there is a degree of spacing retained and it is not considered the proposed development would be unduly prominent in the site or be at odds with the character of the area.

*Appearance:* The dwellings are proposed to be built of a red brick with rendered panels and red clay pantile roofs. These materials are considered appropriate for this location.

*Landscaping:* The submission includes details of the position of the garden areas but no details on landscaping or boundary treatment. It is recommended that these details are secured through planning condition.

It is considered that the design and appearance of the proposed dwellings are compliant with the provisions of DM15 and the NPPF in relation to design matters and that it does not cause unacceptable harm to local amenity.

### **Neighbour Amenity:**

The relationship between the dwellings proposed and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and the proposals being overbearing.

Third party concern has been raised regarding loss of privacy from overlooking and loss of daylight/sunshine from the increased amount of development on the site.

Given the distances between properties and boundaries there would be no material overbearing or overshadowing impacts. Overlooking from ground floor windows can be mitigated by boundary treatment. First floor windows generally look out towards neighbouring garden areas or over their own garden areas. One west facing first floor window to the western dwelling referred to as 'House A' serves a shower room so this window would likely be obscurely glazed, but this is over 7m from the common boundary with Lindisfarne. A balcony is shown to the front elevation of House A but this is set 3m from the side boundary and at least 17m from the front boundary so occupants could not look directly into any windows of adjoining properties. They could overlook garden land of neighbouring properties and it is recommended that a condition be imposed to submit details of screening to the western side elevation of the balcony to prevent overlooking in this direction.

To summarise, subject to conditions, it is not considered there will be a significantly detrimental impact upon the amenity of the occupants of nearby properties in terms of overlooking, being overshadowed or the dwellings being over bearing, as a result of this proposal.

#### **Other Material Considerations:**

In relation to third party issues not covered above:

Loss of view: this is not a material planning consideration.

Sewage system cannot cope: this element was considered at outline stage where no evidence was found to suggest that the proposal would not be acceptable in terms of foul or surface water drainage matters.

Incorrectly labelled plans: these plans have since been corrected.

Increase in traffic on privately maintained road: the principle of two new dwellings has already been established on this site. No objection has been raised by the Highways Authority.

Noise from extra traffic: as above.

Danger to pedestrians using beach footpath from additional traffic: as above.

#### **CONCLUSION**

The principle of two dwellings on the site has already been established through the outline planning permission. It is considered that the reserved matters of access, layout, scale and appearance of the dwellings and associated landscaping are acceptable or could be controlled through condition.

No objection is raised to the access, parking and turning on the site. The layout, scale and appearance of the proposed dwellings are generally in keeping with existing development adjoining the site and the wider locality. Landscaping details can be secured through planning condition.

The proposal is in accordance with the aims of the NPPF, NPPG and Development Plan. The proposal is therefore considered acceptable.

**RECOMMENDATION:**

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

- 1 Condition The development hereby permitted shall be carried out in accordance with the following approved plan drawing nos:
  - Drawing 338-06, Existing Site Plan and Location Plan
  - Drawing 338-05, Proposed Site Plan
  - Drawing 338-01A, Proposed Floor Plans House A
  - Drawing 338-02B, Proposed Elevations House A
  - Drawing N338-03A, Proposed Floor Plans House B, Proposed Street Scene
  - Drawing 338-04B, Proposed Elevations House B
  
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
  
- 2 Condition Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.2 metres for its complete length and shall be constructed perpendicular to the highway carriageway for a minimum length of 10 metres as measured from the near edge of the highway carriageway.
  
- 2 Reason In the interest of highway safety and traffic movement.
  
- 3 Condition Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
  
- 3 Reason To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.
  
- 4 Condition Before the first occupation of the dwelling hereby approved the first floor window to the west elevation of House A serving the shower room to bedroom 3 shall be fitted with obscure glazing and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.
  
- 4 Reason To protect the residential amenities of the occupiers of nearby property.
  
- 5 Condition Notwithstanding the details that accompanied the application hereby permitted, precise details of the screen to the side elevation of the upper patio area to the front of House A shall be submitted to and approved in writing by the local planning authority prior to the use of the patio. The screen shall be fitted with opaque material to a height of 1.7m above balcony floor level and shall be implemented in accordance with the approved details, prior to the commencement of the use of the patio, and thereafter retained.
  
- 5 Reason In order that the local planning authority may retain control over the development in the interests of the residential amenities of the locality.

- 6 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.
- 6 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 7 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.
- 7 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 8 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.
- 8 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.