

Parish:	Old Hunstanton	
Proposal:	Outline application: Replacement dwelling	
Location:	6 Hamilton Road Old Hunstanton Hunstanton Norfolk	
Applicant:	Mr R Markillie	
Case No:	17/00944/O (Outline Application)	
Case Officer:	Mr C Fry	Date for Determination: 12 July 2017

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

Case Summary

The application site lies within Old Hunstanton, which is a Rural Village according to Policy CS02 of the Local Development Framework Core Strategy 2011.

A previous planning application, 16/02079/O, for the demolition of the existing dwelling for 2 dwellings was refused under delegated powers in January 2017.

This application is made for outline planning permission, with all matters reserved, for the demolition of the existing chalet bungalow and erection of a new two storey dwelling on land at 6 Hamilton Road, Old Hunstanton.

Key Issues

Principle of development
Impact upon Heritage Assets
Amenity
Highways
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application is made in outline with all matters reserved, for one new dwelling. There is an existing single dwelling on the site.

The site consists of the curtilage of no 6 located on the eastern side of Hamilton Road in Old Hunstanton. The existing dwelling displays an unusual character and is referred to as a 'Pepperpot' house featuring a steeply pitched roof rising to a central chimney stack.

The site lies within the development boundary for Hunstanton where proposals for new development are supported in line with policy DM2 of the Site Allocations and Development Policies Plan 2016. It is located close to but does not lie within the conservation area.

SUPPORTING CASE

The agent's supporting case will be reported in late correspondence.

PLANNING HISTORY 16/02079/O Outline application: Construction of two dwellings following demolition of existing dwelling and garage REF - Application Refused

RESPONSE TO CONSULTATION

Parish Council: OBJECTION – expressed concerns over the demolition of the existing property given its unique form and character.

Highways Authority: NO OBJECTION – subject to conditions, 'I am able to comment that in relation to highways issues only, as this proposal for a single replacement dwelling does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to resist the grant of consent. With consideration of the scale of the proposed replacement and the reduction in the parking area as is currently available, I would seek to ensure that 3 parking places area available for the development.'

Conservation Officer: Makes comments that it is preferable to retain the existing dwelling, as its loss will start to erode the character of this part of Old Hunstanton and any replacement will need to be of a high quality design and reflect local character.

Environmental Quality: NO OBJECTION in principle subject to conditions relating to the proper disposal of any potential asbestos on site.

Norfolk Coast Partnership: NO OBJECTION in principle, expressed a preference for the retention of the character of the existing dwelling.

REPRESENTATIONS

There have been **three objections** from neighbouring properties concerning:

- Demolition of the existing dwelling: impact to the character of the area resulting from its loss.

NATIONAL GUIDANCE

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

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

- Principle of Development and Planning History
- Impact upon Heritage Assets
- Amenity
- Highway
- Other Material Considerations

Principle of development and Planning History

Old Hunstanton is a small coastal village located to the north of the main town centre. The site lies within the defined settlement boundary for Old Hunstanton and therefore is a sustainable location where new development is generally supported subject to other material considerations. The site is adjacent to the Old Hunstanton conservation area where new development will be assessed in terms of the impact to the setting of this area.

A recent outline planning application, 16/02079/O, for the demolition of the property and its replacement with 2 dwellings was refused.

The application was not refused on the loss of the “pepperpot” dwelling in the street scene, but that the proposed subdivision of the plot into 2 dwellings would have result in a cramped form of development and would have resulted in a dense massing of built form in the street scene.

This proposal seeks outline consent to replace the dwelling with one dwelling as opposed to two and all matters are left for consideration at a later stage.

Impact upon Heritage Assets

The proposal seeks consent to demolish 6 Hamilton Road. 6 Hamilton Road is a single storey house constructed circa 1920 and is constructed from red and buff brick and is a “pepperpot” style of property. Features in its design include the very steep pitch roof and the angular chimney breast. Other latter additions to the property are a balcony area on the front elevation and dormers to the side. This property could be considered a non-designated heritage asset, although this is arguable.

The property sits in a central position on the site and has the benefit of off road parking to the front and side

The form of development on this section of Hamilton Road comprises of mainly two storey dwellings, with the odd single storey dwelling. A property of similar design is found opposite at no.3. The properties in the street have different roof forms and there is no one predominant style of dwelling. The properties benefit from off-road parking to the side and front.

The character of this part of Hamilton Road comprises of dwellings that are broad in appearance and properties that are distinctive, bespoke in their design. Historically there has been ample spacing either side of the properties in the street scene, which has in the main has been retained. There is less variation to the setting back of properties on the eastern side of Hamilton Road. Hamilton Road has a rather verdant feel to it, with roadside frontages comprising of established hedging and very low height walling.

Describing this property as a non-designated heritage asset would mean that in accordance with paragraph 135 of the NPPF, in weighing up such applications, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The property still has some architectural merit, but it has been the subject of the additions and extensions referred to earlier. These will affect the significance of the building and its overall significance to the built heritage of the area.

Whilst the proposed replacement dwelling lacks the architectural detail demonstrated by other properties in the street scene, in so far as dental coursing, stone/brick work header treatment, low visual mass of roofslopes in the street scene (low pitched, flat roofs or roof slopes punctured by dormers) and portrays an excessively broad appearance, this dwelling as shown is indicatively only.

A suitably designed dwelling that takes into the architectural features demonstrated in the properties in the street scene, retains a sizeable gap between the neighbouring properties, does not appear excessively broad and provides some soft landscaping to retain the verdant feel of the street scene can be achieved at reserved matters stage.

The site is not contained within the Old Hunstanton Conservation Area but its southern boundary forms the boundary of the Conservation Area. The boundary of Old Hunstanton's Conservation Area runs along the rear boundaries of the properties on the eastern side of Hamilton Road up to and including the adjacent neighbour to the south before abutting the southern boundary of the site. The Conservation Area boundary line then returns back towards the properties on Old Hunstanton Road.

Notwithstanding that the site itself is outside of the Conservation Area, the views of the Conservation Officer were sought in regards to the impact of the development upon the setting of the Conservation Area. The Conservation Officer is disappointed by the potential loss of the altered "pepperpot" dwelling, and states that any new replacement dwelling must retain the setting of the Conservation Area.

Amenity

As referred to above, all matters in this application are reserved for consideration at a later stage. Nevertheless if a dwelling were to be sited in the position shown, subject to its scale and internal layout it is unlikely to give rise to issues in regards to overlooking, overbearing or overshadowing issues.

There are no principle neighbour amenity issues that would rule out at this stage a replacement dwelling on this site.

Highways

The Highways Authority has no objections to the proposal subject to adequate parking provision for the development.

Other Considerations

The Environmental Quality team raised no objections subject to the safe disposal of any potential asbestos on site.

CONCLUSION

Members will need to consider whether the principle of demolishing 6 Hamilton Road is acceptable. The building is a “pepperpot” style dwelling, which has been the subject of alterations, which originally has reduced its significance. The building is not a designated heritage asset and nor is the site contained within Old Hunstanton Conservation Area, but in line with paragraph 135 of the NPPF, the dwelling can, arguably be considered a non-designated heritage asset. Whilst not clear cut, officers do consider that it can be classed as a non-designated heritage asset, given its age and appearance.

The previous scheme for demolition of the “pepperpot” dwelling to be replaced by 2 dwellings would have principally resulted in a cramped intensive form of development and this application has addressed this concern.

However, notwithstanding concerns raised in regards to the loss of the dwelling, it is your officer’s opinion that a suitably designed dwelling that pays regard to the characteristics of development in the street scene can be accommodated on this site. Thus the loss of the pepper pot dwelling can be afforded. Furthermore, a suitably designed dwelling at reserved matters stage would sustain the setting of the Conservation Area.

It is therefore recommended that this application be approved subject to the following conditions.

RECOMMENDATION:

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

- 1 Condition Approval of the details of the means of access, layout, scale, appearance and landscaping of the site (hereinafter called ‘the reserved matters’) shall be obtained from the Local Planning Authority before any development is commenced.
- 1 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted to the Local Planning Authority in writing and shall be carried out as approved.
- 2 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Condition Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

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- 3 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 4 Condition The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the latest such matter to be approved.
- 4 Reason To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 5 Condition Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.
- 5 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

This also needs to be a pre-commencement condition given the fundamental details linked to asbestos containing materials which need to be planned for at the earliest stage in the development.

- 6 Condition Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.
- 6 Reason To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.
- 7 Condition Prior to the first occupation of the development hereby permitted sufficient space shall be provided within the site to enable 3 cars to park, turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, and retained thereafter available for that specific use.
- 7 Reason In the interests of satisfactory development and highway safety.