

AGENDA ITEM NO: 8/3(a)

Parish:	Dersingham	
Proposal:	Construction of a two storey extension	
Location:	60 Chapel Road Dersingham King's Lynn Norfolk	
Applicant:	Katie Innes	
Case No:	17/01724/F (Full Application)	
Case Officer:	Mr James Sheldrake	Date for Determination: 13 November 2017 Extension of Time Expiry Date: 24 November 2017

Reason for Referral to Planning Committee – At the discretion of the Executive Director (Environment and Planning).

Neighbourhood Plan: No

Case Summary

The application site lies within the Conservation Area of Dersingham. Dersingham is classified a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011.

The existing property is a small, traditionally built dwelling primarily built from carrstone with chalk and brick detailing and brick to the rear lower storey. The dwelling is roofed with traditional Norfolk clay pantiles.

The proposal seeks consent for a two storey extension. Amended proposed floor plans were received on the 16th of November and amended proposed elevations were received on the 21st November.

Key Issues

Principle of Development
Impact upon the character and appearance of the Conservation Area
Highway Safety
Impact upon Neighbour Amenity
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies within the Conservation Area of Dersingham. Dersingham is classified a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011.

Chapel Road runs from its junction with Lynn Road to the west to the junction with Shernborne Rd and the B1440. The site is located approximately half way along Chapel Road on the north side of the road, within the conservation area. The surrounding properties within the conservation area are traditional in style and are predominantly constructed from brick and stone with Norfolk clay pantiles roofs. The site is in front of a row of cottages (62-70 Chapel Road).

The site is unusual in that it is long and narrow and runs parallel to Chapel Road and the gravel track serving 62-70 Chapel Road to the north. 60 Chapel Road is predominantly two-storey and incorporates the original two-storey cottage to the north-west and two small single storey extensions to the rear (north-east) and side (south-east). The existing property is a small, traditionally built dwelling primarily built from carrstone with chalk and brick detailing and brick to the rear lower storey. The property incorporates Georgian bar windows and the roof is lined with traditional Norfolk clay pantiles. The wall fronting the highway beside the dwelling is traditionally built from brick and stone and positively contributes to the character and appearance of the conservation area.

Amended proposed floor plans were received on the 16th of November and amended proposed elevations were received on the 21st November.

The amended proposal that is being assessed is a two-storey, subservient extension incorporating architecturally in-keeping materials, windows and detailing to the front and side and contemporary windows to the rear.

SUPPORTING CASE

The agent submitted the following supporting statement:

"17/01724/F | Construction of a two storey extension | 60 Chapel Road Dersingham King's Lynn Norfolk PE31 6PN"

The scheme was originally designed to reflect the desire of the applicant to increase the overall amount and size of the dwelling. Following receipt of comments from the planning authority on the 25 and 26 October the scheme was revised and issued on 6 November 2017 to reflect the points raised and discussed. Further revision were made and issued to the 16 November 2017 to modify the fenestration to the south gable and on the 21 November 2017 to confirm that the fire escape window to east elevation be obscure glazed to accord with planning authority comments. We have responded to all the issues brought to our attention and revised the scheme to the satisfaction the planning officers.

In respect of individual concerns of objectors we would comment as follows:

- The footprint of the building has increased from 93.6m² representing 22.8% of the site area to 120.2m² representing 29.3% of the site area which is a modest increase of 6.5% difference
- The proposal at 29.3% of the site area does not constitute over development
- The height of the dwelling has not been raised and the extension is subservient to the original

- The old wall albeit in very poor condition is being retained as part of this proposal
- The proportion, scale, selection of materials, ratio of wall to window and window proportions are consistent with those currently existing on this site and the conservation area
- Views from the west and highway to properties number 62 - 70 is currently obscured by the hedge fronting chapel Road. The reduction in extension length mitigates any obscuring and does not impact on the views from the south, south west and large proportion from the west to the properties behind number 60
- The existing single storey extension is not part of the original fabric and the loss of this particularly as it is predominantly obscured by the hedge will not be detrimental to the character of this part of Dersingham
- Past changes to the existing south gable has resulted in an elevation of little merit with inappropriate proportion windows and poor selection of brickwork for quoins and soldier course
- Good separation is provided between the proposal and the neighbouring properties and therefore the daylighting of the adjoining properties will not be adversely affected
- Loss of view is not a material planning consideration in this situation. Note: The view from numbers 62 - 70 to the west are the modern library and bungalows
- No reference is made in the application to the brick type and we anticipate that the selection of final materials will be subject of a planning condition
- It is noted that the Parish Council have recommended this current proposal for approval"

PLANNING HISTORY

2/99/1504/F Extension to dwelling (permitted)

2/79/1880/F/BR Double garage (refused)

RESPONSE TO CONSULTATION

Parish Council: OBJECT: "on the grounds of being over development of the site, not in keeping/loss of character within the area especially in a Conservation Area."

Highways Authority: NO OBJECTION (originally recommended a condition, however, this is not necessary because the proposed porch is now set back from the highway)

Conservation Officer: OBJECT for the following reasons:

- -First objection: The proposal is too large (in length), and set too far forward, which would result in the loss of the historic wall, hide the properties behind and negatively impact the conservation area. The windows and doors on the south elevation are too large and are not appropriate.
- -Second objection: The property is unique and the historic gable end is very prominent on the street scene. The required extra accommodation could be achieved with a well thought out single storey extension, extending backwards and sideways, while still leaving a large amount of the gable end exposed.

REPRESENTATIONS

9 letters of **OBJECTION** were received from 7 local residents. The reasons for objection can be summarised as follows:

- The size, scale and height of the extension;
- the length of the proposed extension;
- the increase in floor space;
- the different styles of windows;
- potential loss of light of neighbouring dwellings;
- the use of brick to the rear;
- potential overlooking/ loss of privacy;
- the addition of a two storey projection onto the rear;
- the character of the proposed extension in the conservation area; and
- the general impact on the cottages to the rear.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

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

PLANNING CONSIDERATIONS

The main issues for consideration in the determination of this application are:

- Principle of Development
- Impact upon the character and appearance of the Conservation Area
- Highway Safety
- Impact upon Neighbour Amenity
- Other Material Considerations

Principle of Development

Dersingham is classified as a Key Rural Service Centre according to Policy CS02 of the Local Development Framework Core Strategy 2011. Furthermore the application site falls within the development boundary for the settlement. Within these areas the principle of new residential development is generally considered to be acceptable under Policy CS02 of the Local Development Framework Core Strategy 2011 and Policy DM2 of the Site Allocations and Development Management Plan. Development must however 'respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings' (DM15) and comply with other relevant policy and guidance.

Impact upon the character and appearance of the Conservation Area

The original proposal was assessed as looking out of balance with the existing dwelling, an incongruous feature in the street scene and inappropriate in the conservation area by virtue of its length and massing, its prominence by being set close to the highway, the way the existing side extension was incorporated and the architectural detailing.

The conservation officer objected to the original proposals and commented that the proposed extension was too large (in width), and set too far forward, which would result in the loss of the historic wall, hide the properties behind and negatively impact the conservation area. Additionally the conservation officer commented that the proposed windows and doors on the south elevation were too large and were not appropriate. The parish council recommended that the original proposal be approved.

The amended proposals have attempted to overcome these issues by reducing the width of the proposed extension so that it is no wider than the existing dwelling; setting the front facade of the proposed extension back; improving the incorporation of the rear extension; retaining the historic wall; and replacing the Juliet balcony and modern bi-fold doors with in-keeping windows and doors.

The conservation officer objects to the amended proposals and has commented that the property is unique and the historic gable end is very prominent in the street scene. Additionally they consider that the required extra accommodation could be achieved with a well thought out single storey extension, extending backwards and sideways, while still leaving a large amount of the gable end exposed. Whilst the Parish Council originally raised no objection to the proposal they object to the amended scheme "on the grounds of being over development of the site" (although the amended scheme has a smaller footprint than the original scheme and is reduced in scale) and because it is "not in keeping/loss of character within the area especially in a Conservation Area".

The amended scheme reduces the visual impact of the extension and has resulted in a proposal that doesn't look out of balance with the existing dwelling. The scale of the proposed extension is improved and the amended end gable incorporates architecturally in-keeping details that replace the Juliet balcony and bi-fold doors. By setting the front facade of the extension back further from the highway more of the original side gable is visible and the proposal has less impact on the street scene. Although it is important to note that much of the existing gable end is already hidden by existing trees and hedging along the frontage and at certain points along the streetscene the gable is not visible at all.

The row of cottages behind will be visible from the road because the proposed extension will only project 6.5 metres from the side of the original dwelling. Additionally, the amended scheme will retain the full length of the historic wall fronting the highway.

Overall it is considered that the impact on the conservation area and the existing dwelling of the amended proposals is acceptable because the extension is subservient; no wider than the existing dwelling; architecturally in-keeping; doesn't significantly block the cottages behind from view due to its reduced width; and isn't judged to be over-development of the plot because of the scale of the proposals and the garden space left.

Highway Safety

Norfolk County Highways have raised no objection to the proposal subject to the imposition of a condition relating to the porch that was originally proposed closer to the highway. Given that the amended scheme is now set back from the highway this condition is no longer considered relevant.

Impact upon Neighbour Amenity

The amended proposal incorporates only one new window at eye level at the rear of the dwelling which is obscured to mitigate potential overlooking. The roof lights are too high to cause overlooking and would be predominantly within the roof slope of the existing dwelling. The windows on the side of the proposed extension don't face surrounding properties. The proposed extension is set back between 10 and 15 metres from the properties at the rear and its height at the rear is 6 metres from ground level to the roof ridge. The extension is approximately 10 metres from No. 58 Chapel Road, 12.5 metres from No. 62, 13.5 metres from No. 64, 14.5 metres from No. 66, 18 metres from No 68 and 23 metres from No. 70.

The impact on neighbouring properties amenity is acceptable because the proposals don't result in overbearance (due to the distance of the extension from neighbouring properties); significant overlooking (due to the placement of new windows and their distance and angle in relation to neighbouring properties); or significant loss of light (due to the height, width and location of the proposed extension relative to neighbouring properties). Therefore the impact on neighbourhood amenity is acceptable.

Other Material Considerations

There are no other material considerations.

CONCLUSION

The principle of the development is acceptable because the site lies within the development boundary of Dersingham and the proposal is for an extension within the curtilage of an existing dwelling.

The design of the proposed extension in the conservation area is acceptable by virtue of its width, height and architectural detailing and subservience to the existing dwelling. The proposal is traditional in style and incorporates architecturally in-keeping materials and window styles. The proposal also doesn't represent over-development of the plot and a sufficient amount of garden is left. Additionally, the impact of the proposal on neighbouring properties is acceptable due to the separation between neighbouring properties, the location of proposed windows and its width and height.

The proposal would accord with policies DM1, DM2 and DM15 of the Development Management Policies Plan 2016 and the provisions of the National Planning Policy Framework 2012 and is sustainable development. It is therefore recommended for approval.

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:
 - DWG 17071 03-7 Proposed plans (16th November 2017); DWG 17071 04-5 Proposed elevations (21st November 2017); DWG 17071-01 Location plan
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the details shown on the approved plan (DWG 17071 05.5 Proposed elevations) the west, south and east elevations of the extension hereby permitted shall be constructed in random rubble carrstone and brick quoins. No development shall commence on any external surface of the development until a sample panel of these materials 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.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out 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 No development shall take place on any external surface of the development hereby permitted until a sample of roofing materials to be used in the construction of the roof of the extension have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 6 Condition Before the first occupation of the extension hereby permitted the window marked as obscured on DWG 17071 04-5 Proposed elevations (21st November 2017) shall be fitted with obscured glazing. The window shall be permanently retained in that condition thereafter.
- 6 Reason For the avoidance of doubt and in the interests of residential amenity.