

<b>Parish:</b>	Heacham	
<b>Proposal:</b>	Variation of condition 2 of planning permission 18/00162/F: First floor extension to dwelling and replacement garage - To amend previously approved drawings	
<b>Location:</b>	Washington 46 South Beach Heacham Norfolk	
<b>Applicant:</b>	Mr Jeff Slater	
<b>Case No:</b>	18/01646/F (Full Application)	
<b>Case Officer:</b>	Mr Philip Mansfield	<b>Date for Determination:</b> 7 November 2018

**Reason for Referral to Planning Committee** – Called in by Councillor Terry Parish

**Neighbourhood Plan:** No

### **Case Summary**

The application relates to the residential property 'Washington' located at 46 South Beach, Heacham. The proposal is a variation of condition 2 to planning permission 18/00162/F which granted consent for a first floor extension and replacement garage.

### **Key Issues**

Principle of Development  
Form and Character  
Neighbour Amenity  
Other material considerations

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The application site relates to the residential property 'Washington' located on the western side of South Beach in Heacham. The proposal is a variation of the approved plans condition relating to planning ref 18/00162/F. This granted consent for a first floor extension to the original dwelling in addition to a replacement garage.

## **SUPPORTING CASE**

The applicant has not submitted any supporting case.

## **PLANNING HISTORY**

18/00162/F First floor extension to dwelling & replacement garage PER - Application Permitted

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECTION** on the grounds of:

- Design of the garage
- Ridge height of dwelling
- Glazing
- Lack of measurements on plans

## **REPRESENTATIONS**

There were **four** letters of **objection** concerning:

- Use of the site
- Design of garage
- Scale of garage
- Height of dwelling
- Increase in habitable rooms
- Impact to form and character
- Use of the garage
- Glazing

## **LDF CORE STRATEGY POLICIES**

**CS08** - Sustainable Development

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

**DM18** – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)

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

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

The proposed alterations to the approved design comprise:

- replacing the cladding at first floor level with render
- addition of two rooflights on the east elevation
- minor changes to the ground floor fenestration on the east elevation
- minor changes to the ground floor fenestration on the west elevation
- addition of glazing on the west elevation of the garage

The main considerations are:

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

### **Principle of Development**

The principle of development has previously been established as acceptable under planning permission 18/00162/F. This application seeks minor amendments to the previously approved scheme.

### **Form and Character**

The assessment has considered the proposed amendments to the scheme in which there would be no concerns from a design and character perspective. They are minor in nature and the additional windows have no impact in terms of adversely affecting the design and character. The cladding being replaced with render at first floor is also considered to be acceptable.

### **Neighbour Amenity**

The additional two rooflights are not thought to be harmful in terms of overlooking by virtue of being set in to the roof slope. The other changes are not considered to have any implications for amenity.

### **Other Material Considerations**

A number of comments have been made regarding the height of the dwelling and the impact to the appearance of the wider area. This aspect formed part of the original assessment and as this has been approved, this has not been considered further. The matter of compliance with the measurements shown on the proposed plans can be examined by the enforcement team. Whilst concern has been raised with lack of measurements on the plans, they are to scale and are acceptable.

## Conclusions

The development represents minor variations to an already approved scheme and is considered fully acceptable and in accordance with Policy CS08, of the Core Strategy 2011 and Policies DM1 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

## 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:  
  
Proposed elevations drawing no 18014 04-1, proposed block plan drawing no 18014 03-3,
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Within one month of the date of this decision 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.
- 2 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.