

Parish:	Old Hunstanton	
Proposal:	Extension and alteration of a private dwelling	
Location:	Strathcona 30 Old Hunstanton Road Old Hunstanton Hunstanton	
Applicant:	J Wright	
Case No:	20/00241/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 14 April 2020 Extension of Time Expiry Date: 3 July 2020

Reason for Referral to Planning Committee – Called in by Cllr Lawton and officer recommendation is contrary to Parish Council recommendation.

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for extensions and alterations to a dwelling (Strathcona, 30 Old Hunstanton Road).

The site lies within the development boundary of Old Hunstanton (a Rural Village as characterised in the Settlement Hierarchy of the Core Strategy), and within Old Hunstanton Conservation Area (a designated heritage asset), but is not in itself a non designated heritage asset.

The site lies within Flood Zone 1, the lowest risk of flooding.

Key Issues

- Principle of Development
- Form and Character / Impact on Conservation Area
- Highway Safety
- Residential Amenity
- Crime and Disorder
- Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Full planning permission is sought for extensions and alterations to the existing dwelling.

The existing dwelling has a steep pitched chalet style front elevation with a large flat-roofed dormer that is slightly off-centre. The rear of the property is very unusual with a stunted, flat, mansard-type roof. The style of the dwelling is not characteristic of the locality. It benefits from three-bedrooms at first floor level, one with an en-suite. The main bathroom is currently downstairs.

There are a number of single storey outbuildings to the side (west) that will be demolished.

In terms of ground coverage the amended dwelling will have a smaller footprint than that of the original, although there is more first-floor accommodation comprising a master suite (with en-suite and dressing room), three further bedrooms one of which has an en-suite and a further bathroom.

All the elements of the existing dwelling together with the proposed extensions will be clad with timber, brick, flint panels and render under a new red clay pantile roof.

Access arrangements remain unchanged.

SUPPORTING CASE

Further to correspondence between the case officer and the Conservation Team, we would like the LPA to consider the applicant's offer to replace the proposed off white render with one of the two colours as shown on the presentation. Both colours are more representative of clunch / chalk as seen in use in the area. The contrast to "white" can be seen on the slides where the fascia and bargeboards are shown. The two colours are from the K-Rend selection. Having reviewed the many rendered houses of Old Hunstanton, the majority of which are not within the Conservation Area, I believe they are all white in colour. The only exception is the Old Post Office with rendered front wall and large gable in a pale coloured render.

We hope that given the adjustments we have made, and with the betterment of the proposal over the existing dwelling taken into consideration, that this last detail with render of one of the suggested colours, delivers a high quality proposal to be admired and not something of any detriment to the Conservation Area.

PLANNING HISTORY

2/94/0128/F: Application Permitted: Construction of building to cover existing swimming pool.

2/94/0353/CA: Application Permitted: Demolition of summerhouses / tore and west boundary wall in connection with construction of pool house

RESPONSE TO CONSULTATION

Parish Council: OBJECT Old Hunstanton Parish Council has considered the amended plans and objects to this planning application on the following grounds:

Out of Form and Character. The Council appreciates that the changes made to this application are an improvement, and also better than the existing building. However, it still considers the render to the front of the dwelling unsympathetic to the surrounding buildings.

The Old Hunstanton draft Neighbourhood Plan states that: *Any new dwelling, redevelopment or extension to a dwelling should be carefully designed to blend in with adjacent properties and existing streetscape to maintain the character of the village.*

This proposal does not do this and so cannot be supported. The Council's original objection still stands and it requests that Cllr Lawson's call in remains.

Original Comments: Old Hunstanton Parish Council objects on the grounds of out of form and character.

The cladding and render would be out of keeping with the surrounding properties – in fact it would “stand out like a sore thumb”. Councillors also ask that Cllr Lawton call in the plan.

Highways Authority: N/A no highway safety implications – access and parking / turning remain unaltered.

Conservation Officer: NO OBJECTION It has improved without doubt and I think from the conservation perspective the front elevation now justifies itself with the mix of materials Jason has suggested.

Whilst I would have preferred to have seen less timber boarding to the rear, it is now natural boarding at least and I have no further objection to this element, especially as it is to the proposed first floor where the views from Hunstanton over to Old Hunstanton will be so conspicuous. The scheme would have been better with a different material other than render to the ground floor, but this at least will not be particularly visible when viewing the rear elevation itself across the fields.

However what will remain highly conspicuous is the large rendered side elevations especially from the southwest, but to some degree from inside the conservation area itself. One method of reducing this impact may be to condition the colour of the render applied, so it's not such a large contrast with the carrstone cottage to the east or the brick to the west.

The Conservation Officer has since stated his preference for the antique white colour.

Original Comments: No objections in principle to the remodelling of the existing house.

This application site is highly visible from both the front and rear. To the rear, clear views are afforded from some distance away, including Lighthouse Lane and Cromer Road in Hunstanton. Not only is this modern house seen but also glimpses of the older cottages. From the front, the house sits amongst buildings of historic interest including the Social club and a range of Carrstone cottages. All of these properties make a positive contribution to the character of the Old Hunstanton Conservation Area.

Whilst the red clay pantile roof will sit happily with its neighbours, the other materials are of concern, standing out from their more muted neighbours. This will be exacerbated by the increased eaves height of the whole building but especially the rear protruding wing, the scale of which will stand out due to the conspicuous materials.

The application as submitted will cause harm to the Old Hunstanton Conservation Area and as such does not comply with either national or local planning policy guidance.

Conservation Area Consultation Panel: The Panel commented on the initial proposal stating: *The Panel felt that the principle of extending and altering the building was acceptable however they felt that this was a lost opportunity to provide something either more in-keeping or more interesting to preserve and enhance the Conservation Area.*

REPRESENTATIONS

None received at time of writing report.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 – Transport

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

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

N/A

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

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

Principle of Development
Form and Character / Impact on Conservation Area
Highway Safety
Residential Amenity

Crime and Disorder
Other Material Considerations

Principle of Development

The application seeks extensions and alterations to an existing dwelling. The existing dwelling is not in itself a heritage asset, but does sit within one (Old Hunstanton Conservation Area). The principle of the development is therefore acceptable subject to compliance with other relevant planning policy and guidance.

Form and Character / Impact on Conservation Area

The existing dwelling is of no particular merit and has no outstanding features that the proposed extensions need to retain. Indeed the existing dwelling is not in keeping with the general built characteristics of the locality.

Amended plans have substantially changed the proposal from that originally submitted by reducing the amount and type of cladding, introducing some flint elements to the principal elevation, reducing the depth of the two-storey rear element and removing a large gable roof projection from the front.

Subject to approving the render colour, the Conservation Officer now considers, on balance (given the design of the existing dwelling), that the scheme would not be of detriment to the visual amenity of the locality and would preserve the character of the Conservation Area. Whilst this opinion is contrary to the Parish Council's opinion (although it is noted that the Parish Council do conclude themselves that: *The Council appreciates that the changes made to this application are an improvement, and also better than the existing building*), it is the opinion shared by officers.

The Parish Council quote Old Hunstanton Neighbourhood Plan in their reason for objection. However, the plan is in its infancy and cannot be given any weight at the current time.

No third parties have commented in relation to the design / impact on the Conservation Area.

Highway Safety

The proposed development will not affect current access arrangements, and notwithstanding the loss of the existing carport, there is adequate space for parking and turning in accordance with parking standards.

Residential Amenity

There would be no material overlooking over and above the existing dwelling, with the only first floor bedroom window of the altered property being in the same position as an existing bedroom window. All other first floor side windows / roof-lights are shown to serve non-habitable rooms (en-suites, a bathroom and a dressing room) and therefore suitable obscure glazed / non-opening conditions can be appended. The distances between the dwelling and neighbouring dwellings suggests any overbearing issues would be non-material, and whilst some additional overshadowing would occur to the property to the immediate east it would be for limited periods and would not be sufficient to warrant refusal.

Whilst the plans give the illusion of a balcony at the rear, no balcony is actually proposed although the windows serving the master bedroom bedrooms could be changed to doors without requiring planning permission. Whilst actual balustrades and the use of the area itself as a balcony would require planning permission, it is considered reasonable, for the

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avoidance of doubt, that a condition preventing the use of this flat-roofed area as a balcony be appended to any permission granted.

No neighbour objections have been received.

Crime and Disorder

There are no specific crime and disorder issues arising from the proposed development.

Other Material Considerations

There are no other material considerations.

CONCLUSION

The applicant has worked closely with the Conservation officer to achieve a development that would respect the built characteristics of the locality and would preserve the character of the Conservation Area.

No objections have been received from statutory consultees on technical ground, and the development would not raise issues of neighbour amenity or highway safety.

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

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: Other than in relation to the colour of the render, the development hereby permitted shall be carried out in accordance with the following approved plans / drawing nos: 466-01 Rev A and 466-02 Rev.A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place on any external surface of the extension hereby permitted until samples of the materials to be used 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.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: No development shall commence on any external surface of the development until a sample panel of the flint work 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: The render shall be painted K-Rend Antique White and shall there after mean retained in that colour unless otherwise agreed in writing by the Local Planning Authority.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 6 Condition: The flat roof area to the south of the master bedroom and en-suite as shown on drawing no 466-02 Rev.A shall at no time be used as a balcony / roof terrace.
- 6 Reason: For the avoidance of doubt.
- 7 Condition: Other than the first floor window on the eastern elevation of the development hereby permitted all other first floor windows and roof-lights shall be glazed with obscure glass and be non-opening unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
- 7 Reason: In the interests of the amenities of occupiers of neighbouring properties in accordance with the NPPF and Development Plan.