

AGENDA ITEM NO.8/2(d)

Parish:	Old Hunstanton	
Proposal:	Proposed replacement dwelling, garage and site frontage works	
Location:	Lorien, 7 Hamilton Road, Old Hunstanton, PE36 6JA	
Applicant:	Mr & Mrs Peggs	
Case No:	22/00699/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 13 July 2022 Extension of Time Expiry Date: 12 December 2022

Reason for Referral to Planning Committee – Referred by Sifting Panel

Neighbourhood Plan: Whilst it is noted that Old Hunstanton Neighbourhood Plan is currently at Regulation 16 stage, it is not currently in a position where it can be given weight in decision making.

Case Summary

The application seeks full planning permission for a replacement two-storey dwelling alongside a new detached car port to the front and a replacement wall along the front boundary. The site is located within Old Hunstanton, outside of the Conservation Area and Norfolk Coast Area of Outstanding Natural Beauty.

Key Issues

Principle of Development
Form and Character
Impact on Neighbour Amenity
Any other material considerations

Recommendation

REFUSE

THE APPLICATION

The application site is situated on the west side of Hamilton Road within Old Hunstanton and currently consists of a traditionally designed detached two-storey dwelling. The site is set within the development boundary for Old Hunstanton and is set a considerable distance from the Old Hunstanton Conservation Area, also outside of the Norfolk Coast Area of Outstanding Natural Beauty.

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The application seeks full planning permission for a replacement two-storey dwelling with a new basement, a new detached car port to the front and a replacement wall to the frontage. This application follows approval for large scale additions and alterations to the dwelling under application: 19/00010/F, however the permission was not implemented.

SUPPORTING CASE

An amended Design and Access Statement has been submitted as part of the amended set of drawings.

The external appearance and materials chosen for the proposed dwelling, garage and site frontage upgrades remain in line with the extant planning approval, apart from a change of the proposed roof covering from the aluminium seamed roof to a smooth grey conventional flat tile, which we feel will be more sympathetic to the area and will also allow the solar PV panels to be integrated into the roof slope, rather than sitting above the roof slope.

Similarly, the site layout and position of the proposal on site remains unaltered.

The proposed application seeks to create a high-quality coastal style property that will enhance the street scene. The case officer's report from the previous submission concluded that "The proposed development won't result in significant harm to the form and character of the area or to neighbour amenity."

The building height (both eaves and ridge) remains as approved. A light assessment accompanied the previous application to prove that the proposal would not adversely impact upon neighbour amenity.

As the above images show, the proposed scheme will be the same as the extant approval. A full list of changes between the approved scheme and the proposed scheme is outlined below:

- Full re-build of property instead of extensions/alterations to existing.
- Basement level added.
- Change of proposed roof covering from the aluminium seamed roof to a smooth grey conventional flat tile.

As mentioned previously, the site proposal was approved under ref: 19/00010/F. Some key comments have been extracted from the officer's report, which we feel are key to the decision-making process of this new planning application:

"The amended dwelling will match others in the street scene, the combination of proposed materials will work well together, and the style of the amended design is considered acceptable"

"There is a mix of different architectural styles on Hamilton Road and the wider area, including on Hamilton Road West, and the amended design won't be significantly enough out of character to warrant refusal."

"The proposed carport will sit forward of the dwelling, which is acceptable because the neighbouring dwelling to the south has an ancillary building that sits considerably forward of the dwelling, on the street frontage"

“The wall will be softened by the hedge behind, and the gates set back considerably from the road. There are existing high walls fronting Hamilton Road and the wall, softened by the hedge, will look acceptable in the street scene.”

“Conclusion – The proposed development won’t result in significant harm to the form and character of the area or to neighbour amenity”.

In our opinion; form, character, context and the case officer’s opinion on those specific matters remain constant and cannot change between two applications in the fairness of consistency.

Please also at the rear of this document, an extensive list of local precedents for similar material mixes and forms, as well as garages and walls close to the front boundary.

PLANNING HISTORY

19/00010/F: Application Permitted: 15/05/19 - Proposed 2-storey rear extension to dwelling, plus external alterations to existing dwelling, new detached car port and wall to frontage.

RESPONSE TO CONSULTATION

Parish Council: OBJECT:

The Parish Council having looked at this planning application, in detail are objecting on the grounds that the design and appearance totally inappropriate for this site on Hamilton Road, as it is not in keeping with the surrounding properties in the Road. The addition of a second floor with side windows will overlook neighbouring properties and the overall size and materials to be used are out of character.

To amended scheme:

At the Parish Council meeting on the 17th of November, this reconsultation planning application was discussed and we will be objecting on the same grounds as June 2022 - that the design and appearance totally inappropriate for this site on Hamilton Road, as it is not in keeping with the surrounding properties in the Road. The addition of a second floor with side windows will overlook neighbouring properties and the overall size and materials to be used are out of character.

Highways Authority: NO OBJECTION:

Conditions and informatives are recommended and would be attached to any permission granted. No additional comments were made regarding the amended scheme.

Environment Agency: NO COMMENT.

Environmental Quality: NO OBJECTION:

An informative is recommended and would be attached to any permission granted.

REPRESENTATIONS

THREE public **OBJECTION** comments:

- The design and proposed size of the building is inappropriate for the size of the plot.
- The proposed building is not in character with the other homes in Hamilton Road, Old Hunstanton and the local context. Traditional elements of this area are slowly being eroded.
- The living area on the second floor with balconies and the sunroom on the 3rd floor (at roof height) to the right side of the building may impact on privacy.
- To build the sunroom right up to roof level will have a huge impact visually, it is not in keeping and be very imposing over the allotments opposite and the single storey apartments.
- This is a second home not currently occupied full time by the current owners. There is a genuine concern that the dwelling as proposed could be sold as a holiday let come party house.
- This application would be far in excess of that previously approved.

TWO public **SUPPORT** comments:

- Hamilton Road is already an eclectic mix of properties and this will be an excellent addition to the road, replacing a rather tired property.
- Whilst bold, Old Hunstanton needs to get away from the 1920's designs and modernise.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

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 (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character
- Impact on Neighbour Amenity
- Any other material considerations

Principle of Development

Policy DM2 of the Site Allocations and Development Management policies Plan 2016 states that “Development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.”

The proposed development is within the garden and curtilage of the existing dwelling and within the development boundary of Old Hunstanton, therefore the principle of development is acceptable.

Form and Character

The existing dwelling is detached and of some age, constructed in a traditional form and character with a low eaves pitched roof, front facing gable and in scale dormers either side. The dwelling faces towards Hamilton Road and the site is set considerably away from the Old Hunstanton Conservation Area. Sitting comfortably within the established street scene, the existing dwelling makes a positive contribution to the visual amenity and identity of the area.

The proposal is for a replacement dwelling to the same proportions and design as the additions and alterations to the dwelling approved under 19/00010/F. However, that permission has now lapsed and no material start was made on site.

This application proposes only minor changes to that previous approval:

- Full re-build of property instead of extensions/alterations to existing.
- Basement level added.
- Change of proposed roof covering from the aluminium seamed roof to a smooth grey conventional flat tile.

This submission also originally included an additional second floor projection that was shown to act as a sunroom. However, the second floor was removed altogether due to concerns over overlooking and the visual bulk. This proposal now remains as per the previous approval, with the addition of the basement, method of construction and roof material.

The proposed replacement dwelling would include a split-level roof that faces towards the neighbouring dwellings on either side. The two-storey projection to the rear would be set down in height and set in from the sides of the main part of the dwelling, which would break up the roof and reduce the bulk of the overall dwelling when viewed from the side. The front elevation of the replacement dwelling would be broken up by setbacks across its facade and a mono-pitched roof above the entrance. The proposed materials would be grey brick to the chimney stack and the house plinth, grey UPVC windows, white render to the walls and a grey flat tile roof. The proposed carport would sit beyond the front elevation of the dwelling, which is as previously approved. The carport would be set behind the frontage wall and

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hedge to the front of the site (slatted fence and gate) and the materials would match the proposed dwelling.

The National Design Guide was introduced in 2019 and is currently dated 2021. This coincided with an amended NPPF with additional weight on high quality design. The National Design Guide is made up of 10 different characteristics, Context, Identity and Build Form are most relevant to this proposal.

Context relates to the location of the development and the attributes of its immediate, local and regional surroundings. Developments should integrate into their surroundings, so they relate well to them, be influenced by and influence their context positively and be responsive to local history, culture and heritage. Identity relates to development having a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion. Development should have a character that suits the context, its history, how we live today and how we are likely to live in the future and be visually attractive. Build Form relates to development creating a sense of place, promoting inclusion and cohesion.

Paragraph 130 of the NPPF 2021 states, among other sections not relevant to this development, that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. The updated NPPF and National Design Guide represent a material change in policy since the previous scheme was approved and this new scheme must be assessed under these additional policy requirements.

The scale of the replacement dwelling would be similar to others in the street scene however the visual appearance does not relate to the prevailing context of the locality along Hamilton Road. This consists of traditional forms of dwellings, with some notable Arts and Crafts style dwellings, rare Pepper Pot style dwellings and limited early 20th century concrete additions. Dwellings are set back and whilst mostly attractive, are subtle in design and materials. The street scene is characterised with softer front boundaries including lower walls and vegetation. There limited examples of garages abutting the front boundary and character is mostly consistent along the whole road.

The development would appear out of keeping in terms of its design and appearance and combined with the proposed materials would be unsuitable given the local context and traditional identity along Hamilton Road. The garage to the front of the scheme alongside the harsh boundary treatment (a 1.5m rendered wall with grey metal slatted feature) would have a negative impact on the street scene presenting an oppressive and harsh addition. The existing street scene is mostly characterised by softer treatments such as hedges and low walls creating a green and verdant frontage. It is noted that there is an example of a garage abutting the front boundary within Hamilton Road. Whilst the design is contemporary, it is not considered to be innovative and would adversely affect the street scene, sense of place and distinct character of the area. The Parish Council concurs with this view and objects to the scheme for these reasons.

It is of note that existing dwellings can be extended and altered under permitted development with both single and two storey extensions as well as additional storeys. However, a scheme could not come forward under permitted development that would be of the same form, character and appearance as the proposed development. Permitted

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development requirements provide that extensions must be of in keeping materials with the existing dwelling and have an acceptable impact on the visual amenity of the locality. It is therefore considered that there is no comparable fall-back position for the development proposed.

Whilst the previous application at this site was approved, this newly submitted scheme must now be assessed against the new policy and guidance which places greater weight on high quality design in new development. Based on this and the above assessment, it is considered that the proposed development would be visually unacceptable and contrary to Paragraph 130 of the NPPF 2021 and the National Design Guide 2021 as well as Policy CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016.

Impact on Neighbour Amenity

The rear of the replacement dwelling would be set almost 5 metres away from the neighbouring dwelling to the north (9 Hamilton Road) and the main section of the dwelling would be approximately 4.4 metres. The eaves of the rear projection of the dwelling would be approximately 4.5 metres whilst the main part of the dwelling would be approximately 5 metres. No. 9 has a window on its south-facing side elevation serving an open-plan kitchen diner which is also lit from a window on its north elevation. It is of note that the existing dwelling is also in close proximity to the neighbouring property to the north on its existing footprint, although this does not extend to the rear to the same depth as proposed. Given the eaves height of the extension, the set in of the rear projection and the separation distance to the side elevation of No. 9, the level of overbearing and overshadowing that would result is not considered unacceptable.

The rear first-floor balconies in the proposed rear extension would not project significantly from the rear of the extension and would not allow significant overlooking of any neighbouring dwellings. A condition could be imposed to limit any potential overlooking contrary to the Parish Council's comments.

Any other material considerations

The Local Highway Authority raise no objection based on highways safety or parking as a result of this proposal.

Third Party comments

Form and character and neighbour amenity have been addressed in the above report.

The sunroom on the 2nd floor (and the 2nd floor as a whole) has been removed from the proposed development.

Regarding the dwelling potentially being a second home, there is no policy in the Local Plan resisting this nor any future Neighbourhood Plan policies. Should any noise nuisance be encountered, this could be dealt with under separate legislation.

CONCLUSION

By virtue of the out of keeping form of the dwelling, alongside the inappropriate use of materials, harsh and oppressive front boundary and poor relationship within the street scene the development is considered unacceptable. The development would not relate acceptably to the context, identity or built form of the locality and would in fact have a harmful visual

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impact on the street scene and visual cohesiveness of the locality impacting on softer, green and verdant prevailing character. The plot would appear in isolation and would rupture the cohesive visual appearance of Hamilton Road. Updated policy seeks higher quality design outcomes, and this development would not therefore meet this higher threshold of design quality.

Neighbour amenity impacts are considered to be acceptable. There will be no adverse overshadowing, overbearing or overlooking and the dwelling will have an acceptable impact on amenity.

Based on the above, the proposed development would be contrary to Paragraph 130 of the NPPF 2021, the National Design Guide 2021 as well as Policy CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016 and is therefore recommended to be refused.

RECOMMENDATION:

REFUSE for the following reason(s):

- 1 The proposed development, by virtue of its design, inappropriate use of materials, harsh and oppressive front boundary and poor relationship within the street scene, would be at odds with the prevailing character of the locality, which is traditional in appearance, has a consistent use of materials and is characterised by its green verdant boundary treatments and low walls, to the detriment of the visual amenities of Hamilton Road and the locality as a whole. The proposal would therefore be contrary to Paragraph 130 of the NPPF 2021, the National Design Guide 2021 as well as Policy CS08 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Policies Plan 2016.