

Parish:	Old Hunstanton	
Proposal:	2 storey and first floor front extension; rear single storey extension; replacement dormer to rear including increased size	
Location:	6 Howards Close Old Hunstanton Hunstanton Norfolk PE36 6HR	
Applicant:	Mr S Harding	
Case No:	23/01571/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 3 November 2023 Extension of Time Expiry Date: 12 April 2024

Reason for Referral to Planning Committee – Called in by Cllr de Winton.

Neighbourhood Plan: Yes

Case Summary

Planning permission is sought for a two storey and first floor front extension, rear single storey extension and replacement dormer to the rear.

The application site is located within the settlement boundary of Old Hunstanton which is classified as a rural village within policy DM2 of the (Site Allocations and Development Management Policies Plan (SADMPP)).

The application site is located within the residential cul-de-sac of Howards Close which is outside of the Old Hunstanton conservation area.

The existing dwelling is a chalet bungalow with asymmetric roof form, including a small, glazed dormer in the front elevation. The property has previously been extended and altered and so is not in its original form, most notably with an existing two storey extension on the rear elevation.

Plans have been amended during the course of this application to significantly alter the scale of the proposal. Full discussion takes place within this report.

Key Issues

- Principle of development
- Form and character and impact on heritage assets
- Impact on neighbour amenity
- Trees
- Highway safety
- Other material considerations

Recommendation: APPROVE

THE APPLICATION

The application site is located within the settlement boundary of Old Hunstanton and is adjacent to a conservation area (approximately 55m to the north east) and to the east of a listed building.

The site is positioned within the residential cul-de-sac of Howard Close which consists of chalet bungalows constructed from red brick with upvc windows and doors.

Planning permission is sought for a two storey and first floor front extension, rear single storey extension and a replacement dormer to the rear.

The application has been amended during the course of this extension to reduce the bulk of the front extensions and alterations to better accord with the street scene character and to attempt to resolve issues raised by the Conservation Officer and Parish Council. The current plans propose a first floor extension on the footprint of the existing dwelling, a larger front dormer and a large dormer and single storey extension to the rear.

The application site is outside of the Conservation Area, the boundary to which runs along the west boundary of Coastal Cottage, 6 Old Hunstanton Road – to the east of the junction of Howards Close. Corner House, immediately west of the application site is a Grade II Listed Building, and trees adjacent to the boundary are subject to a Tree Preservation Order.

Howard's Close is a small cul-de-sac of dwellings each of very similar style. The bungalows individually are unremarkable, however as a group have some significant in terms of consistency of design which is typical of its time. Limited changes have occurred to the front of any dwellings on the estate, which retains a specific character and therefore any change will have an impact to a degree.

SUPPORTING CASE

'I wish to enter this statement for the above reference, for 6 Howards Close as this has been called to council and I wish to present the facts as I am aware.

Previously last year in August we tried to get a very sympathetic application on the opposite side of the house (the left side) to the current side we have now settled on (the right hand side).

Previously, we went to great lengths to try to make that as sympathetic as possible to the other houses in Howards Close, with the view that these houses can be made even more beautiful but with practical aspects included. We looked at past applications and kept the original roof to be the same and cut back into that just above the first level re-design.

We originally tried to get natural light into the front of the house as we were not overlooking anyone and tried to make the house warmer with the eaves being properly insulated, as currently that is not possible.

A 1960's bungalow set into many sloping roofs is a challenge and the design we first thought was not to be acceptable to the council it would seem.

We have liaised back and forth with Lucy Smith and have now come up with an acceptable solution to both.

We are not in a conservation area.

We are not overlooked by any neighbours.

We have not moved the existing building off of its original footprint.

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We have not moved the top roof ridgeline, as we will simply slide the new roof back into the existing roof again at first floor, so retaining the main roof.

We have noted all the houses in Old Hunstanton have mostly been drastically changed in both style and size, and indeed Kelsey Close opposite to us is very similar but with more houses in the close. That Close has made very practical and sympathetic changes that again just enhance the future liveability of these house for future families to come.

I believe the government are in favour of making older properties more user friendly for larger modern families, rather than the “knock it down and start again” approach. We are trying to do just that.

I therefore ask the committee to look at the time we have spent to have gotten to this point with Kings Lynn and Lucy Smith, who are now to support the current scheme with us. I hope that you also see that they have done a lot of work on your behalf to get to a fair compromise.’

PLANNING HISTORY

14/01413/F: Application Permitted: 04/12/14 - Extra parking from gravel to hardstanding - 6 Howards Close – DELEGATED DECISION

15/00387/F: Application Permitted: 11/05/15 - Alterations and extension - 6 Howards Close Old Hunstanton – DELEGATED DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECT:

26.09.2023 – ‘The Parish Council object to the application on the basis that the site is located within a highly visible collection of well-mannered chalet bungalows that present a unified frontage to the front.

The proposals submitted by No.6 will depart from the design language that provides this cohesion and as such will be out of keeping with the existing streetscape and therefore contextually inappropriate.

The existing and well-established building line would be compromised by these proposals further compromising the all-important visual unity. The proposed and much enlarged dormers would facilitate overlooking of both front and rear gardens of adjoining properties affecting their amenity.’

04.03.2024 (in response to amended plans) – ‘Our objections of the 26th of September, in the main, still stand.’

Conservation: OBJECTION

03.11.2023 – ‘This small group of pleasant chalet style homes, all of a similar design, make a cohesive, pleasant entrance to the Old Hunstanton Conservation Area. Therefore any change to the style, design or mass of any of these properties would have a negative effect on views into and out of the protected, historic village centre. NPPF para 192 states: In determining applications, local planning authorities should take account of: (c) The desirability of new development making a positive contribution to local character and

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distinctiveness. An application to alter another of these properties in 2019 was withdrawn after objections raised by the Conservation Team and therefore, for consistency we object to this proposal as it does not reflect the form and character of the area, has no regard for the local historic environment and would have a detrimental impact on the conservation area and the street scene. ‘

19.02.2024 (in response to amended plans) – ‘The Conservation Team Comments remain unchanged. Please see comments dated 6 November 2023’

Arboricultural Officer: Raised concern regarding pressure on TPO trees

18.04.2024 - ‘Although the revised proposals is more modest in size of extension, it includes a new bedroom being created close to the canopies of the trees, which in this location with the potential for seas views, is highly likely to lead to increased requests for pruning or even felling of the trees in future by any residents. My previous view that design will this result in an unsatisfactory relationship with neighbouring trees remains.’

12.02.2024 – previous OBJECTION – ‘Tree Preservation Order 2/TPO/00674 protects trees in the neighbouring garden at Chapel Cottage, Cromer Road. This group of trees makes an attractive contribution to the amenity value and pleasant character of the area.

While this proposal does not seem to directly threaten the trees, the application has not considered them at all. Space will be required for construction work, scaffolding and working space, which could lead to the trees being pruned to make space. Because the trees are protected by a tree preservation order this needs to be considered as part of this proposal and may be dealt with by condition.

The increasing size of the property will lead to a new bedroom being created close to the canopies of the trees, which may lead to increased requests for pruning or even felling of the trees. Trees that overhang into gardens and over roof tops can cause apprehension and are typically viewed negatively by residents due not only to the blocking of the sky, light and in this location views, but also by seasonal nuisance such as leaf and fruit fall blocking gutters.

While to proposed extension work is unlikely to cause direct damage to the neighbouring trees, it will create an unsustainable relationship between the extended property and the neighbouring trees. I object to this proposal on the grounds that it will by virtue of its size and design result in an unsatisfactory relationship with neighbouring trees which are the subject of Tree Preservation Order 2/TPO/00674. The long-term protection of these trees would be prejudiced’.

REPRESENTATIONS SIX letters of **OBJECTION**, summarised as follows (2 received since amended plans consultation):

- Amendments appreciated however gable roof remains out of character with Howard’s Close, contrary to Neighbourhood Plan design policies
- Proposal doesn’t increase number of bedrooms, request for internal alterations only to reduce impact on Howard’s Close
- Design does not reflect the design of Howard’s Close
- Proposal will be visible in street scene and from neighbouring properties
- Original plans overwhelming and out of keeping
- Frontage should be preserved
- Proposal would detract from the Old Hunstanton Conservation Area which it is adjacent to

- **THREE** letters of **SUPPORT**, summarised as follows (1 since amended plans consultation):
- Enhancing energy efficiency should be supported
- No objection to something looking different
- No adverse impacts on the adjacent Conservation Area – various other development has taken place without objections,
- The application site is not within the Conservation Area, Conservation Officers should be consistent across applications in the area. Various houses as you head East along Old Hunstanton Road have been modernised and changed appearance or extended without objections

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy HNTS4: Adaptation and resilience Zone

Policy HNTS7: Natural Capital and Ecosystem Services

Policy HNTS8: Sustainable Travel and Tourism

Policy HNTS14: New Homes

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character and impact on heritage assets
- Impact on neighbour amenity
- Trees
- Highway safety
- Other material considerations

Principle of Development:

The application seeks permission for the construction of extensions wholly within the curtilage of an existing dwelling. The principle of development is therefore acceptable. There are no policies that specifically restrict this type of development.

Applications are instead subject to design and amenity policies such as Policy DM15 of the SADMPP (2016), alongside policies relating to the historic environment.

Form and Character and Impact On Heritage Assets:

Planning permission is sought for a two storey and first floor front extension, rear single storey extension and a replacement dormer to rear.

The proposed front extension, comprising a two-storey extension (an additional storey above an existing first floor) emulates the width and pitch of the existing gable ends of this group of houses with eaves height of 4.2m from existing ground level, and ridge to 7m, leaving the proposed front projection as appearing subservient to the existing dwelling.

Extensions to the existing dormer within the front facing roof slope. Whilst the design would perhaps benefit from a reduction in the size of this front dormer, the proposed dormer window would be set back from the eaves of the dwelling by approximately 1m and would therefore be subservient form to the main dwelling. The retention of a dormer window in the front building, albeit larger than other properties, would retain part of the overarching character of the dwellings within the proposed design.

The rear extensions are proposed to adjoin an existing 2 storey extension which is of contrasting form. The single storey rear extension would measure 3.1m in height and projects approximately 5.7m from the existing rear wall.

The new dormer window to the rear would measure 2.2m in height, 6.1m in width and 1.4m in depth serving the bedroom and ensuite.

The proposed front extension would be constructed from bricks to match the host dwelling which allows the extension to appear as a modest addition to the existing dwelling.

Policy DM15 of the (Site Allocations and Development Management Policies Plan (SADMPP) –states ‘development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against their impact on neighbouring uses and their occupants as well as the amenity of any future occupiers of the proposed development’.

Given their positioning, the proposed single storey rear extension and dormer window would not be viewable from the public realm and therefore, would not have a detrimental impact on

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the street scene and would comply with the relevant design policies. Similar rear extensions could be constructed through permitted development rights.

The cul-de-sac of Howards Close is characterised by a group of red brick chalet bungalows, with matching dormers and prominent roof slopes being the main feature of the design.

Whilst comments from the Conservation Officer and Parish Council in regard to the front extensions are noted, the amended plans show a reduced scheme which better respects the character of the existing dwelling. The roof pitch of the gable end replicates that of the existing bungalows, and when viewed upon entry of the estate will be seen in association with various existing gable ends visible within the street scene. Whilst it is acknowledged that the front extension will be the first of its kind in this cul-de-sac, the design of the extension is such that it will not be detrimental to the character of this part of Old Hunstanton.

Whilst the dormer is proposed to be enlarged, it will still be a recognisable feature in the street scene as a whole and will not be so detrimental as to warrant refusal of this application.

Further, the site is separated from the edge of the Conservation Area which stops along Old Hunstanton Road to the northeast of the site. When travelling along Old Hunstanton Road, views of the site are limited, with the majority of the viewpoint only being available once a vehicle enters Howards Close. Officers do not consider that the modest extensions proposed would cause any harm to the character and appearance of Conservation Area or its setting, the works would instead have a neutral impact given the design of the extensions proposed as well as their position within the street scene, this accords with the aims of Policy CS12 of the Core Strategy (2011).

The proposed development is considered to be of an appropriate scale and design that incorporates acceptable materials and would appear in keeping with the surrounding area. Therefore, the proposed development is considered to comply with policy DM15.

The need for good design is reiterated by Policy 7 of the Old Hunstanton Neighbourhood plan.

The development is not considered likely to impact on the setting of the adjoining Listed Building. The extensions are modest in character and existing TPO trees will screen and soften any views of the development.

The cul-de-sac does have a uniform character, and the properties are all of a similar design which contributes positively to the street scene, however, officers consider that the significant amendments that have taken place during the course of the application have made the development acceptable on balance.

Various permitted development rights could be used to change the appearance of the dwelling from the street scene, including the provision of a porch or side extensions. This is a material consideration given that alternative works could take place without the need for planning permission.

On balance, given the scale of the extensions proposed, the width and proportions of the proposed gable end emulating that of the existing gables of surrounding chalet bungalows, and the position of the dwelling within the street scene, the design of the proposal is considered acceptable.

The application is considered to comply with Policies CS08, CS12 and DM15 of the Local Plan, and Policy 7 of the Old Hunstanton Neighbourhood Plan in regard to design and impact on heritage assets.

Impact on Neighbour Amenity:

The application site allows for a sufficient separation distance to limit any adverse impacts on adjoining properties. The front elevation of the property is approximately 25m from the rear elevation of the bungalow to the north.

The application site and neighbouring properties are host to front gardens with driveways in between the dwellings. The proposed development takes place in positions which are unlikely to cause detriment to neighbouring dwellings and is of a scale and bulk which is appropriate.

A single garage is positioned in between no.6 and no.5 Howards Close providing separation and screening to the rear.

The site is also enclosed by close boarded fencing, hedging and a brick wall to the east which would partially screen the addition to the rear.

No.6 is positioned in the western corner of the cul-de-sac and is positioned further forward in the plot compared to the neighbouring property (no.5). therefore, the proposed first floor addition and new dormer window would not result in any adverse overlooking or loss of privacy. No windows are proposed to the side elevation of the first-floor extension.

The rear dormer window will replace an existing dormer window which is smaller and only serves a bathroom, however, the replacement dormer would serve a bedroom and ensuite. The windows would face south and given their positioning, would not cause adverse overlooking of the adjoining properties.

The proposed first floor extension faces towards the wider street scene and turning head within the cul-de-sac. Whilst a viewpoint towards the rear/side of the property to the north would be provided, this is an existing situation, and the rear garden and parking areas of this dwelling are widely visible within the existing street scene. The provision of an additional window facing this direction would not cause any significant privacy impacts so as to warrant refusal of this application.

Overall, the impacts on neighbour amenity associated with the proposed development are considered acceptable and comply with the NPPF (2023), Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Trees

A Tree Preservation Order protects a group of trees in the neighbouring garden at Chapel Cottage, Cromer Road. This group of trees makes an attractive contribution to the amenity value and pleasant character of the area, partly because of their position on raised land compared to Old Hunstanton Road.

The existing dwelling has a bedroom with side window at first floor facing directly towards the TPO trees on the boundary to the site (approx. 3.5m metres west). In contrast, this revised scheme relocates this bedroom to the front of the dwelling, with a window inserted in the front elevation facing north. Despite the Arboricultural Officer's concerns, this is considered by Officers to provide overall betterment in terms of potential pressure on the trees, as whilst part of the view from this window will be towards the trees, the window will

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also have an outlook to the north & northeast away from the trees, potentially reducing the pressure for additional pruning etc. to occur. The existing window on the side elevation, previously serving a bedroom, would serve a bathroom which is not a habitable room and therefore the trees are likely to be put under less pressure as a result of the proposal.

The extension is proposed wholly on top of the existing ground floor extension and does not therefore project into the root protection area of the TPO trees. As noted by the Arboricultural Officer, conditions can be used to make sure that direct impacts on the trees do not take place during construction – for example tree protection fencing and restricting any storage of materials within the RPA. The serving of a Tree Preservation Order means any future pruning would require consent and consideration which further protects the trees from harm going forwards.

Therefore, on balance considering the existing windows on site which are currently impacted by the position of the protected trees, subject to conditions, the impact on trees is therefore considered acceptable and complies with Policies CS08 and CS12 of the Core Strategy (2011) and Policy 14 of the Old Hunstanton Neighbourhood Plan.

Highway Safety:

The proposal would not impact on highway safety. The application does not alter the number of bedrooms proposed within the dwelling and retains a parking area and garage to the east of the site.

The highway safety implications of the development are therefore acceptable and comply with the NPPF (2023), Policies CS08, CS11 and DM15 of the Local Plan.

Other material considerations:

National Landscape – The application site is not within the National Landscape (previously AONB), the boundary to which lies on the other side of Old Hunstanton, to the east of the site.

CONCLUSION:

The NPPF reiterates the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states that applications for planning permission must be determined in accordance with the development plan unless strong material considerations indicate otherwise.

The application has been amended during the course of this application, and the proposed extensions and alterations are now considered to be of a scale and design which can be supported. The front projection has been reduced in bulk, in-appropriate large box dormers have been removed and the resulting front extensions respect and retain key parts of the design of the original dwelling to reduce the overall impact on the cul-de-sac.

It is acknowledged that the remainder of the street scene is largely unaffected by more modern development and there is a degree of consistency in the design ethos that has been retained since the dwelling's original construction, however the proposed design is subservient to the dwelling and is placed set back from Old Hunstanton Road in a position which will not lead to any adverse impacts on the setting of the Conservation Area, the boundary to which is to the east of the junction of Howards Close.

Various permitted development rights could also be used to change the appearance of the dwelling from the street scene, including the provision of a porch or side extensions. This is a material consideration given that alternative works could take place without the need for planning permission.

On balance, given the scale of the extensions proposed, the width and proportions of the proposed gable end emulating that of the existing gables of surrounding chalet bungalows, and the position of the dwelling within the street scene, the design of the proposal is considered acceptable.

Whilst comments from the Conservation Team and Parish Council are noted, the proposed design in its revised form is not considered to constitute poor design for the purposes of the NPPF (2023) and is considered to have a neutral impact on the setting of the Conservation Area. The proposal, subject to conditions controlling impacts on trees and proposed materials, is considered acceptable and complies with the Paragraph 135 of the NPPF (2023), Policies CS08, CS12 and DM15 of the Local Plan, and Policy 7 of the Old Hunstanton Neighbourhood Plan.

Given the position of existing windows and therefore the existing pressure on the TPO trees, the provision of a front extension and associated north facing window and above an existing lounge window is not considered likely to lead to such undue pressure on the trees that would warrant the refusal of the application on these grounds. Further tree works, if required in the future, can be controlled and monitored as a result of the Tree Preservation Order.

The application is recommended for approval 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: The development hereby permitted shall be carried out in accordance with the following approved plans:

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- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development or other operations shall commence on site until the existing trees along the west boundary of the site have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of the trees and hedgerows before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact and in accordance with the agreed details for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those

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areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

- 3 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 4 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.