

AGENDA ITEM NO.9/1 (e)

Parish:	Old Hunstanton	
Proposal:	Householder: Single storey side and rear extension, new porch and alterations.	
Location:	7 Kelsey Close Old Hunstanton Hunstanton Norfolk PE36 6HL	
Applicant:	Mr & Mrs Barnett	
Case No:	25/00417/F (Full Application)	
Case Officer:	Katy Collyer	Date for Determination: 1 May 2025 Extension of Time Expiry Date: 16 May 2025

Reason for Referral to Planning Committee – Called-in to Committee by Councillor De Winton

Neighbourhood Plan: Yes

Case Summary

Planning permission is sought for a single storey side and rear extension, new porch and alterations.

Key Issues

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

Recommendation

APPROVE

THE APPLICATION

The site accommodates a detached two storey dwelling constructed of buff brick, black timber cladding and carrstone. It is located within Kelsey Close and is set well back from Golf Course Road. The site is not within the conservation area, however, the conservation area boundary is in close proximity to the north.

The boundary treatment surrounding the rear of the dwelling is close board fencing. The site has extant permission granted under application 23/02272/F for a single storey side extension, new porch and associated alterations.

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Full planning permission is sought for a single storey side and rear extension, new porch and alterations.

The extension would have an asymmetrical footprint wider at the rear (east) and thinner towards the front (west). The extension would be 4.8 metres further than the existing rear elevation at the deepest part and 3.9 metres past the existing side elevation at the widest part. The extension would be single storey with a flat roof measuring 2.9 metres high at the highest ground level and 3.1 metres high at the lowest ground level. The extension is proposed to be constructed of buff brick similar to the existing dwelling and Carstone on the principal elevation.

The porch would measure 1.8 metres deep by 3.6 metres wide by 3.7 metres high at the highest ground level and 3.8 metres high at the lowest ground level with a mono-pitched roof. The porch would be constructed on carrstone with a buff brick plinth.

SUPPORTING CASE

The sole reason for the application to move the extension was the unfortunate discovery of mains power cables running through the foundation of the previously permitted application. The cables enter Kelsey Close along the rear boundary and strangely arc out under the road and back through the garden of no.7, the last place you would expect to find them.

The previous applications were withdrawn due to planning deciding 23/02272/NMA was not a non-material amendment. The extension design stayed the same just the size and position altered slightly so fitted the NMA criteria.

25/00310/F was not accepted as a variation as planning deemed the description would need to be changed to a rear extension when a large proportion of the extension is still to the side. A technical detail does not allow for the description to be changed on this type of application unlike others.

The first application 23/02272/F was permitted with no objection from the Parish Council. The present application sees the frontage narrowed thus reducing any negative impact claimed by the PC.

The visible area of the extension is carrstone, brick, full height glazing and a flat roof all of which are evident to varying degrees on the rest of the properties in the Close. This negates the claim from the PC that the extension is out of keeping with the other homes.

Two recently permitted applications have seen the introduction of light brown composite cladding, cream render and concrete panels, 100% altering the appearance of the former buildings. Both projects include significant extensions, one being to the front of the property. Neither project will bear any similarity to the rest of the Close, but both were permitted with no objection from the PC.

Two further properties on the Close have already been renovated and are now predominantly grey/off white.

The properties to the rear have elevated gardens and are mostly screened by bushes. The property which has views to The Wash has achieved this by removal of what would have been a tall fence to maintain privacy to the garden of 7 K.C. This affords them unobstructed views into the garden below providing no privacy to the owners of 7 K.C. The proposed

amendment will maintain a portion of their treasured view whilst providing the much-needed privacy for 7 K.C.

The owner's have sought to enhance their property whilst maintaining the visual aspects of the original house. The property is set to the rear of the close so is least on view of all the properties with the proposed extension adding very little to the frontage. Given the project has already been permitted in a previous form we naturally thought this reduction in width would have been accepted willingly.

PLANNING HISTORY

25/00310/F: Application Withdrawn: 07/03/25 - Variation of condition number 2 attached to planning permission 23/02272/F

23/02272/NMA_1: Application Withdrawn: 24/02/25 - Change the shape/size of the side extension.

23/02272/F: Application Permitted: 07/02/24 - Single storey side extension and associated alterations

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The Parish Council strongly objects to this application as it is an over development of the plot which contravenes the Neighbourhood Plan, section 2, policy 6. The application is out of keeping with the other homes in the Close and impacts negatively on neighbouring properties. The permitted application 23/02272/F for a single storey side extension which was supported by the Parish Council was then followed by 23/02272/NMA_1 – 4.2.25 was withdrawn followed by 23/02272/F dated 20.2.25 also withdrawn. Concerns were raised regarding the number of applications made.

Conservation Officer: NO OBJECTION

This application is for a small change to the width of the already permitted extension granted in 23/02272/F. The width at the front has been reduced and drawn backwards and the width at the rear has been increased. While the conservation team objected to the first application, this was permitted and as this represents a minor change to the dimensions of an extension whose principle has already been granted, we do not consider that there would be any additional harm caused to the character of the area over and above that which has already been permitted. We do not therefore object to this application.

REPRESENTATIONS

ONE letter of objection has been made by 3rd party representations. Their comments can be summarised as:

- Loss of sea view and sunsets from our kitchen, garden and conservatory. The view would be the back wall of their holiday home extension.

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KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP18 - Design & Sustainable Development (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy 7 - Design, Style and Materials

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
- Impact on neighbour amenity
- Other Material Considerations

Principle of Development:

Paragraph 2 of the National Planning Policy Framework (NPPF) reiterates the requirements of planning law which is that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises of the newly adopted Local Plan (LP)2025, and the Old Hunstanton Neighbourhood Plan, 2024.

There is nothing to suggest that the principle of development here is not acceptable, subject to compliance with other relevant development plan policies and guidance. Relevant policies are set out elsewhere in this report.

Form and Character:

Policies LP18 and LP21 as well as policy 7 of the Old Hunstanton Neighbourhood Plan all outline that development should be sustainable through high quality design responding to the context and character of places in terms of scale, height, massing. Policy 7 of Old Hunstanton Neighbourhood Plan states that the use of traditional materials will be supported.

The proposed development would relate suitably to the dwelling in terms of design, scale and massing, whilst leaving an appropriately sized garden for the dwelling and its location and would not impact parking. Therefore, it is not considered overdevelopment of the site.

The previously permitted scheme 23/02272/F found a single storey side extension of similar design, matching materials and matching height acceptable in terms of form and character. This scheme does propose a larger footprint with the extension extending a further 0.4

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metres from the rear elevation and wrapping round the rear of the dwelling 2.6 metres further to the north. However, it would extend past the existing side elevation of the dwelling 0.9 metres less than the permitted scheme and would set back the extension further back from the principal elevation. This scheme is therefore considered to have less of a visual impact on the street scene than the extant permission.

The proposed porch remains the same as the previous permitted scheme 23/02272/F, which has previously been found acceptable in terms of form and character.

Therefore, the development is considered to accord with development Plan Policies LP18, LP21 and Policy 7 of the Old Hunstanton Neighbourhood Plan. There is nothing within the NPPF that conflicts with these policies.

Impact on Neighbour Amenity:

Policy LP21 of the Local Plan outlines the factors that impact neighbouring occupants and future occupants including overlooking, overbearing and overshadowing impacts.

Due to the single storey scale of the extension and location set further back from the boundary with the neighbour to the south compared to the extant permission, there would be no material overshadowing or overbearing impact to the neighbour to the south. In relation to the neighbours to the rear (east), due to the single storey scale, in addition to the site being at a lower ground level to the neighbours to the rear (east), no material overshadowing or overbearing impacts arise from the proposed development.

Due to the current boundary treatment to the rear and no windows of the proposed extension facing neighbouring habitable windows, the extension would not result in any material overlooking impact.

The porch is not considered to have any material impacts on neighbouring amenity.

Therefore, the development is considered to accord with Policy LP21.

Other Material Considerations:

There are no other material Considerations.

Specific comments and issues:

The objection from a neighbour that the development would result in loss of a private view of the sea and sunsets is not a material planning consideration.

Regarding the objection made by parish council, as outlined in the report above the development is not considered to be overdevelopment of the site. There is ample private amenity space retained with the property.

Additionally, the Parish council highlight Policy 6 of the Neighbourhood Plan. However, this policy relates to infill development which is not relevant to this application as it for an extension to an existing dwelling. Notwithstanding this, the development considered to respect the local character and amenity of neighbours and is also not considered to result in Highway safety impacts or result in a cramped appearance.

Regarding the concerns raised by the parish about the number of applications on the site, the current application could not be made under a non- material application (NMA) or a variation application, as the change was considered material, and the description of

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development needed changing due to this application resulting in a predominantly rear extension. Notwithstanding this the proposed development is considered acceptable under a full application, when assessed on its own merits.

CONCLUSION:

The proposal is for an extension and porch which are considered to be of an appropriate scale, design and appearance, and would not result in any material adverse neighbour impacts, or highway safety impacts.

Therefore, the proposal is considered to accord with Development Plan Policies LP18, LP21 and Policy 7 of the Old Hunstanton Neighbourhood Plan as well as paragraph 135 of the NPPF. There are no material planning considerations which would indicate that a decision should be made otherwise than in accordance with the Development Plan. It is recommended that this 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: The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
BARN KC PL 1.2: Site Plan
BARN KC PL 2.2: Proposed plans
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.