

AGENDA ITEM NO: 9/2(b)

Parish:	Ringstead	
Proposal:	Single Storey Extension to replace existing	
Location:	April Cottage 2 Chapel Lane Ringstead Hunstanton PE36 5JX	
Applicant:	Mr. & Mrs. Skinner	
Case No:	25/01678/F (Full Application)	
Case Officer:	Jody Haines	Date for Determination: 8 December 2025 Extension of Time Expiry Date: 6 March 2026

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

Neighbourhood Plan: Yes

Case Summary

This application is for a single storey extension to replace an existing extension/porch.

The application site is located within Ringstead development boundary as seen within the policies map as defined by the Local Plan 2021-2040 and Figure 13 of Ringstead Neighbourhood Plan. Ringstead is classified as a Tier 6: Smaller Villages and Hamlets under Policy LP01 of the Local Plan.

The surrounding area is residential, with a designated local green space, allocated by Policy 8 of Ringstead Neighbourhood Plan, to the south of the site. The site accommodates a white painted clunch two-storey dwelling, with brick and timber extension/porch to the west. On site there is a detached mono-pitched outbuilding to the northwest corner. The site and surroundings fall within Ringstead Conservation Area and the Norfolk Coast National Landscape.

Key Issues

Principle of Development
Form and Character (Impact on designated and non-designated assets)
Impact on Neighbour Amenity
Dark Skies
Other matters requiring consideration prior to the determination of this application

Recommendation

APPROVE

THE APPLICATION

The site is a corner plot between High Street and Chapel Lane. The cottage dwelling is two-storeys with whitewash clunch elevations and a pitched red pantile roof. The dwelling has traditional proportions, materials and building techniques. Due to its age and architecture, it is recognised as a non-designated heritage asset (important unlisted building as listed within Ringstead Conservation Area Character Statement).

This application is for a single storey extension which would replace the brick and timber extension/porch. The extension would have a width of approx. 4.35 metres, depth of approx. 3.71 metres, and height of approx. 2.25 metres to 3.38 metres. The elevations would be painted brick to match the colour of the existing dwelling, and a tiled roof to match the existing dwelling. The window and doors would be timber framed with a brick curved lintel detail.

APPLICANT/AGENT SUPPORTING CASE

Neither the agent nor the applicant have submitted a supporting case at the time of writing this report.

PLANNING HISTORY: No relevant planning history.

RESPONSE TO CONSULTATION

During the course of the application, amendments were received following comments from the Parish Council and Conservation Officer. These amendments have removed the horizontal cladded elevations and zinc or GRP with lead seam roof for painted brick elevations and a tiled roof to match the existing dwelling, increased the roof pitch, and has seen changes in fenestration and detailing. The comments received on the latest amendment are as follows.

Parish Council: Objection

The background and planning policies have been set out in detail in the Parish Council's letters of the 11 November 2025 and 12 December 2025.

Whilst the Councillors remain of the view that an extension to the property is not unacceptable, the revised proposals with a significantly larger built structure still utilises inappropriate building materials in the very heart of the Ringstead Conservation Area. The extension looks like a bulky brick shed addition, rather than an integral and sympathetically designed extension to this historic and prominent cottage.

Located on the corner of the High Street and Chapel Lane, 2 April Cottage is a prominent building forming part of a terrace of cottages characterised with whitewashed clunch walls and red pantile roof. The rear of the cottage and garden form an important open area, clearly visible when approaching Chapel Lane.

Whilst it is appreciated that the applicant has made a number of changes to the original proposal, the use of modern building materials including painted brick is still not in keeping with the local vernacular, contrary to RNP Policy 5(c) and RNP Policy 12 D.

The proposed extension with painted white brick is still out of keeping with the current local vernacular, particularly in an area so visible and prominent within the heart of the Conservation Area. The Council would accept the proposal if the extension were faced with chalk, to match the rest of the terrace of cottages, under the whitewash (which keeps flaking off).

In addition, it is essential that all windows in the proposed extension have glazing bars to match the rest of the windows on the cottage.

The proposed extension still has a number of large windows and double-glazed doors. Development proposals should demonstrate compliance with best practice guidance for avoiding artificial lighting impacts on bats, birds and other species. Such an increase in internal lighting is likely to cause harm to the landscape, and disturbance and risk to wildlife, no mitigation from the impact of pollution from internal light sources is provided.

Overall, the revised proposals although an improvement on the previous iteration still harms the setting and character of the rural Conservation Area and National Landscape, it doesn't demonstrate high-quality design as required by national and local planning policy.

For these reasons, Ringstead Parish Council still objects to this application and urges the Local Planning Authority to refuse planning permission

Conservation Officer: No Objection

The plans for this scheme have recently been amended and although have not taken all comments into consideration, it is now in an acceptable form for the Conservation Team to remove our objections.

REPRESENTATIONS: No public comments received.

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

LP16 - Norfolk Coast National Landscape (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP25 - Sites in Areas of Flood Risk (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy 5: Design

Policy 6: Extensions, Annexes and Outbuildings (Cartlidges and Garages)

Policy 8: Local Green Space

Policy 9: Landscape Quality

Policy 10: Surface Water Management

Policy 12: Ringstead Conservation Area

Policy 13: Non-Designated Heritage Assets

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 designated and non-designated assets)
Impact on neighbour amenity
Dark Skies
Other matters requiring consideration prior to the determination of this application

Principle of Development:

Paragraph 2 of the National Planning Policy Framework (2024) 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 the Local Plan 2021-2040, (2025) and Ringstead Neighbourhood Plan 2021-2036 (2025).

There is nothing within the development plan to suggest that the principle of development here for an extension, within a development boundary, is not acceptable, subject to compliance with relevant development plan policies and guidance.

Form and Character (Impact on designated and non-designated assets):

Paragraph 135 of the NPPF provides an overarching aim for planning policies and decision to ensure development functions well and adds to the overall quality of the area, are visually attractive as a result of good architecture, layout and landscaping, sympathetic to local character and history, including its setting, and to establish or maintain a strong sense of place.

Policies LP18 and LP21 of the Local Plan and Policies 5 and 6 of Ringstead Neighbourhood Plan require that development be of a high-quality design which protects, responds, and enhances the character and vernacular of the locality with regard to scale, height, layout, design, materials and colour. Specifically, policies 5 and 6 expects development proposals to be consistent with Ringstead Neighbourhood Plan Design Guidance and Codes (2022), specifically BF07 for this application, and the character areas, which in relation to this application is CA1 - Conservation Area.

The site is within the National Landscape. Paragraph 189 of the NPPF, Policy LP16 of the Local Plan and Policy 9 of Ringstead Neighbourhood Plan states that, as far as is reasonably practical, the LPA should seek to avoid harm and contribute to the conservation

and enhancement of the natural beauty, special qualities, and key characteristics of Protected Landscapes.

Lastly, Section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, places a duty on the LPA to pay 'special attention to the desirability of preserving or enhancing the character or appearance of that [Conservation] area.' Proposals in Conservation Areas should be designed to preserve or enhance the character and appearance of the locality in accordance with Policy LP20 of the Local Plan, with Policy 12 of Ringstead Neighbourhood Plan requiring development to have regard to the Conservation Area Character Statement, its setting and the use of locally distinct building materials.

Paragraph 212 of the NPPF ensures that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 requires clear and convincing justification for harm to designated assets (Conservation Area), with Paragraphs 214 and 215 providing the consideration depending on the level of harm.

Whilst Policy 13 of Ringstead Neighbourhood Plan does not list April Cottage as a Non-Designated Heritage Asset, the Conservation Officer has recognised the dwelling as a Non-Designated Heritage Asset, with it being listed as an important unlisted building within the Conservation Area Character Statement. Para 216 of the NPPF, Policy LP20 of the Local Plan and Policy 12 of Ringstead Neighbourhood Plan require proposals that affect Non-Designated Heritage Assets to be assessed on their significance and their setting. Development which would remove, harm or undermine its significance, or its contribution to the character of a place (directly or indirectly) will require a balanced judgement having regard to the scale of harm and significance of the asset.

The proposal would see the removal of an existing brick and timber extension/porch, for a brick extension with mono pitched tiled roof. Due to the location of the proposal this would have limited to no public vantage point from High Street but would be visible from Chapel Lane.

Whilst brick is not a widely used material on the main dwelling, only being seen on window detail surrounds, it can be seen within the locality such as the blank elevation of the neighbouring extension which faces south towards the site. The use of brick has also been recognised as a material within an assessment of the character area CA1 - Conservation Area and BF09 within the Design Guidance and Code. The use of brick has also been mitigated by the painting of it to match the existing dwelling, which would be conditioned.

Furthermore, in relation to materials, the windows and doors would be timber framed, with a tiled roof which match the existing dwelling. Whilst glazing bars are not seen on the proposed windows, they have been designed to keep the same overall proportion sizes of the existing dwelling. A traditional brick curved arch has also been added above the windows and doors to better relate to the main dwelling. As there has been little detail provided on the windows, doors and tiles, these would be conditioned.

The roof form of a mono-pitch would extend from the eaves of the main dwelling, making a more cohesive design, creating an asymmetrical roof overall. The roof form of mono-pitch and asymmetrical can be seen within the locality, such as on the neighbouring dwellings to the north. Therefore, the roof form would not be out of keeping for the locality.

Whilst the proposal does have a larger footprint than the existing extension/porch, it is not considered the mass and height of the proposal would appear dominating over the main dwelling or incur a significant loss in private amenity space.

All these factors take into consideration the requirement of Policies LP16, LP18, LP20 and LP21 of the Local Plan and Policies 5, 6, 9 and 12, and the Design Guidance and Codes of Ringstead Neighbourhood Plan. In turn it is not considered the proposal would be detrimental to the character and appearance of the street scene, Non-Designated Heritage Asset, Conservation Area or Norfolk Coast National Landscape. It is therefore considered that the proposed development is in general accordance with the Development Plan and NPPF.

Impact on Neighbour Amenity:

Policy LP21 of the Local Plan and Policy 6, having regard to BF07, of Ringstead Neighbourhood Plan seek to ensure that neighbouring uses and their occupants, as well as the amenity of future occupiers is not unduly affected by the development. This is reiterated in paragraph 135 of the NPPF.

North

The extension would have no overbearing impact due to the neighbouring extension. There would be minimal overshadowing to one of the neighbouring rooflights, however given this is a secondary window, with the limited scale of the proposal, there would be minimal impact. Whilst the neighbouring extension lines some of the boundary, the rest is an approx. 1.8 metre fence with approx. 1.3-1.5 metres of this being horizontal hit and miss and the rest being latticed. Given the low nature and direction of outlook of the window facing west, there would be minimal overlooking impact.

West

To the west the site has an approx. 1.8 metre close boarded fence and approx. 1.2 metre picket fence to the northwest. The neighbouring dwelling has a further approx. 1.8 metre close boarded fence. The proposal would be approx. 15.4 metres from the neighbouring dwelling. Given the separation distance and boundary treatments, there would be no neighbour amenity impacts.

South

To the south is Chapel Lane Road and a designated local green space. The south boundary has an approx. 1.2 metre picket fence, where the proposal is approx. 12.6 metres from this boundary. The local green space has a low brick wall and trees lining the north boundary. Given the location and use of the extension there would be no neighbour or public amenity impacts.

It is therefore considered that the proposed development is in general accordance with the Development Plan and NPPF.

Dark Skies:

Section f of Policy LP21 requires the need to take into consideration light pollution of a proposal. Policy 9 of Ringstead Neighbourhood Plan requires the protection of dark skies, with external lighting not normally being supported except where it is required for safety and security on public footways. Where internal lighting is likely to cause harm to the landscape,

or disturbance and risk to wildlife, mitigation to reduce pollution from internal light sources will be sought.

With the scheme there is no proposed external lighting. Whilst the proposal does have two windows and a double door, given these being at ground floor level and the use of the extension as an entrance way/porch, there would be minimal impact from internal lighting.

Therefore, the scheme is considered acceptable in regards to Policy LP21 of the Local Plan and Policy 9 of Ringstead Neighbourhood Plan.

Other matters requiring consideration prior to the determination of this application:

Flood Risk:

The site lies within Flood Zone 1; however, it is within an area at risk of ground water flooding >25%.

Given the limited increase in ground floor area, with the floor of the main dwelling proposed to be increased to meet that of the proposed extension and the existing area being a brick paved patio area, it is not considered the proposal would result in implications to the site or the surrounding locality. The application would therefore be in accordance with Policies LP06, LP18 and LP25 of the Local Plan and Policy 10 of Ringstead Neighbourhood Plan.

Climate Change:

Policy LP06 of the Local Plan and Policy 5 of Ringstead Neighbourhood Plan requires all development to recognise and contribute to the importance of, and future proof against, the challenges of climate change and to support the transition towards meeting the Government target of becoming a net zero economy by 2050, through mitigation where relevant. Given the scale and nature of the proposed development it is not considered that further mitigation is required.

CONCLUSION:

This application is for a single storey extension to replace an existing extension/porch.

The development would not result in any unacceptable impacts in terms of the Conservation Area, Non-Designated Heritage Asset, Norfolk Coast National Landscape, or visual or neighbour amenity. It is also considered the proposal would not result in flood risk implications to the site or surrounding locality. The development is therefore considered to be in general accordance with the NPPF, Local Plan and Neighbourhood Plan. It is therefore recommended that the applications 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 using only the following approved plans:
 - Proposal Drawing 4041_506/02 Rev F
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Prior to the installation of windows and doors, 1:20 drawings of all new and/or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The plans shall provide full details including cross-sections and opening arrangements. The development shall be implemented in accordance with the approved details.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with LP16, LP18, LP20 and LP21 of the Local Plan, Policies 5, 6, 9 and 12 of Ringstead Neighbourhood Plan, and the principles of the NPPF.
- 4 Condition The materials (brick, roof tiles and paint) to be used for the external surfaces of the extension hereby permitted shall match, as closely as possible, the type, colour and texture of those used for the existing building. The materials shall thereafter be retained.
- 4 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with LP16, LP18, LP20 and LP21 of the Local Plan, Policies 5, 6, 9 and 12 of Ringstead Neighbourhood Plan, and the principles of the NPPF.