

AGENDA ITEM NO: 8/2(b)

Parish:	Castle Acre	
Proposal:	Single storey extension to create dining area, dormers to replace roof lights, free-standing pre-manufactured garden room	
Location:	Heritage View Castle Square Bailey Street Castle Acre	
Applicant:	Mr & Mrs Moriarty	
Case No:	16/00831/F (Full Application)	
Case Officer:	Mr C Fry	Date for Determination: 5 July 2016

Reason for Referral to Planning Committee – The applicant is Councillor Moriarty.

Case Summary

The application comprises a detached bungalow and associated amenity space, situated to the south-east of Castle Square off Bailey Street, Castle Acre.

The site lies within Built Environment Type C and Conservation Area as depicted on the Local Plan Proposals Map.

Full planning permission is sought for the construction of a single storey extension to create a dining area, the installation of dormers instead of rooflights and a free-standing pre-manufactured garden room.

Key Issues

Principle of development
Impact upon the Conservation Area and Listed Building
Impact upon Neighbour Amenity; and
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises a detached bungalow and associated amenity space. The site lies within Castle Acres Conservation Area.

The area is characterised by residential development, mixed in scale and style.

The materials on-site include red/orange brick, uPVC doors and frames and red pantiles. The site is bounded by a 1.8m close boarded timber fence.

Full planning permission is sought for the construction of a garden room measuring approximately 9 square metres in footprint and 2.5m in height which will be flat roofed; a single storey mono-pitched dining room extension scaling 4.1m (d) x 3m (w) x 3.3m (h) and replacement of rooflights on the north east elevation with dormer windows. The proposed building will have a curved roof constructed of plastic coated steel alloy.

The proposed building will be positioned in the south-western corner of the site, approximately 700mm from the south-eastern boundary and approximately 600mm from the south-western boundary.

It is proposed to use the building as a study.

SUPPORTING CASE

Due to the scale and nature of the proposal development, a supporting case is not required.

PLANNING HISTORY

08/02690/NMA_2: Application Permitted: 14/07/14 - NON MATERIAL AMENDMENT TO PLANNING CONSENT 08/02690/F: construction of one and a half storey dwelling
14/00618/F: Application Refused: 03/07/14 - Erection of a small wooden building with no permanent foundations for personal use
10/02072/F: Application Permitted: 31/01/11 - Extension to dwelling
10/02073/CA: Application not required: 08/12/10 - Conservation Area Consent: Extension to dwelling
08/02690/NMA_1: Application Permitted: 23/02/10 - NON MATERIAL AMENDMENT TO PLANNING CONSENT 08/02690/F: construction of one and a half storey dwelling
08/02690/F: Application Permitted: 14/05/09 - Construction of one and a half storey dwelling
08/00338/F: Application Refused: 23/04/08 - Construction of single and part 1 1/2 storey dwelling
07/01712/F: Application Withdrawn: 19/10/07 - Construction of dwelling with garage, part 1 1/2 storey
07/00096/F: Application Permitted: 13/03/07 - Construction of two storey extension to rear of cottages

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION the residence is within the Conservation Area in a plot between Bailey Street and the Castle and in the Council's opinion; the proposed amendments to the design and the addition of a pre-manufactured garden room fit the style of the existing building which is a recently built dwelling of brick

Historic England: NO OBJECTION in principle to the extension or modifications and do not consider that they would impact unduly on the setting of the adjacent Scheduled Monument. We note however that this is a sensitive location within the medieval town of Castle Acre and there we would recommend that the Historic Environment Service be asked for a view on the need for an archaeological condition

Conservation: NO OBJECTION subject to a condition that the materials to be used in the extension and alterations to the property shall closely match the existing materials used in its construction.

Historic Environment Service: comments to be forwarded on it late correspondence

REPRESENTATIONS

1 letter in support of the application.

- In keeping and does not distract from the amenity of the area

NATIONAL GUIDANCE

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

PLANNING POLICIES

The King’s Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

4/21 - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

PLANNING CONSIDERATIONS

The main planning considerations in regards to this application are:-

- Principle of development and Planning History
- Impact upon the character of the Conservation Area and listed building
- Impact upon Neighbour Amenities and
- Other Material Considerations

Principle of Development

The site is located within the settlement of Castle Acre as classified within the Core Strategy and within Built Environment Type C as depicted on the Local Plan Proposals Map. Local Plan Policy 4/21 relates to these designations and states that in principle, new development will be permitted provided it has regard for and is in harmony with the building characteristics of the locality.

The site also lies within Castle Acre's Conservation Area where the desirability of new development should preserve or enhance the Conservation Area. Core Strategy Policy CS12 also states that the design of new development should be sensitive to its surrounding area, and not detract from the inherent quality of the environment. The NPPF further reinforces this.

Members will recall that the applicant applied in 2014 for the erection of a timber shed to the rear of their garden area. The application was refused by the committee for the following reason:-

1. The proposed wooden building by virtue of its scale and siting would be an undesirable and unneighbourly form of development, detrimental to the amenities of 2 Moat View, the neighbour to the south, particularly by reason of it being overbearing on this neighbour's small private amenity space. The proposal is therefore contrary to Policy CS08 of the Local Development Framework and paragraphs 17 and 56 of the National Planning Policy Framework.

The application seeks approval for a timber building is a different siting to that previously considered under the 2014 application, the erection of a single storey extension and the replacement of velux windows to dormer windows.

Impact upon the Conservation Area and Listed Building

The previous planning application for the erection of the shed was not refused on its impact upon the Conservation Area. This proposed shed is of different style, no longer having a doomed roof, is now in close proximity to the western boundary of the site as opposed to the southern boundary of the site considered previously.

The proposed wooden building is modest in scale and design and will be located to the rear of the dwelling. The neighbour's 1.8m close boarded fence will result in only 700mm of the roof being seen in passing between the properties on Bailey Street and their respective garage block to the south of their property.

It is therefore considered that the proposed building would cause no detrimental harm to the character and appearance of the Conservation Area, in accordance with Core Strategy Policy CS12 and the provisions of the NPPF.

The single storey lean to extension would not be seen from the Conservation Area and nor would the dormer as these are located on the north elevation of the property.

The extension to the side does not protrude beyond the existing living room to the property and is subservient in height. Accordingly it does not impact upon the setting of the Grade I listed building (the castle) to the east. The dormer windows can be seen at a distance from

within in the ground of the castle but the style and scale of the dormer do not cause any harm to the significance of the setting of this designated heritage asset.

Historic England has no objection to the proposal and do not request that any conditions to be imposed.

The Conservation team requests that the extension and alterations be constructed from materials that closely match the type, colour and texture of the materials used in the construction of the existing dwelling.

Impact upon neighbour amenities

The previous application for a timber shed to the rear of the property was refused on the grounds of its scale and siting being undesirable and un-neighbourly in its form, particularly in its overbearing nature in respect to the neighbour amenity's (2 Moat View's amenity Space).

The proposed garden room outbuilding is still 2.5m high but no longer has a doomed shape roof and has been moved to within 1m of the western boundary of the site. This would be adjacent to a pathway that provides access to a property in Bailey Street and not directly adjacent to a neighbour's private amenity space. The neighbours on Bailey Street, whilst having a significantly lower garden area than the site, have a relatively flat garden area and a larger garden area than that belonging to no.2 Moat View. It is therefore considered that the scale of the outbuilding would not cause any detrimental impact upon these neighbours.

The single storey extension on the south-east elevation of the property is no taller than the existing single storey lean to element on the south east elevation of the property. Whilst the eaves level will protrude above the fence line to 3 Moat View, 3 moat view has a large private amenity space that extends in an easterly direction, unlike that at no.2 Moat view. Accordingly by virtue of its scale and siting and there being no windows in the extension this neighbour would not be detrimentally affected by the single storey extension.

The dormer windows afford the same outlook as the velux windows; accordingly the ability to overlook the very rear of 3 Moat view's garden already exists.

Other Material Considerations

The Historic Environment Service comments will be forwarded on in late correspondence.

CONCLUSION

The scale, siting and appearance of the proposed alterations and extension and the erection of the garden room, in its new form and siting is considered to be acceptable.

There is no harm to the significance of the Conservation Area or Grade I listed building and the siting of the garden room, erection of the single storey extension and dormer window insertions do not give rise to unacceptable neighbour amenity issues.

Subject to the following conditions the application is recommended for approval

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:-
 - Layout and Elevations drawing no. P/375/16-1 received 3rd May 2016
 - Site and Location Plan drawing no. P/375/16-2 received 3rd May 2016
 - Henley Canto 9 dated 23rd January 2016 received 3rd May 2016
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The materials to be used in the construction of the external surfaces of the extension and alterations to the existing property hereby permitted shall match, as closely as possible, the type, colour and texture those used for the construction of the existing building.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.