

<b>Parish:</b>	<b>Sedgeford</b>	
<b>Proposal:</b>	<b>Conversion and extension of existing detached carport and garage to ancillary bedroom accommodation and storage shed (Retrospective).</b>	
<b>Location:</b>	<b>Cole Green House Fring Road Sedgeford Norfolk</b>	
<b>Applicant:</b>	<b>Mrs Kathryn Holt</b>	
<b>Case No:</b>	<b>21/00030/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr M Broughton</b>	<b>Date for Determination: 15 March 2021 Extension of Time Expiry Date: 24 May 2021</b>

**Reason for Referral to Planning Committee** – Councillor Parish has requested the application be determined by the Planning Committee

**Neighbourhood Plan:** Yes

**Case Summary**

The land is situated on the south side of Fring Road, Sedgeford, within the village boundary, Conservation Area and the designated Norfolk Coast AONB.

The application seeks the retention and completion of the conversion of a range of outbuildings to create ancillary accommodation in the form of 3 bedrooms and a studio, with a small storage shed attached, in connection with the use of the two-storey dwelling at Cole Green House, Fring Road, Sedgeford

The National Planning Policy Framework 2019, the Sedgeford Neighbourhood Plan, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016 are relevant to this application.

**Key Issues**

Principle of development and policy  
Form and Character  
Impact on the locality  
Other considerations

**Recommendation:**

**APPROVE**

## **THE APPLICATION**

The land is situated on the south side of Fring Road, Sedgeford, with access approximately 25m south-east of 'Cole Green' and its junction with Heacham Road and Docking Road.

The site comprises a 2 storey detached dwelling with a range of low level outbuildings on the north-eastern boundary.

The application seeks retrospective permission for the retention and completion of the conversion of the low level outbuildings to form 3 ancillary bedroom units of accommodation, central to the range, with a home studio forming the south-eastern end unit and with a storage shed added to the north-west end of the range.

Whilst the formation of the studio is likely to be work undertaken in the past, it has also been clad with featheredge timber to match the more recent works to the outbuildings. The revised structure required the forward extension of the 3 central elements of the outbuilding by 1.5m, retaining the existing downward roof plane, whilst enclosing the former open planned garaging to create the bedroom units. These units have matching elongated timber windows and doors and the addition of 2 velux in the roof plane, otherwise comprising red pan-tiles. External works require minimal completion, however, the majority of the internal alterations proposed is yet to be achieved. The storage shed is a smaller unit with timber doors at the northern end of the building

## **SUPPORTING CASE**

### Agent supporting comments:

Previous planning permission for the site in 2004 included converting the existing lean-to buildings to storage and car port, comprising 4 bays, one of which was converted to a home studio some 10 years ago

The remaining 3 bays have been extended by 1.5m into the yard area, with conversion proposed to 3 ancillary bedroom with en-suite facility and all the rooms would interconnect for family use. Family and friends staying and using these rooms would dine in the main house. No cooking facilities will be provided within the rooms.

A storage shed extension is also proposed on the northern end of the building. The existing access and gravel driveway arrangement still provides parking for 6 plus cars on the site.

The new additions to the garage building match with its former appearance and the new windows complement the existing house design.

### Applicant – supporting comments:

The garage outbuilding already had a mixed use as there has always been a studio / home office within it. We are completely agreeable to accepting conditions on the new ancillary bedroom accommodation which will only be for occasional use i.e. it will never be an independent unit or used as a bed and breakfast commercial facility. It will always remain incidental to the use of the main dwelling house.

We are most conscious of our responsibilities regarding noise and light pollution. There has always been 4 small sensor operated external lights on this building and this will not be changed.

## PLANNING HISTORY

21/00419/F: Ongoing May 2021: Retrospective application: Erection of detached single storey open car port to front of existing house: Cole Green House Fring Road Sedgeford.

19/02210/F: Permitted: 21/02/20 - Proposed external swimming pool and detached pool house - Cole Green House

19/01759/LDE: Was\_Lawful: 19/11/19 - Lawful development certificate: Use of former meadow land as domestic garden land in excess of 10 years - Cole Green House

19/00122/PREAPP: Likely to refuse 02/09/19: Proposed two storey side extension with a linked single storey swimming pool building and a single storey rear garden room extension - Cole Green House

19/00043/TREECA: Tree Application - No objection: 25/03/19 - T1 Horse Chestnut - Fell - Cole Green House

18/01180/F: Withdrawn: 13/07/18 - Raise the height of boundary garden wall - Cole Green House

18/00133/TREECA: Tree application No objection: 12/09/18 - T1 Horse Chestnut - 4m overall crown reduction. T2 & T3 Horse chestnut, remove. T4 & T5 Horse chestnut, remove, within a Conservation Area - Cole Green House

17/00216/TREECA: Tree Application - No objection: 13/12/17 - T1 Ash, fell. T2 Horse chestnut, fell. T3 Horse chestnut, fell within a Conservation area - Cole Green House

17/00154/TREECA: Tree Application - No objection: 22/09/17 - Cole Green House

17/00105/TREECA: Tree Application - No objection 16/05/19: Cole Green House

15/00069/TREECA: Tree Application - No objection: 02/06/15 - Remove Re-plant as per schedule within Conservation Area - Cole Green House

04/0437/F: Permitted: 25/05/04 - Construction of house and conversion of existing outbuildings to garaging – land adjacent West Lodge Sedgeford Hall Sedgeford

02/1969/F: Permitted: Planning Committee 21/01/03 – Completion and retention of dwelling house (revised design) - land adjacent West Lodge Sedgeford Hall Sedgeford

80/3623/D: Permitted – full details - construction of dwelling and cart shed / garage (implemented – foundations laid) - land adjacent to West Lodge Sedgeford Hall Sedgeford

80/0509/O: Permitted – outline approval – construction of dwelling and cart shed garage - land Adjacent West Lodge Sedgeford Hall Sedgeford

## RESPONSE TO CONSULTATION

### PARISH COUNCIL: OBJECTION

To build a dwelling place without planning permission is contrary to the local Planning Laws. To allow this construction without a robust comment from this council would be a dereliction of our duties, and a disregard to our own Neighbourhood Plan (NP).

If this had been a new application, received by the Parish Council, we would object on the basis the council thinks it is not appropriate as it would be over development in this area. There are concerns the additional bedroom accommodation will lead to additional noise and adversely affect the Dark Skies Policy – E6 of the Sedgeford Neighbourhood Plan.

Ancillary bedroom accommodation should be incidental to the use of the main dwelling, not occupied as a separate unit.

The access is at a busy junction, where residents have observed several near accidents: separate occupation of the new accommodation could increase traffic here, particularly if this facility is ever converted to holiday let or Bed & Breakfast accommodation, neither of which are excluded in the Design and Access statement.

- Policy H3: Infill development within the Development Boundary. Dwellings should maintain adequate spacing and not appear cramped on the plot.

- Policy H7 Residential Extensions – This development, clearly visible to those walking, cycling or riding along the Fring Road, does not relate well in terms of height, scale and impact on the street scene, does not preserve or enhance the character or appearance of the Conservation Area. The garage occupies a cramped position between the existing house and cottage immediately to the left.

- Policy E6: Dark Skies - Development proposals that include external lighting should minimise the extent of any light pollution that could be harmful to the dark skies that characterise this part of Norfolk.

The Council would like to draw attention to a new garage which is being erected to the south of the property, which does not appear on the plans submitted. This is a new build, in the garden of the existing property, in a conservation area. This construction contravenes policies H3, H7 & E6 of our NP:

\*Further P/C response 8/03/21:

Having been invited to carry out a socially distanced site visit, Sedgeford Parish Council stands by its original statement and adds the comments below.

The applicants clearly knew the planning process because they had previously applied for permission to build their swimming pool. To argue that this was a misunderstanding is hard to believe.

The conversion and extension of the existing detached carport and garage to ancillary bedroom accommodation and storage shed has increased the size of the building by over 40%, the south main wall being brought forward by 1.5 metres.

It is the view of the Parish Council that this property has already been over developed and no further development would be countenanced.

The Council would like to stipulate that this property is, and will continue to be, viewed as one property, and will not be allowed to be subdivided at a later date.

**LOCAL HIGHWAY AUTHORITY: NO OBJECTION**

The application provides additional accommodation for family members/visitors, which if ancillary to the main dwelling and not independently occupied, would be acceptable as this would not increase traffic.

**NORFOLK COAST PARTNERSHIP: NO RESPONSE TO DATE**

**CONSERVATION OFFICER: NO OBJECTION**

Not seen from the public domain

**ARBORICULTURAL OFFICER: NO OBJECTION**

No trees or hedge affected by this proposal

**REPRESENTATIONS**

No third party comments have been received

**LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS11** – Transport

**CS12** - Environmental Assets

**SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM7** - Residential Annexes

**DM15** – Environment, Design and Amenity

**NEIGHBOURHOOD PLAN POLICIES**

Policy H7: Residential Extensions

Policy E6: Dark Skies

**NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## PLANNING CONSIDERATIONS

### Key Issues

Principle of development and policy  
Form and Character  
Impact on the locality  
Other considerations

### Principle of development and policy:

This site lies at the eastern edge of the built-up area of the Sedgeford village, on the south side of Fring Road, within the Conservation Area and AONB.

The application seeks to complete the conversion of outbuildings within the curtilage to create ancillary bedroom accommodation, incidental to the use of the dwelling.

In principle, development in this location is acceptable if the proposal accords with the Sedgeford Neighbourhood Plan, the King's Lynn and West Norfolk Borough Council Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016. Due consideration is also given to the National Planning Policy Framework 2019, which is a key material consideration.

The main issues in relation to the determination of this application are whether the proposal is acceptable in terms of use and design, particularly given its location in the Conservation Area and AONB, whether it constitutes over-development of the site and whether it will be of detriment to the amenity of the locality.

The site falls within the Sedgeford Neighbourhood Plan area. In their objection, the Parish Council specifically referenced the following policies:

Policy H3: Refers to infill development within the Development Boundary.

This application is not an 'infill' type, thus the policy is not relevant to the application

Policy H7: Extensions to existing dwellings will be permitted where they:

- Respect the character of the original dwelling and neighbouring development
- Do not reduce the gaps between existing dwellings in a way which leads to a cramped appearance or undermines the rural character of the village
- Are subordinate to the original dwelling and, unless allowable under permitted development do not increase the total internal floorspace of the dwelling by more than 40%
- Retain sufficient space for off street parking for the expanded dwelling in accordance with Norfolk County Council parking standards.

The Parish Council state the development is clearly visible and does not relate well in terms of height, scale and impact on the street scene, does not preserve or enhance the character or appearance of the Conservation Area and occupies a cramped position between the existing house and cottage immediately to the left.

This development is however considered to be a discreet residential extension, seeking to convert an existing outbuilding in the yard of the dwelling, to provide 3 ancillary bedrooms to the main dwelling, with a small extension to the relevant area of the outbuilding. The building is separated from the neighbouring dwelling West Lodge. These issues are addressed in full in the officer appraisal.

Policy E6: Dark Skies - Development proposals that include external lighting should minimise the extent of any light pollution that could be harmful to the dark skies that characterise this part of Norfolk.

The concern raised over the extent of outdoor lighting is addressed in the officer appraisal. A condition regulating additional lighting and informative advice on lighting type are applied.

### **Form and Character:**

This land at Cole Green House is situated at the eastern edge of the built-up area of the village, a rural back-drop, with the narrow Fring Road meandering eastward, at a higher level than the site, through agricultural land to Fring.

Set-back on the south side lies a tree belt, disguising the course of the east / west Heacham River valley and the known archaeological sites to the south-west – none of which are affected by this proposal.

The site entrance comprises a shared, surfaced track off Fring Road, serving West Lodge (a single storey detached cottage) prior to Cole Green House. Thereafter it is unsurfaced to the land beyond.

Cole Green House is a detached two-storey dwelling set-back and fronted by a sizable gravelled parking area which can cater for 6 cars parking. Along with surrounding paddocks south and east, the site is set at a much lower level than Fring Road on its western descent into Cole Green junction.

On the northern side of the dwelling, there is a brick-paved amenity yard area enclosed by minimum 2m high laurel hedge (west) – the boundary with West Lodge. Abutting the north-eastern edge of the yard is a range of single storey outbuildings subject to this application and formerly cart-shed style, in part use for 2 garages and storage. Albeit its origin is unknown, the original single storey outbuilding range was undoubtedly of age in comparison to the dwelling. It effectively backs onto the said boundary edge, which is actually high level banking, forming a wall, which rises above Fring Road level by approximately 1.8m in the location of the curtilage of this dwelling. That wall, edging the raised Fring Road, reduces in height to approx. 1.3m east of the curtilage of the dwelling

Cole Green is a small area of green land, a village focal point, with memorial thereon, at the junction of Fring Road, where it emerges into a bend on the through route (Heacham Road / Docking Road). The compact street scene in this location is one of mixed, aged, 2 storey dwellings.

Apart from the adjacent West Lodge, the nearest dwelling north-east to Cole green House is a modern bungalow on the north side of Fring Road. There are no other dwellings in the immediate vicinity of the Cole Green House.

### **Impact on the locality:**

Scale, design and use:

The site is within the development area of the village. The conversion of an existing outbuilding, within the curtilage of a dwelling, to create ancillary / annex style accommodation is not uncommon.

Policy DM7 – SADMP 2016 – advises residential annexes will be approved subject to:

- It remains in the same ownership as, and is occupied in conjunction with the principal dwelling and does not appear as tantamount to a new dwelling
- It is ancillary and subordinate in scale to the principal dwelling
- Its occupant(s) share(s) the existing access, garden and parking of the main dwelling
- Occupation of the annexe is subsidiary to that of the main dwelling and not capable of sub-division.

It is considered that all these criteria are met.

Due consideration is given to Policy H7 of the Sedgeford Neighbourhood Plan. In this case, the building required a 1.5m extension to create the proposed 3 bedroom bays for ancillary accommodation. The exterior has been completed. Taking into account the symmetry of the narrow glazed panelled frontage, with timber cladding surround and a pan-tiled roof the materials are considered acceptable to this rural locality. The 'existing' studio element was re-clad to match, along with the addition of an adjoining shed.

The structure is of relatively simple layout – and does not amount to the scale of development often associated with an annex style arrangement. The applicant has clearly declared the use of the proposed bedroom accommodation as ancillary to the use of the main dwelling and this can be conditioned accordingly.

The extension to the building is minimal, protruding 1.5m in depth into the yard area of the site on its northern side and where the site narrows to its western laurel clad boundary. Given the ancillary tie to the dwelling, the extension to the building does not collate to an overall increase of over 40% in floor space. Given that which existed, the scale of the extension and remaining available amenity space to serve the site, the proposal is not viewed as an over-development of the site. The vast majority of amenity space is retained and the proposal considered to accord with Policy H7.

Given the minimal scale and ancillary use proposed, increase in traffic movements will be limited and this should not affect highway movements onto Fring Road. Ample parking on site is retained for 6 vehicles.

Impact on the conservation area, AONB and visual amenity of the area:

There is a requirement to preserve or enhance the character or appearance of the conservation area.

Although the site entrance can be seen from Cole Green (south into the access track), there is minimal view from that junction of Cole Green House. The outbuilding, subject of this application, cannot be seen from that point. Likewise, the adjacent West Lodge shares the minimum 2m high laurel hedged boundary with the proposal site and views of the building from West Lodge will be minimal, if at all. There are no neighbour objections and no neighbour issues identified.

The Parish Council state the outbuilding is clearly visible to passing traffic, cyclists and pedestrians, moving in the western direction along Fring Road towards Cole Green. However, it should be noted that the narrow Fring Road is edged by a 1.3m high wall which rises to approx. 1.8m in the vicinity of Cole Green House, where Fring Road bends slightly to



the right on the Cole Green approach. The outbuilding is sited against the raised banking of the site in the vicinity of the higher level of Fring Road boundary wall. The site of Cole Green House is at a much lower level than Fring Road and whilst the motorist, contending with the road layout ahead, may have a glancing view of part of the actual dwelling, the outbuilding in question is out of view. Whilst walking the same route it is likewise considered that, due to the layout and high wall, views of the outbuilding are restricted to a small area of pantile roof at most.

In summary the proposal is relatively small, utilises an existing building, and your officers consider has no adverse impact on the conservation area. Likewise, given its confinement on the site and condition to be applied restricting additional outdoor lighting, it is considered there is no material impact on the AONB.

In terms of the objection that undue noise could emanate from the proposal, this is not an argument that can be substantiated given it is simply a residential use. Noise can be addressed via other legislation should an issue occur.

#### Dark Skies:

In conjunction with Policy E6 of the Sedgford Neighbourhood Plan, the National Planning Policy Framework Clause 125 and Norfolk County Council's Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies.

The applicant has declared 'there has always been 4 small sensor operated external lights to the outbuilding and that will not change'.

Whilst the existing 4 sensor lights in place are considered to be acceptable and so not require permission in their own right, a condition shall be applied to restrict the appliance of additional outdoor lighting associated with the development, without application.

Whilst narrow glazing panels have been applied to the building, given the low level height of the building and the confined and concealed siting, combined with the likely occasional ancillary use of the bedrooms and the reasonable expectation that interior curtains would be closed during hours of darkness, impact on the night sky would be minimal.

#### Other considerations:

Crime and disorder: There are no known crime and disorder issues associated with this site or proposal

In response to the other concerns raised:

\* On the eastern side (rear) of the dwelling lies a garden area with an outdoor swimming pool and a pool plant building. This garden area was deemed lawful by 19/01759/LDE (Lawful Development Certificate) where use of former meadow land as domestic garden land in excess of 10 years was previously identified. There is also a fenced paddock in ownership on the south side.

\* Abutting the front south-west corner of the dwelling, is a part built timber cart shed – this is subject to an ongoing separate planning application 21/00419/F.

## CONCLUSION:

It is considered that the proposed conversion of the outbuilding is of an acceptable design and scale, which does not overdevelop the site, which will not impact adversely on the character and appearance of the locality or neighbour amenity and would not create a detrimental impact upon the conservation area or AONB.

The fact that this application is retrospective is not in itself a reason for refusing the application.

Overall, the proposal is considered to be in accordance with the requirements of the Sedgford Neighbourhood Plan, the Core Strategy 2011 and the Site Allocations and Development Management Policies Plan (SADMP) 2016, as well as the National Planning Policy Framework 2019. It is therefore recommended this application be approved.

## RECOMMENDATION:

**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plan:

Block plan, elevations, layout and roof plan – drawing 2233/02 – receipt dated 11/01/2021

- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: The use of the ancillary accommodation hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used as an independent residential unit, nor for any business or commercial purposes.
- 2 Reason: In order to retain control over the use of the building and in consideration for highway safety, in accordance with the NPPF 2019 and Policies DM7 and DM15 of the SADMP 2016.
- 3 Condition: No additional lighting to the exterior of the development hereby approved shall be allowed without a detailed lighting scheme being submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.
- 3 Reason: In the interests of 'dark skies' and the overall amenity of this locality, in accordance with the NPPF 2019, Policy CS12 of the Core Strategy 2011 and Policy DM15 of the SADMP 2016