

<b>Parish:</b>	<b>Grimston</b>	
<b>Proposal:</b>	<b>Side and porch extension &amp; insulated render cladding</b>	
<b>Location:</b>	<b>Land At Five-Bar-Gate Cliffe En Howe Road Pott Row Norfolk PE32 1BY</b>	
<b>Applicant:</b>	<b>Steve &amp; Julie Gent</b>	
<b>Case No:</b>	<b>21/01275/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Jade Calton</b>	<b>Date for Determination: 6 August 2021</b>

**Reason for Referral to Planning Committee** – Called in by Councillor De Whalley

**Neighbourhood Plan:** No

### **Case Summary**

The application site comprises a single storey detached dwelling situated to the south of Cliffe En Howe Road, Pott Row.

Planning permission is sought for the construction of single storey side and porch extensions and insulated render cladding to the existing dwelling. **Key Issues**

- \* Principle of Development;
- \* Impact on the Character and Appearance of the Area;
- \* Impact on Neighbour Amenities;
- \* Impact on Highway Safety; and
- \* Other Material Considerations

### **Recommendation**

**APPROVE**

### **THE APPLICATION**

The application site comprises a modest single storey dwelling situated on the southern side of Cliffe En Howe Road, Pott Row. It is located behind a frontage property; Slipstream Cottage.

The application site has a long complicated planning history. However, outstanding issues were resolved under a recent application; 19/00985/F. This application confirmed the continued use of the building as a dwelling subject to certain conditions and as such confirms the residential status of the site.

Conditions were imposed relating to the removal of Permitted Development Rights for extensions, porches, roof alterations and Class E structures. The reason for this was to retain control over the visual impact of the dwellinghouse in the countryside and in response to comments from the Highways Authority. Highways raised no objection to the application for residential use on the basis that it was a modest scale of development (single bedroom) and the accompanying traffic generation was therefore low.

Following that, an application was approved for a small single storey side extension, porch extension and render cladding in 2020 (20/01079/F). The approved side extension measured approximately 3m x 4.7m (14.1 square metres).

The current application proposes to construct a much larger single storey extension, measuring approximately 6.5m x 9m (58.5 square metres) and porch extension along with the use of the insulated render cladding. The extension will provide for two additional bedrooms and a second bathroom, making it a 3-bedroom dwelling.

## **SUPPORTING CASE**

The Applicant's agent has submitted a Supporting Case, as follows: -

'Members should note that whilst Condition 4 of the original Planning Permission 19/00985/F removes permitted development rights this does not result in an absolute exclusion of further development, but provides the council with the opportunity to control development that would otherwise be permitted under the GPDO.

Members should therefore note that the principle of the residential use of the building as a dwelling has already been considered acceptable and therefore the key material planning considerations relate to the planning merits of the proposal. In this particular case, the key considerations include: impact on the character and appearance of the area; impact on neighbouring amenities; and design.

The application site is located in open countryside adjacent to the rural village of Pott Row, which combined with Grimston and Gayton is designated a Key Service Centre by virtue of Policy CS02 (The Settlement Hierarchy) of the Core Strategy and DM2 of the SADMP.

Policy DM5 of the SADMP – Enlargement or Replacement of Dwellings in the Countryside Proposals for replacement dwellings or extensions to existing dwellings states, will be approved where the design is of a high quality and will preserve the character or appearance of the street scene or area in which it sits.

The proposal is for a single storey extension to provide two further bedrooms and additional living accommodation of overall modest 107m<sup>2</sup> gross internal area. The ridge height is 4350mm above finished floor level some 200mm lower than the original dwelling and is therefore subservient.

The proposal is set some 36m back from the highway and is obscured by the property immediately to the north with its outbuilding, hedging and fencing resulting in limited views of the proposal from Cliffe en Howe Road. The site is remote from any other highway or public accessible route and cannot be seen from other than private land. The proposal therefore causes no visual harm to the character and appearance of the area.

The proposal has no immediate neighbours except the dwelling to the north.

The existing dwelling has rendered elevations surmounted by a clay pantile roof and the proposal seeks to use these same materials.

The design has windows proposed predominantly to the west, south and east elevations of the extension save one obscure glazed widow to the bathroom on the north elevation and therefore does not overlook the property to the north. This north elevation is some 3.9m distant from the neighbouring property which has in any case a 1.8m high fence. Therefore no loss of privacy will result from the proposal.

By virtue of the separation to the north boundary there will also be no overshadowing of the property to the north.

I note no adverse public comment has been received, the Parish Council have no objections and highways do not seek to restrict the development.

In conclusion the proposal does not adversely impact on the adjacent dwelling, is of high quality design, preserves the character of the area and has no impact on the streetscene'.

## **PLANNING HISTORY**

20/01079/F: Application Permitted: 17/09/20 - Side and porch extension and insulated render cladding - Five-Bar-Gate, Cliffe En Howe Road, Pott Row

19/00985/F: Application Permitted: 29/07/19 - Continued use of building as a dwelling - Land At Five-Bar-Gate, Cliffe En Howe Road, Pott Row

18/00121/PREAPP: INFORMAL - Likely to refuse: 21/11/18 - PRE- APPLICATION FULL (WITH CONSULTATIONS AND A MEETING): Change of use of agricultural building to dwelling - Land At Five-Bar-Gate, Cliffe En Howe Road, Pott Row

08/02449/F: Application Refused: 26/05/09 - Change of use of agricultural building to dwelling - Land At Five-Bar-Gate, Cliffe En Howe Road, Pott Row

08/00019/PREAPP: INFORMAL - Likely to approve: 23/04/08 - INFORMAL REQUEST - Alterations to existing dwelling - Land At Five-Bar-Gate, Cliffe En Howe Road, Grimston

2/94/1784/CU: Application Refused: 17/01/95 - Retention of change of use of former stable and hay barn to residential dwelling - Five-Bar-Gate, Cliffe En Howe Road, Pott Row

## **RESPONSE TO CONSULTATION**

**Parish Council: NO OBJECTION**

**Highways Authority: NO OBJECTION**

## **REPRESENTATIONS**

No representations received from local residents.

Councillor De Whalley requested that the application be referred to the Planning Committee, making the following comments: -

Planning Committee  
11 October 2021

'Concerns include upholding the condition on the related planning permit 19/00985/F (dated 29 July 2019) that "if permission is approved, it is conditional upon the dwellinghouse remaining at this scale and that permitted development rights are removed" as the result of Highways Authority comments'.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

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

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

**DM5** – Enlargement or Replacement of Dwellings in the Countryside

**DM15** – Environment, Design and Amenity

**DM2** – Development Boundaries

**DM3** - Development in the Smaller Villages and Hamlets

## **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

National Design Guide 2019

## **OTHER GUIDANCE**

N/A

## **PLANNING CONSIDERATIONS**

The main considerations in the determination of this application are as follows: -

- Principle of Development;
- Impact on the Character and Appearance of the Area;
- Impact on Neighbour Amenities;
- Highway Safety; and
- Other Material Considerations

### **Principle of Development:**

Residential use of the property was established through the granting of application 19/00985/F. In addition an extension to the property has recently been granted in 2020, albeit smaller than proposed through this application.

The current application seeks consent for householder extensions and alterations to the existing dwellinghouse within the residential curtilage, following the removal of PD Rights. As such the principle of the development is acceptable subject to other relevant policies and material considerations.

### **Character and Appearance:**

The immediate setting of the site is sparsely built up with relatively modest properties constructed of traditional materials and proportions. Cliffe En Howe Road is rural in nature and this part is particularly open with views of the surrounding countryside.

The proposed extensions will double the gross floor area, but that said, the original dwelling is exceptionally small, comprising only one bedroom.

The most recent application at the site (20/01079/F) for the approval of a smaller single storey side extension, front porch extension and the render cladding panels is a material consideration in the determination of the current application.

The proposal intends to provide two extra bedrooms and an additional bathroom. The proposed extensions will be constructed using an insulated render cladding, and the same finish will be used on the external surfaces of the existing dwelling. The extension will have a pitched roof to match that of the existing building but due to the orientation of the proposed extension and the way in which it attaches to the dwelling, it has a slightly awkward element to its roof configuration. However, this is not visible from the highway, particularly directly from the north as a two storey dwelling (Slipstream Cottage) along with its high boundary hedgerow and outbuilding obscures it. Beyond that to the west, there are no views from the public domain as there is screening along the roadside verge by way of established hedging.

Whilst the dwelling can be seen from the fields to the south, there are no public views.

Amended plans have been sought to simplify the roof configuration slightly, but it cannot be totally avoided due to the geometry of the roof and juxtaposition of the extension to the existing dwelling.

That said, the resultant property will still be relatively modest and whilst there are views of it from the east, this is considered to be acceptable. The render cladding will improve the external appearance of the dwelling overall. It is therefore considered that the proposed extensions will cause no harm to the character of the street scene or to the wider character and appearance of the area, in accordance with Policy DM5 of the Site Allocations and Management Policies Plan (2016).

On the basis of the above, it is also considered that the proposed development will have no adverse impact on the intrinsic character of the surrounding countryside, in accordance with Policy CS06 of the Core Strategy (2011).

### **Neighbour Amenity:**

There is one directly adjoining neighbouring property; Slipstream Cottage, which sits forward (to the north) of Five-Bar-Gate fronting the road. The neighbouring property to the east;

Holly Barn is set some distance away from the application site and as such will not be affected by the proposal.

No comments or objections have been received from any local residents in regards to the proposal.

The proposed extensions are single storey and there is high level hedging bounding the site to the north which provides sufficient screening from the development. That said, there is only one window located on the northern elevation of the proposed extension which will serve a bathroom and can therefore be obscurely glazed. The bedroom windows are shown to be located on the side elevations (east and west) of the proposed extension where there will be no resulting impact.

On this basis, the proposed single storey extensions will cause no overlooking to the neighbouring property.

In regard to overshadowing and overbearing impact, given the small scale of the proposed development and the adequate separation distance between that and the neighbouring property to the north, there will be no material impact on their amenities.

The proposal would therefore accord with the provisions of the NPPF (2021) and Policies CS08 of the Core Strategy (2011) and DM15 of the Site Allocations and Development Management Policies Plan (2016).

#### **Highway Safety:**

One of the key considerations is whether or not the granting of this proposal to ultimately create a 3-bedroom dwelling would undermine the reason for imposing the condition in the 2019 application to remove PD Rights for extensions and alterations.

Those conditions were imposed by the case officer at the time in order to control future development at the site in response to the Highway Officer's comments and given that it amounted to conversion of a building in the countryside to a dwellinghouse. Highways raised no objection to the application for residential use due to the fact that the development would result in a one-bed dwelling which generates little associated traffic. Furthermore, the historic agricultural use of the site was also taken into consideration and the traffic generation associated with that.

The removal of PD Rights is not in place to completely prevent any future development on the site, but to allow some control over it, to prevent any harm to local amenities.

The Local Highway Authority has raised no objection to the current application for extensions to the existing dwelling. However, they acknowledged that the application would increase the number of bedrooms from one to three and that some additional traffic is likely to result.

The Highways Officer is still mindful of the sites historical uses (agricultural) and that the increase in traffic is unlikely to be significant overall. Therefore, on balance with the historical and existing uses they would not seek to restrict the grant of permission.

There have been highway improvement works carried out along Cliffe En Howe Road over recent years, by way of passing bays, which makes it safer for road users.

Paragraph 111 of the NPPF (2021) states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

The increase from one bedroom to three bedrooms is unlikely to create a material increase in the number of vehicles accessing the application site to such an extent that could reasonably be considered to have an unacceptable impact on highway safety. Neither would it be the case that any additional traffic generated by such a small increase would have a severe impact on the local highway network.

#### **Other Material Considerations:**

##### **Crime and Disorder**

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee is not considered to have any material impact upon crime and disorder.

#### **CONCLUSION**

The main considerations in the determination of this application are visual impact of the proposed extensions and impact on highway safety by virtue of two additional bedrooms. A balance in weighing the reason for removing PD Rights originally against what realistic harm would be caused to the character and appearance of the countryside and to the local highway network is needed.

It is your officer's opinion that the proposed extensions (and render cladding) would cause no visual harm to the character and appearance of the countryside, or area in general, in accordance with the above-mentioned Policies. Neither is it considered that the proposal would cause a material increase in the traffic generation to and from the site that would have significant adverse effect on highway safety, in accordance with the NPPF.

It is therefore recommended that the application is approved subject to 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; 21062 02-02; 21062 02-03; 21062 03-1; and 2106203-2.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.