

Parish:	Brancaster	
Proposal:	Extensions, alterations and re-modelling of dwelling	
Location:	14 Roman Way Brancaster King's Lynn Norfolk	
Applicant:	Mr & Mrs Wingrove	
Case No:	21/00903/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 6 August 2021 Extension of Time Expiry Date: 15 November 2021

Reason for Referral to Planning Committee – Referred by the Assistant Director

Neighbourhood Plan: Yes

Case Summary

The application site comprises a two storey detached dwelling situated on the north-east side of Roman Way, on the Branodunum Estate, Brancaster.

Planning permission is sought for the construction of extensions, alterations and remodelling of the existing dwelling.

Key Issues

- * Character and Appearance;
- * Neighbour Amenities; and
- * Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises a two storey detached dwelling situated on the north-east side of Roman Way, on the Branodunum Estate, Brancaster.

Planning permission is sought for the construction of extensions, alterations and remodelling of the existing dwelling.

The proposed development includes a first floor extension to the western (side) elevation over the existing office to provide a bedroom and en-suite; a two storey extension to the southern gable projection, providing an orangery at ground floor and an en-suite at first floor level; a single storey replacement porch extension to the south (front) elevation; and a single storey kitchen / dining room extension to the east elevation.

There will be no overall increase in the number of bedrooms as a result of the works, it will remain a 3-bed property. The alterations include changes to the fenestration on the western (side) elevation of the forward projecting gable and removal of the external chimney stack on the same elevation. The external surfaces of the entire dwelling are proposed to be renovated, replacing the existing red brick with brick and flint infill and timber cladding. The re-modelling is internal and involves the first floor.

The proposed first floor extension will be set slightly lower (approx. 400mm lower) than the existing ridge height of the main dwelling and the eaves will be set at the same height as the existing eaves. It measures approximately 3.4m in width and utilises the existing depth of the single storey element over which it will be built (approx. 5.5m in depth). It is set in from the north (rear) elevation of the main dwelling by approximately 700mm, making it approximately 1.7m away from the northern shared boundary.

There is a first floor window proposed to the northern (rear) elevation serving an en-suite and a bedroom window to the south (front) elevation facing the driveway.

The proposed two storey extension will continue the existing form of the forward projecting gable by approximately 3m in depth. It will have the same width of the existing gable of approximately 4m. It will have bifold doors to all three elevations at ground floor level and a window at first floor level on each of the three elevations, serving the en-suite.

The porch extension is modest in size measuring approximately 7.7 square metres in footprint.

The proposed single storey extension to the eastern elevation will utilise the existing depth of the existing dwelling of approximately 5.6m and will have a width of approximately 3.2m. It is proposed to have a flat roof, 2.9m in height with two roof lanterns.

SUPPORTING CASE

A Design and Access Statement is not required given the nature of the proposed development.

PLANNING HISTORY

No planning history.

RESPONSE TO CONSULTATION

Parish Council:

NO OBJECTION

Highways Authority:

NO OBJECTION

Conservation Team:

NO OBJECTION - This will have no further effects on the adjacent SAM.

Historic Environment Service:

NO COMMENTS RECEIVED

Arboricultural Officer:

NO OBJECTION – condition tree protection fencing.

REPRESENTATIONS

FOUR representations received from local residents **OBJECTING** to the proposal on the following grounds: -

- The existing dwelling was built after the neighbouring dwelling and very close to the boundary;
- Looming presence over house and garden;
- Particularly in winter months when leaves have fallen;
- The first floor extension will further increase the impact on the neighbouring house and garden;
- Will also further block view of the sky and trees;
- Restrict access to light;
- Window will overlook neighbouring property;
- Harmful effect on privacy regardless of frosted glass;
- Loss of amenity;
- Materially affect property value and enjoyment;
- Constitute gross over-development;
- Departure from normal planning considerations aimed at preventing buildings being erected too near adjoining properties and prevention of impact on privacy;
- Neighbour provided a copy of their planning refusal (16/01938/F) for a garage to the south of the site – refused on overbearing impact on neighbouring property (the current application site);
- All trees shown are deciduous and when the leaves have fallen the proposed first floor extension would present a very stark and looming presence;
- If the garage is lifted higher, this will block neighbour's skyline and natural light;
- Windows will directly overlook neighbouring property

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 PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - Appropriate Housing

Policy 2 - Design, Style and Materials

Policy 3 - Footprint for New and Redeveloped Dwellings

Policy 5 - Replacement and Extended Dwellings

Policy 8 - Protection of Heritage Assets and Views

Policy 10: Protection and Enhancement of the Natural Environment and Landscape

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

PLANNING CONSIDERATIONS

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

- Character and Appearance;
- Neighbour Amenity; and
- Other Material Considerations

Character and Appearance:

Branodunum estate is mixed in character with two storey detached dwellings, semi-detached and bungalows. The neighbouring dwellings directly to the north and south of the application site are two storeys and the dwellings directly to the west and south-west are bungalows.

The existing dwelling is not overly visible from the highway (Roman Way) as it is located at the end of the cul-de-sac and set back from the road with some screening from established trees and hedgerows. It is likely that there will be limited views of the first floor extension and the replacement porch from the cul-de-sac head.

It is considered that the proposed extensions relate adequately to the existing dwelling, in terms of their scale, mass, design and appearance. The use of cladding to the external surfaces at first floor level and to parts of the single storey side extension and porch is acceptable given that there are other examples of timber clad dwellings nearby.

The existing dwelling is constructed from red brick with orange pantiles and white uPVC window frames. It is proposed to renovate the external surfaces of the dwelling using red brick

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with flint infill. Whilst flint is not a common material found on the Branodunum estate, it is a local material used in Brancaster generally and will improve the overall appearance of the dwelling.

On the basis of the above, the proposed development complies with Core Strategy Policy CS08, SADMP Policy DM15 and section 12 of the NPPF. It is also considered that the extensions and alterations to the dwelling conform with the Brancaster Neighbourhood Plan (2018 – 2036) Policies 1, 2, and 3.

Given that the proposal involves extensions and alterations to an existing dwelling which is located within a built up residential estate and the property is not overly visible from the public domain, it will have limited impact on the landscape and scenic beauty of the surrounding AONB. As such, the proposal accords with paragraph 176 of the NPPF (2021) and Policy 10 of the Brancaster Neighbourhood Plan (2018 – 2036).

Neighbour Amenities:

The most directly affected neighbouring property as a result of the proposed development is to the north of the application site; Annalea. The dwelling, subject of this application, is located within close proximity of the shared northern boundary. Given that the proposed first floor extension on the west elevation expands the full depth of the ground floor, it too will be close to that boundary, approximately 1.7m away.

However, there is a break between the main dwelling and the first floor extension, with the extension being set in from the northern (rear) elevation by approximately 700mm and will be set 400mm lower than the ridge of the existing dwelling.

There is also an established tree on the neighbouring site located close to the boundary where the first floor extension is proposed. The tree is, at the least, as tall as the house and will not only screen the proposed extension from the neighbouring property but will also currently cast a shadow over part of the garden. Thus the proposed extension will have limited impact on the neighbouring property.

Furthermore, the neighbouring garden will already experience a degree of overshadowing from the existing dwelling (No.14), which is slightly closer to the boundary, slightly taller and much wider than the proposed extension. If any overshadowing does occur from the proposed extension, over and above what the existing tree causes, it will be towards the end of the day and be minimal. This is also relevant to when the tree has lost its leaves as the winter sun will be set lower in the sky meaning that, regardless of the tree, the existing dwelling will cause a degree of overshadowing.

It is therefore considered that on balance, any potential overshadowing as a result of the first floor extension will not be material to warrant refusal of the application.

In terms of overbearing impact, the same logic applies in that the existing tree will screen the proposed extension, and notwithstanding the presence of the tree, the small first floor extension would not cause a material increase over and above what is already experienced from the location of the existing dwelling.

Whilst the extension will be within close proximity of the boundary, the existing dwelling is already in that position and already has that relationship with the neighbouring property. The neighbour's garden, whilst not substantial, it is an adequate size so not to be significantly affected by the proposal.

A small window is proposed at first floor level on the north elevation but this will be screened by the existing tree. That said, the window serves an en-suite and so will be conditioned to be obscurely glazed and non-opening above a certain height, which will therefore prevent any overlooking of the neighbouring garden when the tree is not in leaf.

In regards to other neighbouring residents, there will be no material impact on the amenities of the residents to the west; No.16, due to the separation distance between the proposed extensions and the neighbouring dwelling, and the position of proposed windows.

Likewise, the neighbouring properties to the south; Nos. 10 and 12, will not be materially affected by the proposed development, in terms of overlooking, overshadowing and overbearing due to the separation distance involved, position of windows and screening from existing established boundary treatment.

Of particular note, the first floor window to the south elevation of the proposed extension is high level and will serve an en-suite, therefore is likely to be obscurely glazed and will cause no overlooking. A condition is not necessary to secure this as it is high level which will also prevent overlooking.

On balance, it is considered that the proposal accords with Core Strategy Policy CS08, SADMP Policy DM15, paragraph 130(f) of the NPPF (2021) and Policy 5 of the Brancaster Neighbourhood Plan (2018 – 2036).

Other Material Considerations:

Impact on the adj. SAM:

The nature of the historical site of Brandonum (to the east) is acknowledged. A programme of archaeological work is required in accordance with section 16 of the NPPF (2021).

The programme of archaeological mitigatory work will comprise the monitoring of groundworks for the development under archaeological supervision and control.

The applicant's agent has agreed by email to a pre-commencement condition being imposed.

Impact on Trees:

There are a number of mature trees on site, which the Council's Arboricultural Officer believes will not be directly impacted upon by the proposed extensions. However, it has been recommended to impose a tree protection condition to safeguard the trees during construction.

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 will not have a material impact upon crime and disorder.

CONCLUSION:

The principle of an extension at the property is acceptable. However, the impacts of the detailed scheme must be carefully considered.

A site visit took place at the neighbouring property to the north as well as at the application site, and after due consideration, as detailed in the report above, it is concluded that, the

proposed first floor extension would cause no material overshadowing or overbearing impact over and above the existing situation. Also, with suitable use of a condition, there will also be no increase in overlooking to this property.

Furthermore, it is considered that the proposed extensions and alterations will cause no material impact to other neighbouring properties, or to the character and appearance of the area.

In light of local and national planning policy and other material considerations it is recommended that the application is 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; 19167-02 A.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The first floor en-suite window on the north elevation of the first floor extension hereby approved shall be obscurely glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and retained thereafter in perpetuity as such.
- 3 Reason: To protect the residential amenities of the occupiers of nearby property, in accordance with the NPPF.
- 4 Condition: No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with BS:5837. The fencing shall be erected for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations.

The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the British Standard. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 4 Reason: To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 5 Condition: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

1. An assessment of the significance of heritage assets present 2. The programme and methodology of site investigation and recording 3. The programme for post investigation assessment of recovered material 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 5 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 6 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 5.
- 6 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 7 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 5 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 7 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 8 Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no new windows/dormer windows (other than those expressly authorised by this permission), shall be allowed without the granting of specific planning permission.
- 8 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.