

Parish:	Hunstanton	
Proposal:	Proposed single storey rear extension incorporating internal alterations of residential care home (Use Class C2) following the removal of existing conservatory structure. Proposed single-storey garden room to rear of site following removal of outbuildings.	
Location:	Coralyn House 12 Glebe Avenue Hunstanton Norfolk PE36 6BS	
Applicant:	Mr and Mrs Ramana	
Case No:	21/01886/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 24 November 2021 Extension of Time Expiry Date: 11 March 2022

Reason for Referral to Planning Committee – Called in by Councillor Bower

Neighbourhood Plan: No

Case Summary

The land is situated on the south side of Glebe Avenue, Hunstanton, approximately 75m west of A149 Cromer Road, a similar distance east of St Edmunds Avenue junction and within the designated Conservation Area of the town.

The application proposes the construction of a single storey rear extension and a single-storey garden room following the removal of the existing conservatory structure and outbuildings at Coralyn, 12 Glebe Avenue Hunstanton.

The building is currently used as a care home (Use class C2)

Key Issues

- Principle of development and policy
- Form and character
- Impact on amenity
- Other considerations

Recommendation

APPROVE:

THE APPLICATION

The site comprises a semi-detached two storey dwelling (western unit of the pair). It has a two storey rear projection and a large lean-to conservatory abutting the rear elevation, which 'wraps around' each side elevation of the aforementioned projection. That configuration currently abuts the eastern neighbour boundary. It has a side path on its west elevation leading through to the rear garden. There is no on-site parking provision.

The plot is elongated and has patio laid to the front and rear, with a step-up from the latter to the level of the rear garden. There is a pergola and seating area at the south-west corner of the rear garden and dilapidated sheds along the south-east / south side of the garden.

There is 2m fence / wall, with hedge / shrub growth over, on the east and western boundaries. To the rear south boundary there is 3m high hedge.

The application seeks to demolish the conservatory and garden structures and construct a single storey, flat roofed, 7m wide rear extension (23sqm) to abut the original rear elevation, but with the eastern elevation off-set from the eastern boundary leaving a separation gap of 1.47m. Its western elevation would follow the course of the existing western elevation, as it does currently. The depth of the proposal from the rear elevation would be 4.8m, the height at 3.4m and the proposed red brick build is proposed to match existing bricks as closely as possible.

There would be a small door link from the said extension to access a flat roofed single-storey garden room 4m x 3.5m x 3m high and set back in the south-east area of the garden, but off-set from boundaries, with a bi-fold door arrangement facing west to within the confines of the garden.

The proposed works incorporate internal alterations to this existing residential care home (Use Class C2 - residential institutions) and would increase the number of bedrooms and residents therein from 5 to 7 and ensures each room has an en-suite facility.

The proposal was originally for two storey development, which has since been reduced to single storey

SUPPORTING CASE

The application seeks planning approval for a single storey rear extension to Coralyn House, 12 Glebe Avenue, Hunstanton following the removal of an existing conservatory.

As a residential care home for those with Downs Syndrome, the property is defined as a residential institution.

The proposals also include a garden room to be utilised as further communal space for residents, following removal of an existing brick store and shed.

The footprints proposed are similar to that existing and also match the form and a character of surrounding properties, especially that of the immediate neighbouring property Rosamaly Guesthouse, No. 14 Glebe Avenue. Photographs from a first-floor window of the application property show the density of structures in the rear garden of no.14.

The original proposals included a two-storey element and public objections were made concerning overbearing and over-shadowing upon No.14, especially a ground floor window. In respect of these justified concerns the proposals were reduced to single storey with a

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significant element pulled away from the eastern boundary with No 14. Unfortunately, the objections remained.

In response to the continued objections further evidence was obtained allowing 'shadow plans' to be prepared. The diagrams show the single storey proposals will have no additional impact upon No.14.

We understand that there is a perceived notion that the existing conservatory roof would allow light through to the aforementioned ground-floor window. In practice this is not the case. Light would have to travel through two elements of the roof and photographs show the roof material to not be easily penetrable by light. Indeed, anyone who has experienced use of a conservatory understand they only offer natural light into their own volumes and are often detrimental to other adjoining rooms. Combine this with the thick framework and the shadow cast is no different to any other structure.

The shadow plans demonstrate that the only real factor putting the No.14's side elevation window in shade is the existing two storey projection, and the only way to worsen this would be to extend the two-storey element, as identified by the planning department. As the sun would travel further west, the boundary structure attached to No.14's rear flat roof extension would shade the area from sun light and ambient light.

To summarise, the amended proposals density, single storey height and overall scale are in harmony with the established form and character of surrounding properties. The proposals are shown to have no additional impact on neighbouring properties concerning overbearing and overshadowing. The care home will benefit greatly from the proposals. It was identified favourably in recent reports, but for its facilities. The works will markedly improve facilities and quality of life for the residents.

PLANNING HISTORY

02/0669/F: Permitted: 31/05/02 - Retention of conservatory extension to dwelling - 12 Glebe Avenue Hunstanton

RESPONSE TO CONSULTATION

Town Council: NO RESPONSE:

The Town Council did not respond to re-consultation on the amended single storey scheme

The Town Council objected to the original 2 and single storey proposal citing:

- Loss of light to the neighbouring property No 14 Glebe Avenue, due to the close proximity of the properties at the rear.
- Over-development of the site in a residential area.
- Adding to existing parking difficulties in Glebe Avenue - no off street parking provided for additional expansion of the property.

Highways Authority: NO OBJECTION:

Environmental Quality: NO OBJECTION

Due to the shed roof on site being constructed of Asbestos containing materials and requiring demolition, we recommend the following informative be applied to an approval:

The proposed development will include the removal of an existing building which could contain asbestos materials. The Control of Asbestos Regulations 2012 (CAR 2012) require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out. CAR 2012 requires that a suitable written plan of work must be prepared before any work is carried out and the work must be carried out in accordance with that plan. If asbestos is not managed appropriately then the site may require a detailed site investigation and could become contaminated land as defined in Part 2A of the Environmental Protection Act 1990.”

Conservation Officer: NO OBJECTION

This rear extension will have no harmful impact on the character of the Conservation Area or the street scene.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

Third party **4 OBJECTIONS** to the amended single storey scheme:

- Amenity: Loss of light, intrusive, with overshadowing on neighbours kitchen and office / utility extension
- Excavations will put extra stress onto the party wall.
- Noise during construction phase
- Parking in Glebe Avenue: traffic increase by care staff and other healthcare professional visits with no facility for off-street parking
- Over-development of the site by a business use in a residential area.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

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

National Design Guide 2019

HUNSTANTON NEIGHBOURHOOD PLAN POLICIES

Policy K2: Design, style and materials

Policy K: Parking provision

PLANNING CONSIDERATIONS

The main planning considerations are:

Principle of development and policy
Form and character
Impact on amenity
Other considerations

Principle of development and policy:

Coralyn House is situated in a compact residential area, within the settlement boundary on the northern side of Hunstanton, a main town in the settlement hierarchy, which acts as a service centre for the surrounding rural area, a local employment centre and is also a successful seaside resort.

The application seeks to construct a single storey extension to the rear (south) elevation of this care home (Class C2) use, with a link to a garden room.

The proposed development would replace the existing conservatory and garden storage sheds.

In principle, development in this location is acceptable if the proposal accords with 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 and the emerging Hunstanton Neighbourhood Plan.

Hunstanton Neighbourhood Plan:

The Town Council updated a ‘draft referendum version’ (dated 15/12/21) of the emerging Neighbourhood Plan, following scrutiny by an Examiner (September 2021). The latest version has not been formally finalised. The report on this application, Policies considered in the ‘draft referendum version’ were:

- Design, style and materials (Policy K2)
- Parking provision (Policy K4)

Form and character:

The land is situated on the south side of Glebe Avenue, Hunstanton, approximately 75m west of A149 Cromer Road, on the northern side of the town, set back from the sea front and within the designated Conservation Area.

Several 'Avenues' in this location were constructed in the late Victorian era, in conjunction with the expansion of the town and which included the format of residential building around 'squares'.

Glebe Avenue is primarily residential and comprises mainly two storey semi-detached dwellings constructed around 1896, in the late Victorian era. Several are constructed with bay window style and built in carrstone and red brick. But there are variations to that style in the street scene. There are some trees in the street scene and the majority of dwellings retain low front walls to front gardens.

The south side of the street is in 'back to back format' with the rear gardens of two storey dwellings fronting Lincoln Street.

Coralyn House is the western unit of a two storey semi-detached pair, a residential care home for 5 persons, with patio frontage and rear garden. The rear conservatory is outdated and in need of replacement along with the garden storage sheds.

Rosamaly is the eastern unit of the pair and is a 'Bed and Breakfast' Guesthouse, with a patio frontage for guest use. It has a single storey extension abutting its rear elevation with raised sun panels on the flat roof and that extension projects into its rear garden, with a pergola attached and a shed across the width of its rear boundary.

Overall, in terms of scale and design the proposal provides a modern single storey ancillary extension. The works to the existing dwelling increase the number of bedrooms to 7, with internal arrangements re-organised such that bedrooms are kept in tandem to the front of the dwelling and a more compatible arrangement is made to the layout than that existing, with the kitchen /dining / lounge adjacent within the extension proposed, with the small garden room leading off for the use of residents.

There is no impact on the street scene, or on views into or out of the site which would impact adversely on the Conservation Area. The brickwork is to be conditioned to match that existing as closely as possible.

Parking is limited to the street, without kerbside parking restriction, save an occasional dwelling having converted the frontage to off road parking. There is no known off-road parking available to Coralyn or its immediate neighbours. The residents of No 12 are not known to own or drive cars and the current position with perceived vehicular movements by carers or health workers visiting the site is unlikely to alter. The highway officer raised no objection.

Impact on amenity:

The original two and single storey rear projection proposed for the site was revised following objection by the Local Planning Authority case officer. The application was amended and opted for a flat roof design to a single storey extension to minimise the overall height and impact on neighbours.

Given scale, design and siting, there are no overlooking, overbearing or overshadowing issues affecting the nearest neighbours, the latter borne out by the agent in the provision of 'shadow plans' depicting shadows cast in summer and winter, morning and afternoon and comparing existing and proposed formats. The plans identify negligible or additional overshadowing.

Notwithstanding the perceived 'business use' of the premises, this is the residential home of persons in need of special care and the use of the building as extended is unlikely to create any adverse impact on the neighbouring sites in terms of noise or disturbance.

In terms of development, the depth of the extension into the garden will increase by approximately 2.5m with the height proportionate to that existing at 3.4m. Given the boundary treatment which varies between hedge topped 2m high fence or wall east and west in the case of the southern boundary 3m high hedge, views of the proposed development from adjacent ground levels are not considered to be overly obtrusive.

There are no other overriding factors which are likely to adversely impact on the neighbouring sites or those further afield.

Noise from building work is generally acceptable as it is considered temporary. Complaints of noise can be addressed by other legislation'.

Any perceived party wall issues are civil matters.

Other considerations:

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

Asbestos: The corrugated roof of the garden shed at the rear of Coralyn contains asbestos and informative advice on disposal is applied accordingly.

CONCLUSION:

This is a residential care home, catering for the special needs of the residents. Notwithstanding the proposal increases the number of residents from 5 to 7, it is not envisaged the number of visitors to the premises will increase dramatically, such that the development impacts on the parking needs of the street.

It is considered that the proposed single storey extensions are of an acceptable design and scale, which will 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.

Overall, the proposal is considered to be in accordance with the requirements of the Core Strategy 2011, the Site Allocations and Development Management Policies Plan (SADMP) 2016, as well as the National Planning Policy Framework and emerging Neighbourhood Plan. 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 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:

Block plan and sections through – drawing 579/21/06 – receipt dated 6/01/22
Elevations and layout – drawing 579/21/05 – receipt dated 6/01/22
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The bricks to be used in the construction of the external surfaces of the extension hereby permitted shall match, as closely as possible, the type, colour and texture those used in the construction of the existing building.
- 3 Reason: In the interests of visual amenity, in accordance with the NPPF