

Parish:	Heacham	
Proposal:	Proposed internal and external alterations to beach house, including lifting roof and erection of detached garage	
Location:	Nirvana 39 South Beach Heacham Norfolk	
Applicant:	Mr & Mrs Crofts	
Case No:	22/01083/F (Full Application)	
Case Officer:	Connor Smalls	Date for Determination: 16 August 2022 Extension of Time Expiry Date: 12 September 2022

Reason for Referral to Planning Committee – Called in by Councillor Parish.

Neighbourhood Plan: Yes

Case Summary

This application proposes both internal and external alterations to an existing beach house, including raising the roof height and the erection of a detached single garage.

The site is located on South Beach, Heacham and is within the Coastal Flood Risk Hazard Zone.

Key Issues

Principle of Development
Form and Character
Impact on Neighbour Amenity
Flood Risk
Any other material considerations

Recommendation

APPROVE

THE APPLICATION

The site is located on South Beach within Heacham, a residential area characterised by mostly lower rise beach houses, adjacent to the coastline. The site and wider area are within the Coastal Flood Risk Hazard Zone.

This application proposes both internal and external alterations to an existing beach house, including raising the roof height, a new rear balcony area and the erection of a detached single garage.

SUPPORTING CASE

Client Statement

We are third generation home owners of this (our) beach house and as such have a long and happy association with “South Beach” and all of the traditions that are associated with this very unique and special location, and as second generation representative on “The South Beach Home Owners Association”, we are passionate about retaining this very special place. We have never and do never intend, to use our family holiday home for any kind of financial gain in the form of rental to any third parties.

The reason for our wish to update the useability of the interior of the house, while retaining the unique character of the property is purely to enable us to enjoy the company of our children and grandchildren, as we did and our family did before us.

We have two grown children with expanding families of their own, who have been fortunate enough to have spent their own childhood holidays at south beach, and consequently also hold the property in a special place in their hearts.

Due to the location of the property it has to endure some of the severe and corrosive weather conditions that the coastal location exposes it to, and even with extensive yearly maintenance it is problematic trying to keep abreast with the condition of the property.

We consider that the application that we have submitted is sympathetic to the continued conservation of the character of the beach but also safeguarding the future of the property for another generation.

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: NO COMMENT RECEIVED at time of writing.

Emergency Planning Officer: NO OBJECTION: the Emergency Planning Officer considered that the development is unlikely to increase the number of people at risk from flooding. Flood risk advice will be included as informatives on any permission granted.

Natural England: NO OBJECTION

REPRESENTATIONS: THREE letters of **SUPPORT** regarding the following:

- Improvements and modernisation of the road is much needed and this allows the owners to enjoy views over the sand bank.
- This design is sympathetic to the other houses nearby as well as the historic locality.

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- The proposal will not change the appearance of the house apart from being a little higher but having same roof lines as the other houses close by.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM18 – Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)

NEIGHBOURHOOD PLAN POLICIES

Policy 3: Residential Extensions

Policy 5: Design Principles

Policy 7: Garage Provision

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development
Form and Character
Impact on Neighbour Amenity
Flood Risk
Any other material considerations

Principle of Development

This application proposes alterations and additions to an existing dwelling and a detached garage, all within the plot of an existing residential unit. As such, the principle of development is acceptable subject to compliance with neighbourhood, local and national policy.

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Form and Character

This application proposes several different elements. First and most notable, is the increase in height to facilitate a larger first floor. The ridge would be raised by approximately 1.3m whilst the eaves would be raised by approximately 1m. The roof would be interspersed with two roof lights to each side and is proposed to be a dark grey aluminium seamed roof.

To the front elevation, the porch roof would be made flat with the left side of the front veranda filled in to create a larger shower/laundry room. This extension would be clad in cedar cladding to match the main dwelling and include a front facing window. The existing garage door opening would be filled in and include a new front facing window and would be clad to match with a facing brick plinth at the bottom. The roof height would also be raised by approximately 0.9m with a new flat roof, remaining single storey.

To the south side elevation, a new glazed double door is proposed to the garage conversion section. The covered seating area would remain, with the decking extending slightly further, beyond the roof. An existing side facing window would be blocked up using timber cladding to match. The rear veranda and balcony above would extend to the rear by an extra 1m. The side facing elevations would be mostly glazed at ground floor with a glass balustrade above. To the north side elevation, the rear veranda area is the same at ground and first floor. The side windows of the main dwelling remain in the existing locations and the windows to the front veranda areas would be slightly increased in size.

To the rear, as detailed above, the dwelling would extend an additional 1m to the rear at ground and first floor. The covered veranda at ground floor is open to the rear. At first floor, the balcony area is mostly covered but the additional 1m extends past the roof and is open.

It is considered that the changes and additions to the main dwelling are modest and maintain the established general appearance, bulk and scale of the existing dwelling. Whilst increasing in height and slightly in depth, the dwelling would continue to be in scale with neighbouring dwellings and the locality more generally, having an acceptable impact on the street scene. The design and materials would respect the existing dwelling and neighbouring properties, with most materials matching the existing. A sample of the roof material, which is required to be a dull finish rather than shiny, would be a condition on any approval to ensure a suitable visual finish and appropriate wider visual impact.

To the north of the main dwelling, a pitched roof, single storey single garage is proposed. This would be slightly separated from the main dwelling and again separated from the boundary of the plot. Materials include cladding and roofing materials to match the proposed altered dwelling ensuring a coherent visual impact. The garage is small scale and would relate suitably with the main dwelling, neighbouring dwellings and wider street scene. This garage also meets the requirements of Policy 7: Garage provision in the Heacham Neighbourhood Plan.

Based on the above it is considered that the development delivers high quality design in accordance with Policy 5 of the Heacham Neighbourhood Plan. As the proposed development retains the character of the original dwelling and is of an appropriate scale, bulk and mass, having regard to the size of the existing property as well as regard for the gaps between properties, the development accords with policy 3 of the Heacham neighbourhood Plan. The development would also comply with CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Polices Plan 2016 and the NPPF.

Impact on Neighbour Amenity

It is not considered that there would be any adverse or significant impact on neighbour amenity as a result of this proposed development. There are no formal boundary treatments between plots in this section of South Beach and there is not a significant change in side facing windows. High level roof lights serve a bedroom whilst lower level roof lights serve an en-suite and landing area, as such there is not a significant chance of overlooking. To the rear balcony, most views are focused to the rear of the property towards the sea. To the sides, these views are open, however there is a separation of approximately 19m to the north and 19m to the south. This combined with the informal boundaries and lack of a clear denotation of private space, would create an acceptable relationship. The proposal therefore complies with CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF.

Flood Risk

The application site falls within the Coastal Flood Risk Hazard Zone and Policy DM18 is therefore applicable to this development. The policy states:

“Extensions

Extensions to existing properties (beyond any Permitted Development Rights that could be exercised) should not materially increase the amount of habitable rooms. Significant extensions or those that raise the amount of habitable rooms in the property could lead to an increase in the number of people at risk and will not be permitted.”

Based on the above, the proposed development would accord with the requirements of DM18. Whilst increasing in size, there would remain two bedrooms at first floor as existing, one room (playroom) would be removed and an en-suite created. At ground floor, the sitting, dining, kitchen, bathroom, shower room and two bedrooms remain. Whilst slightly altered there would be no change in the number of rooms other than the conversion of the existing garage into a games room. However, this could be carried out without permission and therefore complies with the requirements of DM18. It can also be argued that the loss of the playroom at first floor means that this new games room would still not increase habitable rooms compared to the existing dwelling. The new detached garage would not increase habitable rooms.

The Emergency Planning Officer raises no objection to this proposal and considers it to be in accordance with DM18 as the development is unlikely to increase the number of people at risk from flooding.

Given the above, the proposal complies with Policy DM18 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF.

Any other material considerations

Natural England raise no objection to the proposed development.

CONCLUSION

To conclude, the proposed development would present a visually in keeping and in scale addition whilst providing significant improvements to the existing dwelling. The proposed materials would either match the existing or the pallet would have an appearance that would preserve the character of the locality. As such, the street scene and wider visual

amenity impact is considered acceptable. Due to the informal boundaries and openness between plots as existing, it is not considered that there would be any significant or adverse neighbour amenity impacts.

The site is located close to the coast and is within the Coastal Hazard Zone, however, it is considered that the proposal would accord with DM18 and would not present a material increase in habitable rooms and is therefore acceptable on flood risk grounds. Overall, the proposed development will be in accordance policy CS08 of the Core Strategy 2011, DM15 and DM18 of the Site Allocations and Development Management Policies Plan as well as polices 3, 5 and 7 of the Heacham Neighbourhood Plan and the NPPF.

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:
 - * PROPOSED PLANS & ELEVATIONS, Drawing Number: 6516-02C
 - * PROPOSED GARAGE PLANS & ELEVATIONS, Drawing Number: 6516-03B
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding proposed plans, samples of the aluminium seamed roof, which should have a dull finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.