

Parish:	Castle Acre	
Proposal:	Single storey extension to create garden room	
Location:	Heritage View Castle Square Bailey Street Castle Acre PE32 2AJ	
Applicant:	Mr & Mrs J & E Moriarty	
Case No:	22/01777/F (Full Application)	
Case Officer:	Mrs Rebecca Bush	Date for Determination: 1 December 2022 Extension of Time Expiry Date: 13 January 2023

Reason for Referral to Planning Committee – Applicant is a Borough Councillor

Neighbourhood Plan: No

Case Summary

This is a single storey extension to create a garden room to the north of the application site.

This application site is located off Castle Square in Castle Acre. The site lies within the Castle Acre Conservation Area and is located to the south west of Castle Acre Castle (a schedule ancient monument).

Key Issues

- Principle of Development
- Design and Impact on Heritage Assets
- Impact on Neighbour Amenity
- Any other material considerations

Recommendation

APPROVE

THE APPLICATION

This is a two-storey dwelling situated within the conservation area in Castle Acre. The application is for a garden room to the north elevation of the dwelling.

SUPPORTING CASE

As per the email from the planning agent, a supporting case will not be provided as there have been no adverse comments from either consultees or neighbours, it is a minor extension with no controversial aspects.

PLANNING HISTORY

- 08/02690/NMA_2: Application Permitted: 14/07/14 - NON MATERIAL AMENDMENT TO PLANNING CONSENT 08/02690/F: construction of one and a half storey dwelling - Moat Barn
- 16/00831/F: Application Permitted: 05/07/16 - Single storey extension to create dining area, dormers to replace roof lights, free-standing pre-manufactured garden room - Heritage View
- 14/00618/F: Application Refused: 03/07/14 - Erection of a small wooden building with no permanent foundations for personal use - Heritage View
- 08/02690/NMA_1: Application Permitted: 23/02/10 - NON MATERIAL AMENDMENT TO PLANNING CONSENT 08/02690/F: construction of one and a half storey dwelling - Land South Of Castle House
- 06/00790/F: Application Refused: 26/05/06 - Construction of a dwelling - Land Off
- 08/02690/F: Application Permitted: 14/05/09 - Construction of one and a half storey dwelling - Land South Of Castle House
- 07/00096/F: Application Permitted: 13/03/07 - Construction of two storey extension to rear of cottages - 1 & 2 Moat View
- 08/00338/F: Application Refused: 23/04/08 - Construction of single and part 1 1/2 storey dwelling - Land South Of Castle House
- 06/02424/F: Application Refused: 15/01/07 - Construction of a dwelling - Land East Of Castle House

RESPONSE TO CONSULTATION

Parish Council:

NO OBJECTION:

The Parish Council support the planning application. This is based on the application adhering to NPPF12/127. Planning policies and decisions should ensure that development will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and sympathetic to local character and history, establish a strong sense of place.

Conservation Officer: NO OBJECTION:

No objection to the proposed extension as this area is already very built up and therefore it will not cause any further harm to the setting of the designated heritage assets.

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9 January 2023

Historic England: NO OBJECTION:

Historic England provides advice when our engagement can add most value. In this case Historic England are not offering advice. This is a sensitive location and therefore would recommend Historic England Service for a view on the need for an archaeological condition on the Planning Application. Seek the views of your special conservation and archaeological advisers.

Historic Environment Officer: NO OBJECTION:

There are no known archaeological implications.

REPRESENTATIONS

ONE letter of **SUPPORT** regarding the following:

The proposal is a nice addition to the existing dwelling. The material used will not have a detrimental impact. Due to the proposal location, it will not harm the surrounding privacy and daylight to its neighbours.

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy HE.1 Protecting Historic Assets (Designated and Non-Designated)

Policy HE.2 Conservation Area

Policy HE.3 Castle Acre's Local Character and Vernacular Architecture

Policy NE.4 Dark Skies

Policy HD.3 Design

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Design and Impact on Heritage Assets
- Impact on Neighbour Amenity
- Any other material considerations

Principle of Development

This application is for a proposed single storey extension to create a garden room, to the north of the property, 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.

Design and Impact on Heritage Assets

The extension would be constructed using red brick to match the existing with clay pantiles and timber windows to match the existing. The extension would measure 3.2 metres by 3.6 metres and 4.3 metres in height to the ridge.

The proposed extension would be symmetrical to the existing north east elevation with timber posts and timber windows. The proposal appears to be well designed with sufficient private amenity space.

The extension does not protrude beyond the north west elevation or the north east elevation and is subservient in height matching the other extension.

As the extension is single storey, is 56 metres away from the scheduled ancient monument and is screened by large mature trees, the proposal would have limited impact on the castle. The proposed extension cannot be seen at a distance from within the grounds of the castle so would not cause any harm to the significance of the designated heritage asset.

It would be sympathetic to the special qualities and character of the Conservation Area and protects the setting of the Conservation Area as it does not adversely affect views into and out of the area.

Lastly, Historic England, Historic Environment and the Conservation Officer have no objections to the proposal and do not request that any conditions be imposed.

The proposal therefore complies with Policy HD.3, Policy HE.1, Policy HE.2 and Policy HE.3 of the Neighbourhood Plan, Policies CS08 of the Core Strategy and DM15 of the SADMPP.

Impact upon neighbour amenities

The proposed extension will be the same height as the previous extension to the south east and is lower than the original dwelling. The garden room would have glazing to the front and the side but would only be single storey and at a lower level than the property to the north west. The properties to the south are screened by the existing living and an approximately 1.8 metres fence. The neighbours would, therefore, not be detrimentally affected by the proposal and therefore the proposal complies with Policy DM15 of the SADMPP

CONCLUSION

The proposed garden room, by virtue of its balanced appearance, appropriate choice of materials and subservient nature would present an in keeping and in scale addition, acceptable to the dwelling. There would be no harm to the significance of the Conservation Area or the scheduled ancient monument and does not give rise to any unacceptable neighbour amenity issues.

The proposal therefore complies with the NPPF, Policies CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

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 - P/397/22-1 Received 25.10.22.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The materials 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 for the construction of the existing building.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.