

Parish:	Holme next the Sea	
Proposal:	Demolition of existing bungalow and construction of detached two-storey dwelling	
Location:	Westfield 27 Peddars Way Holme next The Sea Norfolk PE36 6LE	
Applicant:	Mr & Mrs Thorogood	
Case No:	22/00065/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 30 March 2022 Extension of Time Expiry Date: 16 January 2023

Reason for Referral to Planning Committee – Called-in by Cllr Lawton

Neighbourhood Plan: Yes

Case Summary

The site comprises a single storey detached property and associated garden land. The property is one of a row of residential properties along Peddars Way, Holme next the Sea.

In planning policy terms the village of Holme next the Sea is identified as a Smaller Village and Hamlet in the Core Strategy and SADMP and therefore does not have a settlement boundary.

In this respect the site is within the countryside.

Holme next the Sea now has an adopted Neighbourhood Plan and in this regard the majority of the site is within the NP settlement boundary, whilst the rear part of the site is outside.

The whole village is within the AONB.

Full planning permission is sought for the demolition of the existing bungalow and construction of a detached two-storey dwelling.

This application is a resubmission of a previous scheme which was refused at Planning Committee in December 2021 (Ref: 21/00457/F) in order to address the reason for refusal.

Key Issues

Principle of development;
Site History;
Form and character;
Impact upon the AONB;

Neighbour Amenity;
Highway Safety; and
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises a single storey detached property and associated garden land. The property is one of a row of residential properties along the eastern side of Peddars Way (north), Holme next the Sea.

Full planning permission is sought for the construction of a detached two-storey dwelling following demolition of the existing bungalow.

The existing bungalow is a modest, hipped roof dwelling constructed of buff/brown brick and concrete roof tiles.

The proposed replacement dwelling has two storeys and is of a traditional design with contemporary elements. It is proposed to be constructed of local vernacular materials including flint, brick, timber and glass with some grass/sedum roofs.

SUPPORTING CASE

A Planning Statement accompanies the application and offers the following case: -

Background:

Following the refusal of the first application by the Planning Committee in September 2021, the Applicant actively sought direct dialogue with the Parish Council (PC) in January this year to ensure the concerns raised by the PC were properly understood. With regard to the first application the planning officer supported the proposals following a number of design changes that principally concerned overlooking. The reasons for refusal by the Planning Committee were limited to 'excessive size', and the 'design and appearance', that they assessed 'would be at odds with the prevailing traditional design characteristics of the locality'.

Committee members likened the first application design to the neighbouring flat roof property (No. 29) and determined that they did not want to see another such house in the street. This was the overriding objection. One committee member judged the proposals to be a high-quality design but the style was unsuitable in the street.

Soon after the refusal, the Applicant submitted an appeal to the Secretary of State because the reasons for refusal were at odds with the recommendation for approval by the planning officer. The assessment that the proposal is of excessive size contradicts the fact that the proposal conforms with the 40% increase policy, and the comments on design by the committee were quite subjective and misleading because of the comparison of the proposals

Planning Committee
9 January 2023

with the neighbouring modern property. It was felt that the proposals were not given a fair hearing.

The appeal process is significantly delayed. A decision is not expected until the end of the year.

Revised Proposals - Traditional Design:

The lengthy appeal process has encouraged the applicant to explore a traditional design approach, and they are prepared to compromise, as well as share ideas with the PC to try and find common ground. However the first redesign that incorporated significant design changes and the addition of a pitched roof was not well received. The PC reiterated all previous concerns.

Discussions with the Planning Officer following this consultation with the PC evolved the design further to achieve a traditional design in form, and materials. The revised design incorporates the following changes:

- The flat roof architectural style has been replaced with a traditional roof form of gables that are quite typical in the street. Pantiles are specified for the roof covering matching every other house on Peddars Way.
- A far more compact, squarer floor plan for the main accommodation, means the removal of the long flanking walls to limit the building's footprint.
- The total area of the plot is 892 sqm. The footprint of the new house is 121 sqm. The footprint of the new garage is 39.3 sqm, and garden room is 50.6 sqm. The ratio of total footprint to plot area is 24%. This is well within the requirements of the Neighbourhood Plan policy.
- Traditional brick and flint materials are specified for the walling to match the historic houses in Holme and will also match the few houses that use these traditional material along Peddars Way.
- Glazing has been reduced to more traditional scale openings. The glazed gable to the east elevation is shrouded using timber louvres to limit light spill. As per the previous designs, rooflights have not been incorporated. The application is for a replacement dwelling and artificial light is already a factor on this site. The existing bungalow has large windows and a conservatory. The increase in lighting levels is minimal.
- Window openings to the north and south are of traditional proportions and the glazing is obscured to prevent overlooking. Raised terraces to the east elevation have fins to side walls to obscure views to neighbours.

Scale of Proposals:

The size of the replacement dwelling is unchanged at 40% of the original bungalow's GIA of 143 sqm.

Summary:

In summary, the proposed development has been very carefully considered, and is entirely appropriate to the developed character of this part of Holme. The site itself sits among a long row of established dwellings consisting of regular suburban like plots, domestic front gardens, parking, etc. Most of the existing houses are of mid to late C20 modern construction and materials. Many built in this century as part of a process of renewal of outdated housing. The trend for replacing the poorer quality houses with sustainable modern homes using locally sourced materials will ultimately improve the appearance of the village.

PLANNING HISTORY

21/00457/F: Application Refused: 10/12/21 (COMMITTEE DECISION) - Demolition of existing bungalow, construction of detached two-storey dwelling with garage and garden room. – Westfield, 27 Peddars Way, Holme next The Sea
- APPEAL PENDING

20/01622/F: Application Withdrawn: 22/01/21 - Demolition of existing bungalow, construction of detached two-storey dwelling with garage and garden room – Westfield, 27 Peddars Way, Holme next The Sea

RESPONSE TO CONSULTATION

Parish Council: INFORMAL COMMENTS RECEIVED IN RELATION TO THE AMENDED PLANS: -

- Amended proposal is moving in the right direction.
- Open-sided balconies must be included within GIA calculations.
- Without including balconies (which is incorrect) the proposed dwelling is within the 40% increase allowance under the NP policy.
- Including the balconies the proposal is over 50% increase in GIA of the original dwelling.
- Particular impact on neighbour to north.
- Green roofs could be included if accessible.
- Potential overlooking from balconies, roof terraces and windows.

Previous PC comments: **OBJECT** – It is acknowledged that the palette of materials has now been improved to better match the local, vernacular style and there are some improvements to the design. However, the evidence indicates that the basic issues leading to PC's previous consultation responses and near unanimous refusal of the earlier application (Ref 21/00457/F) by the Planning Committee in December 2021 have still not been addressed.

The PC's main outstanding concerns are:

- Size and loss of small dwellings relevant to first time buyers, retirees & downsizers
- Impact on the street scene
- Neighbouring amenity
- Overlooking
- Light pollution and its impact on the special qualities of the AONB landscape
- Breach of the Village Development Boundary
- Overall Sustainability concerns

There are no material considerations in this case indicating that the relevant national, local and neighbourhood policies should be ignored.

The GIFA of the existing dwelling (minus the later addition of a conservatory) is 143 sq m including the garage (confirmed by the BC). The GIFA of the current proposals is 279 sq m which exceeds the 40% limit on expansion by ~39%. Even if the garden building were excluded the GIFA of the proposed house and garage/utility room is 236 sq m – ie 18% larger than indicated by NDP policy.

Planning Committee
9 January 2023

Highways Authority: NO OBJECTION subject to conditions relating to obstructions within 5m of the access from the highway; and the laying out of the proposed access and on-site parking and turning area.

Norfolk Coast Partnership: OBJECT –

The development falls in the Drained Coastal Marshes area identified in the AONB Integrated Landscape Character Assessment. This area has a strong sense of remoteness, panoramic views and an isolated rural character.

- Characterised by fairly modest 1 to 2 storey bungalows/chalet bungalows.
- The current design is slightly more 'traditional' in terms of its layout.
- However, excessive glazing on the west elevation.
- This will create visual disturbance.
- Impact our dark skies, a special feature of the AONB
- The recessed glazing will help mitigate some light spill but not all.
- Large area of reflective material in the landscape.
- Replacement of small-scale development may impact upon the characteristic sense of remoteness, openness and exposure.
- Extension of 'urban fringe' character
- The special qualities of the AONB will be cumulatively eroded.
- Fails to conserve and enhance the street scene and the AONB in general.
- The mix of materials cladding, brickwork and cobbles can look confused and certainly cladding is not vernacular.
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Arboricultural Officer : **NO OBJECTION** subject to a full tree survey, to BS 5837:2012, prior to any works on site – condition.

I agree with the Parish Council's comments regarding the views into the site during the winter months; could you condition a landscaping scheme please, this way we should be able to control suitable species for re-planting.

Natural England: NO OBJECTION

REPRESENTATIONS

ONE representation received from a local resident in respect of the amended plans, **OBJECTING** to the proposed replacement dwelling on the following grounds: -

- Neighbouring property 'slipped the net' does not justify this proposal;
- At odds with its surroundings;
- Unattractive;
- Not suitable in an AONB Heritage Coast;
- Traditional English Norfolk Village.

ONE representation received from a third party prior to the submission of amended plans **OBJECTING** on the following grounds: -

- Excessive size;

Planning Committee
9 January 2023

- Core objective of the NP is to prevent reduction in small houses;
- More than double the GIA of the existing;
- Not appropriate for this small plot;
- Light pollution;
- Overbearing;
- Loss of winter sun;
- Overlooking

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

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

DM5 – Enlargement or Replacement of Dwellings in the Countryside

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

HNTS 1: Principle of Sustainable Development

Policy HNTS2: Holme Village Zone

Policy HNTS10: Overall Form and Pattern of Settlement

Policy HNTS11: Street Scene, Character and Residential Environment

Policy HNTS16: Replacement Dwellings

Policy HNTS18: Principal Residences

Policy HNTS20: AONB Landscape Quality

Policy HNTS22: Biodiversity

Policy HNTS23: Pollution

Policy HNTS25: Traffic and Car Parking

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

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

- Principle of development;
- Site History;
- Form and character;
- Impact upon the AONB;
- Neighbour Amenity;
- Highway Safety; and
- Other material considerations

Principle of Development:

In planning policy terms the village of Holme next the Sea is identified as a Smaller Village and Hamlet in the Core Strategy and SADMP and it does not have a settlement boundary.

The areas outside development boundaries are treated as countryside where new development will be more restricted to limited infill development and replacement dwellings.

However, Holme Next The Sea's adopted Neighbourhood Plan contains a village settlement boundary. This shows that most of the site (western end) is within the NP settlement boundary, whilst part of the rear garden is outside.

As such the principle of the proposed replacement dwelling is considered acceptable in principle in accordance with the Development Plan.

Site History:

Members may recall that a previous application on this site for a replacement dwelling was referred to Planning Committee in December 2021, ref: 21/00457/F. The application was refused by members for the following reason: -

'The proposed dwelling, by reason of its excessive size, as well as its design and appearance, would be at odds with the prevailing traditional design characteristics of the locality and would fail to conserve and enhance the street scene, and the AONB in general. The proposed development would therefore be contrary to the NPPF, Policies CS08 and CS12 of the Core Strategy 2011, Policy DM15 of the SADMPP 2016 and Policies HNTS11 and HNTS16 of the Holme-next-the Sea Neighbourhood Plan.'

The current application has been submitted in order to address the reason for refusal by amending the mass, design and appearance of the proposed dwelling.

Planning Committee
9 January 2023

The previously refused scheme comprised a 'box like' structure, very contemporary in design and appearance, and as such it was considered by members of the committee that it would dominate the street scene and would not conserve nor enhance the AONB, thus would not be appropriate for this rural village, contrary to the Neighbourhood Plan.

The previous design concept was taken from the neighbouring property to the south, which is the same 'box like' contemporary design. Whilst there is the consideration of precedent, the neighbouring dwelling was approved (ref:15/01174/F) and constructed long before the adoption of the Neighbourhood Plan, which clearly steers development in the village to protect and enhance the street scene, character, residential environment, the Conservation Area and AONB landscape quality through its detailed policies.

Members therefore considered that the cumulative impact of two incongruous dwellings on the street scene would cause significant harm to the character and appearance of the area, where more traditional development is prevalent.

Following extensive discussions and negotiations with the applicant's agent, the proposed design is now more traditional in form and appearance, having replaced the flat roof with a pitched roof, including small gable projections to reflect other dwellings in the street scene. Traditional vernacular materials are proposed to match those in the vicinity, such as brick plinth, brick detail in Flemish bond, cobble work and Norfolk pantiles.

The footprint of the proposed dwelling is now more compact and more akin to a traditional floor plan, as opposed to the elongated layout previously proposed. This has resulted in the removal of the long flanking walls.

The glazing has been reduced in terms of the amount and the scale of the openings, with the exception of the glazed gable to the east elevation. However, timber louvres are proposed to limit light spill from this element. Rooflights have not been incorporated into the design. Window openings to the north and south elevations are of traditional proportions and the glazing will be obscured to prevent overlooking. Raised terraces to the east (rear) elevation have fins to side walls to obscure views to neighbours.

Overall, it is clear that the design concept has changed considerably, better reflecting the character and context of the area, and therefore goes a long way to overcoming the previous reason for refusal.

Form and Character:

The bungalow which presently occupies the application site is of little historical or architectural merit and the loss of this building is not contested.

The main part of Holme-next-the-Sea village, much of which is designated a Conservation Area, is characterised by traditional cottage style properties constructed of local material (chalk/flint infill with pantile roof and white painted timber windows) where replacement/new dwellings in keeping with the locality would be encouraged.

However, the site lies outside the Conservation Area where form and character of existing development is slightly more varied. This part of Peddars Way is characterised by detached dwellings, which are a mixture of design styles of varied heights; single, one and a half storey and two storey properties. Whilst the design of each property is different, and the character of the street scene is therefore mixed, the common design element is that they are detached and generally sited in a row, set back in their plots along Peddars Way, and more traditional in appearance than that previously refused.

The Parish Council raise concerns that the remaining front garden is disproportionately small for a building of the proposed size, and the apparent relationship between building size and plot size is not typical of nearby properties. They consider the proposal to present a cramped appearance with very little scope for garden space after a drive/parking area is installed. Since these comments were submitted, the applicant has removed the proposed garage to the site's frontage and the detached garden room to the rear of the site.

The Parish continue to state that the north south ridge of the building and the west facing gable are almost twice as high as the apex on the roof of the modest bungalow it replaces. Coupled with the small front garden and the garage (now omitted from the scheme), they believe that this will make the new structure look very dominant in the street scene on this narrow rural lane.

The PC also considers that the design still includes considerable areas of flat roof which are not sympathetic to the setting.

In response, the proposed building to plot ratio has been reduced from the previously refused scheme and is now well within the 40% plot coverage stated within the neighbourhood plan. Likewise, the calculated Gross Internal Floor Area (GIA) is also well within the 40% increase limits of the neighbourhood plan, as explained later in the report.

As such, the proposed layout and footprint retains the spacing between dwellings and the rhythm of the detached nature of the properties along Peddars Way. The proposed dwelling itself sits within the uniform building line of the neighbouring dwelling directly to the south and those properties beyond. The neighbouring dwelling to the north is set much further back in the street scene and is therefore not visible within the same context. On this basis it cannot be said that the proposal is at odds with the form of the street scene.

The proposed dwelling is set 21m back from the front boundary which adjoins the grass verge along the highway. As stated above, this is in line with the layout and pattern of the development within the immediate vicinity and is more than sufficient separation distance from the public domain so as to conserve the established sense of space and not to appear prominent nor overdeveloped.

Furthermore, there is adequate space for the provision of on-site parking and turning, together with the retention of, new, and appropriate replacement landscaping.

As such, it is not considered that the proposal would result in a cramped form of development.

The established vegetation to the west (front) and south of the sites frontage compliments the site as existing and will enhance the proposed scheme. Any trees which are shown to be removed are proposed to be replaced, along with the additional planting and landscaping. That said, it is considered that the proposed dwelling will be in keeping with the character of the area, but the planting and landscaping means that it will not be overly dominant within the street scene.

The applicant has come a long way since the previously refused scheme and overall, it is considered that the amended proposal relates well to the character and context of the immediate locality, in terms of its scale, mass, design, proportions and use of materials.

The revised scheme (omission of garage and garden room) removes the majority of the flat roof elements which the Parish Council were concerned with. Other flat roofed elements are

either located to the sides or rear of the proposed dwelling and will therefore not be overly visible from the public domain, if at all.

Whilst the scheme replaces an existing bungalow with a two-storey dwelling, thus increasing the scale of development on the site, the submitted street elevation plan clearly demonstrates that the new dwelling will be in keeping with the established street scene.

In summary, whilst the comments of the Parish Council and North Coast Partnership are noted, the applicant has come a long way to responding to the adopted Neighbourhood Plan Policies. It is considered that the replacement dwelling sensitively responds to its location and local context and, through the incorporation of traditional design elements and materials, reinforces local distinctiveness in accordance with NP Policy HNTS11. The proposed development also therefore accords with the provisions of the NPPF and Development Plan Policies CS08, DM5 and DM15.

AONB:

AONB's have the highest status of protection in relation to landscape and scenic beauty. In this case the application site already accommodates a dwelling with associated garden land. The existing site is surrounded by other development to the north and south.

The dwelling will be visible within the streetscene amongst neighbouring properties, and seen from certain vantage points to the east and west across more open views.

The applicant has provided a plan showing how the scale and mass of the proposed replacement dwelling would fit amongst the other existing properties in a street view. This shows that the proposed dwelling is of comparable height to the properties to the north and south and slightly lower than some sites along Peddars Way.

The Parish Council is concerned that the considerable areas of flat roof and high-level decking will not enhance the street scene within the AONB. In response, as explained above in the report, there is far less flat roof than that previously refused and as such this element does not dominate the overall design of the dwelling, thus causing no harm to the street scene or wider AONB.

The proposed high-level decking at first floor would be located to the rear of the new dwelling, and as such will not be visible from the public domain or wider AONB due to screening from neighbouring dwellings and established mature landscaping.

There are also concerns with regard to light pollution emitting from the fully glazed eastern elevation and its impact on the inherent dark skies within the AONB.

It should be noted that this application is for a replacement dwelling and there is already a degree of artificial light emanating from the site. The existing bungalow has large windows and a conservatory from which light spillage already occurs.

The Parish Council's concerns over the extent of glazing to the rear (east) is noted, as well as that to the front (west). That said, the applicant has taken steps to significantly reduced the amount and scale of glazing within the revised scheme, and in turn reduce the amount of internal light spillage from the fenestration which may occur over and above that emanating from the existing bungalow (which includes a conservatory). The applicant has also agreed to incorporate 'smart glass' technology within the development. An appropriate condition can be imposed to control this.

Additionally, the larger expanse of glass to the rear (east) elevation is partly shielded by timber louvres within the apex, which will help towards mitigating light pollution. The terraces at first floor level will also be screened to the sides with timber louvres.

The established vegetation to the front of the site, some of which will be replaced with new trees, will compliment and enhance the appearance of the two storey dwelling within the street scene and help to integrate it into the AONB landscape.

Taking the above into account, it is considered that the proposed dwelling, as amended, is appropriate for this site, in terms of being good quality design that respects the character and context of area and is in keeping with the street scene. By virtue of its scale, reduced massing, more traditional design and appearance, and use of local vernacular materials, the proposed dwelling would conserve and enhance the landscape character of the AONB.

The proposal would therefore complies with the aims and provisions of the NPPF, in particular paragraph 176, and Development Plan Policies CS12 and DM15.

Neighbour Amenity:

Both the NPPF and Development Plan (including the Neighbourhood Plan) seek to protect the amenity of occupiers of existing dwellings.

The nearest property lies immediately to the south of the application site. This neighbouring property is of a modern, contemporary design and has windows facing towards the application site, although these are high level windows. It is also taller and of a greater scale than the bungalow currently on the application site.

The design of the proposed replacement dwelling has taken into account the position of the existing windows along with the scale of the neighbouring property to the south. Amended plans have moved the position of the outside spaces to improve the relationship with the immediate adjoining neighbour in terms of general noise and activity.

Additionally, the use of privacy screens to the sides of the terraces will further prevent loss of privacy to neighbouring residents. The window arrangement is such that there should be no direct overlooking. Furthermore, it is considered that there is sufficient distance between this and neighbouring properties, which together with the design and form of the proposed dwelling, it would not be unduly overbearing.

The nearest dwelling to the north is some distance away and set back in the site. Given the distances involved there are no neighbour amenity concerns in terms of the proposed replacement dwelling being overbearing, causing overshadowing, loss of light or overlooking.

A third party objection has been received raising concerns with regards to the replacement dwelling being overbearing, reducing their winter sun, light pollution and causing overlooking to their garden and outside living area. The objection states that the proposed dwelling would be 50% taller than the apex of the existing bungalow and will loom over their house.

The proposed dwelling, and rear balcony however, is some 29m away from the front of the neighbouring property to the north. The rear balcony is shielded to the north and south by full height timber privacy screening so that the balcony area is contained within a frame. Views north and south will be restricted by the design of the dwelling.

Any impact to the amenity of the neighbouring residents, including overbearing impact, loss of sunlight and light pollution will be mitigated through the sufficient separation distance between properties (in excess of 29m). The domestic use is replacing an existing domestic use and is considered to be compatible with surrounding uses.

Additionally, the western front boundary of the application site and the northern boundary of the farm access track, which runs between the site and the neighbouring property to the north, benefits from significant established planting, including mature trees, which will provide a level of screening and will further protect residential amenity.

Some of the trees to the site's frontage are proposed to be removed, however they will be replaced with new trees, plus additional planting and landscaping is proposed.

In summary, it is considered that there will be no significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, being overshadowed or the dwelling being over bearing sufficient to warrant the refusal of planning permission, as a result of this proposal. The development raises no conflict with paragraph 130 of the NPPF, Development Plan Policies CS08 and DM15, nor NP Policy HNTS 11.

Highway Safety:

The Local Highway Authority has assessed the application and raises no objection to the proposed replacement dwelling, given that it will not affect the current traffic patterns or the free flow of traffic.

There is sufficient on-site provision for parking and turning in accordance with adopted standards.

The LHA has recommended standard conditions to be imposed relating to the position of any access gates or such like; and the laying out of the proposed parking and turning area.

The proposed development is considered to accord with section 9 of the NPPF; Development Plan Policies CS08, CS11 and DM17; and NP Policy HNTS 25.

Other Material Considerations:

Neighbourhood plan Policy HNTS 16

Neighbourhood Plan Policy HNTS 16 refers specifically to replacement dwellings. It states that 'Proposals for replacement dwellings will be permitted provided that they conserve and enhance landscape and scenic beauty and are appropriate to their location in the Norfolk Coast AONB and provided that they do not result in a net increase of more than 40% of the Gross Internal Floor Area of the original dwelling excluding any outbuildings.'

The Parish Council objects to the proposed replacement dwelling as laid out above in report, one factor being that they believe the proposal is not compliant with Policy HNTS 16. The PC's comments note that a significant factor leading to imbalance in Holme's housing stock has been replacement of small houses relevant to young families, downsizers or retirees by excessively large houses which are beyond their financial reach or of no relevance to their needs. Holme is traditionally a village where people choose to retire and /or downsize and the reduction in suitable housing is impacting negatively on the vitality of the community. This is the major consideration underpinning NDP Policy HNTS16 (and is consistent with Local Plan Policy CS13) and explains the limit of 40% increase of GIFA on Replacement Dwellings.

The existing bungalow on the site has a floor area of 143 square metres, which excludes the conservatory as this extension was a later addition to the property. Only the original dwelling can be included within calculations.

The applicant has taken great steps to reduce the level of accommodation they require in order to comply with the NP Policy and keep the proposed replacement dwelling within the 40% increase limitations.

The officer has calculated the GIA of the new dwelling and confirms that the proposed 194 sqm of total GIA complies with the policy, offering a 35.6% increase from the existing GIA of the bungalow currently on the site. This calculation excludes the two first floor decked terraces in line with RICS Standards and Guidance – Code of Measuring Practice.

The Parish Council has reassessed the GIA calculations and provided [informal] comments concluding that, whilst the proposal seems to be moving in the right direction, the proposed dwellings GIA is still above the 40% limit when taking into account the balconies (decked terraces). The comments state that the RICS standard requires that both internal and external open-sided balconies must be included in the calculation of GIA. As such their calculations equate to a total GIA of 215 sqm which gives an increase of over 50% of the original GIA.

The LPA has no adopted standards or method for calculating GIA. Neither does the Holme NP itself refer to any specific guidance. In the glossary, however, the NP defines the Gross Internal Floor Area (GIFA) as equating to the total area enclosed by the external walls measured to the internal face of those walls and taking into account every floor in the building. The Parish Council have confirmed that they use the RICS guidance for calculating GIA, which is reflected in the definition within the NP glossary.

The RICS guidance is also used by the LPA to calculate GIA for CIL purposes, as it is for the LA's Housing Standards Team also. As such, it would be consistent to use the same method of calculation within Planning Control.

However, the LPA's interpretation of the RICS guidance differs from the PC in terms of including balcony's / terraces. The RICS standards state that external open-sided balconies, covered ways and fire escapes are not included within the calculations. Neither are canopies.

The two first floor decked terraces, although are not counter levered, have no roof covering and do not benefit from solid side walls. These are therefore not considered to form part of the GIA calculation.

Notwithstanding this, it is the Neighbourhood Plan's definition of GIFA (within the Glossary) which is most relevant in this case. The NP defines GIA as 'areas enclosed by external walls' and as such it is considered that the proposed 'louvres' are not solid walls in the structural sense, they are to provide privacy screening and thus cannot be considered to be an 'external wall'. Therefore, in order to comply with the spirit of the NP policy and for the purposes which it sets out to achieve, the 40% restriction on GIFA increase has not been exceeded and the proposal is considered policy compliant.

However, given the degree of ambiguity as to how the floor area is calculated, the planning balance must be weighed against any numerical floorspace figures that do not necessarily provide a measurement of good design.

In regard to third party objections which raises the fundamental issue that the proposal would result in the replacement of a smaller home with a larger one, contrary to the aims of the NP, are noted. In this case, however, it is considered that the design and layout of the proposed replacement dwelling is to be of high quality and is in keeping with the form and character of the area. This, together with the reasons set out above, it is therefore considered that the new dwelling meets the criteria of Policy HNTS 16 in terms of the incremental size increase.

Nature Conservation

The site lies within 2km of a SSSI. The site is currently in residential use and will not likely have an impact on protected species or habitats.

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Landscaping

The proposed development will result in the loss of six semi-mature shrubs and trees to the site's frontage, including mostly Fir trees and Conifers. However, the proposed plan shows the retention of some trees, plus five new replacement trees to the frontage. Four semi-mature shrubs / garden trees are proposed to be removed from the rear of the site and replaced with fourteen new trees, together with areas of proposed planting and lawns. This will provide an opportunity to improve and enhance the quality of planting on the site. The design also incorporates some areas of sedum/green roofs.

The applicant states that the paddock to the east is used for horse grazing and the large arable field to the west is used for a single crop. Both areas have a low biodiversity and do not provide valuable habitat for sensitive local wildlife.

The site contains typical garden planting. The proposals will not result in long term harm to the biodiversity of the site or surroundings. Further, the new tree planting and areas of green roofs proposed will compensate for any short term loss of biodiversity, in accordance with section 15 of the NPPF1; Core Strategy Policy CS12; and NP Policy HNTS 22.

It is recommended that appropriate conditions are imposed to ensure appropriate landscaping is undertaken and will be further enhanced, helping the proposed built form integrate successfully into the landscape.

The Council's Arboricultural Officer raises no objection to the proposal and the subsequent removal of some trees in order to enable the development, subject to a tree survey prior to commencement of development.

The applicant has agreed to the pre-commencement condition.

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:

Members may recall the previous application on this site which was refused at Planning Committee a year ago for a replacement dwelling of a two storey contemporary 'box like' design.

The applicant has come a long way towards improving the size, design, massing and appearance of the proposed dwelling in order to try and overcome the previous reason for refusal, and ensure that the development is policy compliant with the Neighbourhood Plan.

Both the Parish Council and Coastal Partnership raise concerns about this proposal, as they feel it's scale and design would be harmful to the character of the AONB.

The plans show that any loss of garden planting can be replaced and enhanced and the implementation of this can be controlled by planning condition.

The applicant has demonstrated that the development will not have a significantly detrimental impact upon the amenity of the occupants of neighbouring properties in terms of overlooking, overshadowing or the dwelling being overbearing.

The proposal raises no highway safety issues.

The Parish Council's position on the GIA is acknowledged. However, given the ambiguities surrounding this issue, it is the planning balance that must be considered. Notwithstanding the LPA's view that the proposal is not considered to result in a net increase of more than 40% of the GIA of the original dwelling, the overall scheme is a significant improvement from the previous, and is now more in keeping with the locality.

The scale and footprint of the proposal has been significantly reduced, including the removal of the garage and the garden room, which relates much more sympathetically to the established built environment.

On the basis of the above, it is your officer's opinion that, on balance, the proposed replacement dwelling adheres to policy DM 5 of the Development Management Policy as well as the adopted Policy HNTS16, by virtue of its traditional scale and appearance and use of vernacular materials, which reflect the character and context of the area and is in keeping with street scene. In turn it is considered that the proposal will conserve and enhance the landscape and scenic beauty and is appropriate to its location in the Norfolk Coast AONB,

As such it is considered that the proposal complies with the provisions of the NPPF and local and neighbourhood plan policy, in particular Policies CS06, DM5, DM15 and HNTS1, HNTS11, HNTS16, HNTS17 and HNTS18. It is therefore recommended that planning permission be 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.

Planning Committee
9 January 2023

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans, as amended:
- 2016-100 Rev. P7 – Proposed Plans
 - 2016-110 Rev. P6 – Proposed Elevations;
 - 2016/112 P5 – Street View
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
- 5 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- 6 Condition: Prior to the first occupation of the development hereby permitted the proposed on-site car parking/turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 6 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 7 Condition: Notwithstanding the details shown on the approved plans, prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and

grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.

- 7 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 8 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 8 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 9 Condition: Prior to the first occupation of the development hereby approved, details of the method of external lighting and extent of illumination shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented as approved prior to the occupation of the development and thereafter maintained and retained as agreed.
- 9 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 10 Condition: Prior to the commencement of the development hereby approved, a full Tree Survey to BS 5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the agreed details.
- 10 Reason: To ensure that the existing trees are properly surveyed and full consideration is made of the need to retain trees in the development of the site in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for trees to be lost during development.
- 11 Condition: All first floor windows within the north and south elevations shall be obscurely glazed and maintained thereafter as such in perpetuity.
- 11 Reason: In the interests of neighbour amenity, in accordance with the provisions of the NPPF.
- 12 Condition: No development shall take place above foundation level until full details and specifications of the 'Smart Glass' to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details and retained thereafter as such.
- 12 Reason: In the interests of the intrinsically dark landscape and the AONB, in accordance with the provisions of the NPPF.