

Parish:	Thornham	
Proposal:	Construction of 2 new dwellings following demolition of existing dwelling	
Location:	Lombardy High Street Thornham PE36 6LX	
Applicant:	Mr Sam Jones	
Case No:	22/01913/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 26 December 2022 Extension of Time Expiry Date: 28 April 2023

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

Neighbourhood Plan: Yes

Case Summary

The application site relates to an irregular parcel of land measuring approximately 1688 sq.m and currently comprises a two storey detached dwelling and garden land. The site is situated on the northern side of High Street, Thornham, is within the Thornham Conservation Area and the Area of Outstanding Natural Beauty.

Full planning permission is sought for the construction of 2 x two storey detached dwellings following demolition of the exiting dwelling.

Thornham is classified as a Rural Village within the Development Plan.

Key Issues

- * Principle of Development
- * Form and Character
- * Heritage Assets
- * AONB
- * Neighbour Amenity
- * Highway Safety
- * Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site relates to Lombardy, which is a modern two storey detached dwelling sited on an irregular shaped plot measuring approx. 1688 sq.m. The site is situated on the northern side of High Street, Thornham.

The site lies at the western end of the village, bounded by residential development to the east and west; a commercial caravan site directly to the north and the playing field and Thornham Deli on the opposite side of the road.

Full planning permission is sought for the construction of 2 x two storey detached dwellings following demolition of the exiting dwelling.

Plot 1 would replace Lombardy and is proposed to be located in a similar position within the site, albeit moved over towards the western boundary to allow for access along the eastern side to serve the proposed new dwelling to the rear of the site.

The existing dwelling is of simple construction with little architectural merit, comprising buff brick, brown pantiles and standard uPVC casement windows.

It is proposed to construct both new dwellings using local vernacular materials, including red brick, flint, red pantiles and natural timber cladding.

Lombardy measures approximately 7.6m overall in height and approx. 4.8m to its eaves. It is approx. 10.9m in width, plus the attached garage; 5.6m from its western boundary; 4.6m from its eastern boundary and is set approx. 33.6m from the front highway boundary.

Plot 1 would be approx. 9.1m in total height and 5.1m to its eaves. It would be sited 2.7m from the western site boundary; 8.1m from the east and approx. 28.9m from the front highway boundary. There would be approx. 21.4 between the rear elevation of Plot 1 and the front elevation of Plot 2.

Plot 2 would be 8.3m from the western boundary; approx. 1.9m from the east and 4.2 from the rear northern boundary.

During the course of the application, the applicants have compromised on the scale and design of the proposed dwellings, taking into consideration the character and context of the area.

SUPPORTING CASE

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

Form and Character:

The design and layout of the proposal responds positively to the context of the site and its surroundings, providing a pair of attractive, high quality family dwellings that respect existing building lines and the established form and character of the area.

In terms of size and scale, both proposed dwellings are in keeping with adjacent residential properties and would not appear incongruous in the streetscene. Although Policy H3 of the Thornham NP specifically supports new housing developments that consist primarily of 2-3 bedroom dwellings, it is noted that it does not preclude larger properties.

A contemporary approach has been taken for the design of the new dwellings whilst utilising traditional local materials in order to ensure the development integrates well with its surroundings. Each plot design is individual but the materials to be used provide consistency (red brick, flint, red clay pantiles and cladding) with similarities in the detailing.

In addition to the above, soft landscaping will include retention of existing trees and hedging plus new planting, which will help integrate the proposed development into its surroundings.

The proposed development therefore fully accords with the requirements of Policy D1 of the Thornham NP that requires proposals to: demonstrate high quality design; use a locally inspired range of materials; be guided by the proportions, height and plot orientation of existing dwellings; use designs that draw upon local character in terms of style to ensure new development enhances the distinctiveness and quality of the Parish as a whole; and demonstrates a layout that maximises the opportunity of the site to integrate new development with the existing settlement pattern and blend into the wider landscape.

Furthermore, in accordance with Policy H1 of the NP the proposal would not result in a cramped form of development and is of a scale, density, layout and design that is compatible with the character and appearance of the western end of Thornham; would not cause the loss of, or damage to any open space; will ensure the retention of the existing east boundary hedge and significant trees along with the provision of additional planting; would have a layout, access and parking provision appropriate to the site and its surroundings; and fully accords with all other relevant policies of the neighbourhood plan.

Impact on Heritage Assets:

The application site lies within the Thornham Conservation Area. As confirmed by the submitted Heritage Statement prepared by Richard Hoggett Heritage, the existing dwelling 'Lombardy House' is not considered to make any historical or architectural contribution to the streetscape or to the significance of the Conservation Area (CA).

On the contrary, due to its current poor condition, it is considered that the dwelling has a mild detrimental impact upon the Conservation Area's significance. As a result, the proposed demolition of Lombardy House would not result in any harm to the significance of the Conservation Area, or to that of the neighbouring 'important unlisted buildings' West End Cottages.

Overall it is considered that the proposed demolition of the existing dwelling and its replacement with 2 no. high quality dwellings constructed of local materials would enhance the western part of Thornham Conservation Area.

The proposal therefore accords with Policies CS06, CS08 and CS12 of the Council's Core Strategy (2011), Policy DM15 of the SADMPP (2016) and Policy HA1 of the Thornham NP.

Impact on the Norfolk Coast AONB:

The application site lies within the Norfolk Coast AONB, as does the whole of the settlement of Thornham.

Policy CS07 of the Council's Core Strategy (2011) seeks to balance the sensitive nature of the coastal area of West Norfolk with its AONB designation for landscape, with the need for economic and social development of the area. In doing so, it seeks to ensure that any new development enhances the distinctive local character of the coastal areas.

The proposed development of the site which is within the existing built up limits of the village of Thornham, would adhere to AONB policies and not result in any harm to its openness or other features for which it has been designated.

Living Environment:

The layout of the proposed development has been carefully designed in order to prevent any significant detrimental impact on the occupiers of existing neighbouring residential properties and also provide a high quality living environment for future occupiers of the pair of new dwellings.

The siting and orientation of both plots, coupled with their distance from shared boundaries and the position of principal habitable room windows seeks to prevent significant overlooking or loss of privacy to any of the existing properties that adjoin the site. 5.20. Each of the new dwellings proposed has generous private amenity space that is commensurate for family properties of this size. Furthermore, separation distances between both plots is sufficient to ensure a good standard of amenity for both sets of occupiers.

It is therefore considered the proposed development accords with Policies CS08 and DM15 of the Development Plan.

Highways Considerations:

There is an existing vehicle crossover serving the driveway for Lombardy House, positioned centrally along the site frontage. As part of the development proposals, this existing access would be improved and moved to the west in order to optimise the available visibility splay, as explained within the submitted Highway Access Appraisal carried out by Local Transport Projects.

In addition to suitable access and visibility being achievable, each dwelling will have space to park at least 4 no. vehicles within its frontage or carport areas. As a result, the proposal fully complies with the requirements of Policy CS11 of the Core Strategy, Policies DM15 and DM17 of the SADMP and Policy H1 of the Thornham NP.

Arboricultural Considerations:

A Tree Report and Arboricultural Implications and Tree Protection plan have been submitted in support of the application.

There are currently 7 no. existing mature trees situated on or immediately adjacent to the application site, predominantly along the site's shared boundaries. These are mainly category B and C trees within the only category A tree being located just beyond the shared boundary with the neighbouring Lifeboat Caravan Park to the north.

2 no. Scots Pine trees are proposed to be removed as part of the development proposals. Although these trees have been classified at Category B in quality, their proximity to the proposed dwelling is such that their retention would put significant constraints on construction and future occupiers would likely consider them a risk to their property. Furthermore, they are not overly visible from beyond the site. Accordingly, it is not considered that their removal will result in any detrimental effect on local visual amenity.

Additionally, as indicated on the submitted plans, the existing hedge along the eastern shared boundary with West End Cottages is proposed to be retained and new planting within both plots is proposed which will enhance the streetscene and wider Conservation Area.

In light of the above, the proposal fully complies with Policy CS12 of the Council's Core Strategy (2011) and Policy H1 of the Thornham NP.

PLANNING HISTORY

22/00135/TREECA: Tree Application - No objection: 17/08/22 - Row 1 - Leylandii- fell, poor specimen. Row 2 - Spruce to fell, poor specimen. Row 3 - Thuja and Leylandii to fell, poor specimens. Group 1 - Apple to fell, poor specimen. Neglected. Replanting scheme for entire site, planting more suitable species (holm oak, acer, birch, mountain ash) through rear garden.

13/00006/TREECA: Tree Application - No objection: 06/02/13 - T1 and T2 two x Cherry Trees one to be felled and one to be pruned. T3 x 6 conifers (hedge) to be reduced in height by 1.5m within Conservation Area.

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION – Comments summarised as follows: -

- The site is visually prominent.
- set within a number of substantial houses from Staithe House through to the Red House.
- thus in scale and mass it is not inappropriate.
- Parish Council pays close attention to both the relevant material considerations and also to its Neighbourhood Plan.
- TPC heard presentations from developer and architect and parishioners in its October meeting.
- It heard repeated objections from two parishioners at its November meeting.
- The developer and architect have in the spirit of good relationships been in contact with adjacent neighbours to the property and kept the PC informed of their developing plans and ideas.
- The Chair of PC and the Borough Councillor have both visited the property closest to the proposed development at the request of the owner.
- Council discussed the proposal at length in October meeting and have maintained a close dialogue since and have noted the amendments made by the developer and architect in response to concerns articulated by both councillors and parishioners.
- Council have unanimously agreed that they can now support the application.
- The latest revisions address the important consideration of loss of light: the space between the two properties is now just under 14ft/ 4.2 metres allowing more light to penetrate;
- the change of material on the west elevation from a dark brick to flint and panelling responds to the neighbour's particular request;
- the reduction in roof height of rear extension further helps in light transmission.
- Noting key factors in Neighbourhood Plan that are relevant: D1 Design Principles - Council agree that the design is in keeping with adjacent properties in terms of overall design, choice of materials and colour palette.
- H1 - Council believe the development is in line with this policy with regard to both para a and d. The two properties are on a large site, their scale and mass appropriate in context and this does not present an 'urbanised form of development'. The suggestion that some 6 or 7 smaller properties could have been constructed would be substantially more urban and generate a far greater degree of traffic movement than the two well-designed and appropriately spaced houses.

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- The Council does not agree as suggested by a parishioner that 60% of the site is covered by the two properties. Planners can give an accurate figure on this though a rough estimate is circa 30%.
- H3 - While the two properties are both larger than the 2-3 bedroom suggestion in this policy, the policy only notes that such schemes would be supported.
- It does not prohibit the construction of larger properties.
- H4 - This policy relates to the loss of 'small buildings'. The original Lombardy house was not a small property and having been built in 1960's has no architectural features to commend it as noted by Conservation Officer.
- It is therefore not relevant to this application.
- There are no other significant relevant policies in Council's view.
- Thus, while recognising the concerns of parishioners, Council is clearly of the view that the development is in the general interest of the village and recommends approval

Highways Authority: NO OBJECTION – Subject to conditions relating to widening of the access; removal of PD for gates etc; laying out of the parking areas; and a scheme for construction worker parking.

Historic England: On the basis of this information, Historic England **do not wish to offer any comments**. We therefore suggest that you seek the views of your specialist conservation and archaeological advisers, and other consultees, as relevant.

Environmental Health & Housing - Environmental Quality: NO OBJECTION - No potential sources of contamination are identified in our records, or in the information provided by the applicant.

However, due to the age of the property on site there is the potential for asbestos containing materials to be present. With this in mind we recommend an appropriate informative.

Conservation Team: NO OBJECTION - This is a much improved scheme with better proportions than previously.

The use of the smaller windows in plot 2 is acceptable due to the proportions of the building as a whole.

Overall, although plot 2 remains large for the plot, plot one would result in less harm to the character of the conservation area and the non-designated terrace of cottages adjacent to the site. We therefore no longer object to the scheme as proposed in these revised plans.

Norfolk Coast Partnership: NEUTRAL – Condition external lighting.

REPRESENTATIONS

Following the submission of amended plans, **TWO** representations received from third parties, **ONE OBJECTION** and **ONE NEUTRAL**, making the following comments: -

OBJECTION:

- No longer overlooks;
- The height is a concern;
- Overshadowing
- Close to the eastern boundary;
- Block out light in the afternoon / evening;
- More pronounced in the winter;

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- Requests that Plot 2 is moved further west;
- Should be taken in context that they are already overshadowed to the south and east by recent new builds;
- Very large (6-8 bedroom properties).

NEUTRAL:

- Much happier with latest plan for Plot 1;
- Sits better on the plot;
- Less of a barricade against marmalade Cottage;
- Concerned about loss of daylight to kitchen/diner/living space;
- Needs to be sufficient light without daytime electricity;
- Proximity of the building;
- Would like to see the building moved further to the east.

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

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy D1: Design principles for new development

Policy H1: Housing development within the development boundary

Policy H4: Replacement dwellings

Policy HA1 Development Affecting the Conservation Area

Policy HA2 Unlisted buildings and features of historic interest

Policy L3: Dark Skies

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

Other Guidance

Thornham Conservation Area Character Statement

PLANNING CONSIDERATIONS

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

- Principle of Development
- Form and character
- Heritage Assets
- AONB
- Neighbour Amenity
- Highway Safety
- Other Material Considerations

Principle of Development:

The application site is located in Thornham which is classified as a rural village within the Core Strategy. Limited minor development will be permitted which meets the needs of settlements and helps to sustain existing services in accordance with Policy CS06 Development in rural areas.

The proposal seeks consent for a replacement dwelling plus an additional dwelling, set within an established residential area. The site also lies within a designated Conservation Area where Policy CS12 relates, citing that the historic and built environment play a crucial role in delivering environmental quality and well-being. Therefore the Council will preserve and where appropriate enhance its qualities and characteristics.

In principle therefore, the development is acceptable in accordance with the Development Plan.

Form and Character:

Thornham is characterised by an essentially linear pattern of development with High Street defining the village, and is a major part of the Conservation Area. Short side streets and lanes make up the rest of the Conservation Area as defined in the Conservation Area Character Statement.

With the exception of West End Cottages, the immediate locality comprises large detached dwellings set back from the road with spacious frontages. There are some examples of development in depth with properties set behind frontage dwellings, such as West End House to the north-east of the site and Staithe House annexe/holiday let to the north-west.

The amended plans demonstrate that the site can be adequately subdivided to accommodate development that is comparable to the surrounding established built form. Individually, the

plot sizes are comparable to those of West Hatch Cottage (directly to the east); West End House (to the north-east) and other development further to the east of the site.

The amended plans have reduced the overall scale and footprint of the proposed dwellings so that they are more traditionally proportioned in line with the established built form. Gable widths have been reduced, as have the heights of the rear projecting gables on plot 2. The layout has also been carefully considered and amended in order to retain a sense of spaciousness around the dwellings so not to overly detract from the open setting of the existing site.

The plans demonstrate that the dwellings can sit comfortably within their respective plots whilst providing adequate private amenity space, and parking and turning areas.

The replacement dwelling on Plot 1 would be sited slightly further forward of the existing dwelling but no further forward than its neighbours to the east and west, thereby not undermining the building line. Plot 1 has also been moved slightly closer to Marmalade House directly to the west in order to provide access to the additional dwelling to the rear of the site. However, the layout maintains adequate spaced between buildings.

Whilst the locality comprises traditionally designed dwellings, ranging from Georgian farmhouse proportions and symmetry to Edwardian cottage style dwellings with local vernacular materials, there are also examples of modern development directly adjacent to the site.

On this basis, the combination of traditional and modern design solutions within the proposed development, is considered to be in keeping with the established context and character of the area, in accordance with Neighbourhood Plan Policies D1, H1, H4, HA1 and HA2; Local Plan Policies CS08 and DM15 and the general provisions of the NPPF.

Heritage Assets:

The existing dwelling Lombardy is a two storey detached dwelling of little architectural merit and as such offers a neutral contribution to the character and appearance of the Conservation Area (heritage asset) and adjacent non-designated heritage assets.

Lombardy is also set back within its plot and is therefore not visually prominent within the street scene. This means that the space to the site frontage, which would have once been associated with West End Cottages (directly to the south-east), plays an important role in the setting of the Conservation Area and is essential to the preservation of the non-designated heritage asset (NDHA) that is West End Cottages.

Paragraph 203 of the NPPF is relevant, stating that the 'effect of an application on the significance of a NDHA should be taken into consideration'. As such, any new development on the site is required to preserve or enhance the historic environment, having particular regard to the setting of the adjacent NDHA and its important contribution to the character of the conservation area.

Following the submission of amended plans, it is considered that the position of the proposed dwelling on Plot 1 retains the sense of spaciousness to the frontage, thus preserving the setting of the designated and non-designated assets.

The design, proportions and use of vernacular materials within the proposed scheme are also considered to have regard for the character and appearance of the area, and in particular West End Cottages and Thornham's wider Conservation Area.

The Principal Conservation Officer now considers that the proportions of the buildings as a whole are more acceptable and whilst Plot 2 remains quite large for the plot, overall, it would result in less than substantial harm to the conservation area and terraced cottages adjacent.

The proposal therefore accords with Neighbourhood Plan Policies D1, HA1 and HA2; Local Plan Policies CS08 and DM15 and section 16 of the NPPF.

Impact on Neighbour Amenity:

The proposed replacement dwelling on Plot 1 will be sited closer to the neighbouring dwelling to the west when compared with the existing dwelling. Currently Lombardy sits approx. 6.8m from Marmalade Cottage to the west, whereas the proposed plans show the new dwelling to be located approx. 4m away.

There is only one small window at first floor level on the eastern flank elevation of the neighbouring dwelling that could potentially be affected by the proposal. However, this window serves a shower room / WC and is obscurely glazed. Therefore, any impact will be limited.

There are three small windows proposed at first floor level on the western elevation of Plot 1 which would serve en-suites and a bathroom and can therefore be conditioned to be obscurely glazed.

The front elevation of the proposed dwelling on Plot 1 would be sited slightly behind the front elevation of the neighbouring dwelling to the west and the rear elevation would not protrude past the rear elevation of the neighbour. This, together with the direction of the sun means that there would be no resulting significant overshadowing, loss of light or overbearing impact to the neighbouring property.

Plot 1 has a bigger separation distance from the neighbouring dwelling to the east, with approx. 16.4m (minimum) between the proposed dwelling and the rear-side elevation (garage) of West Hatch Cottage. The separation distance is adequate so not to result in a material loss of privacy, overshadowing or overbearing impact to the neighbouring residents to the east.

Whilst the proposed garage / carport to Plot 2 is sited approx. 1.9m from the shared boundary with West Hatch Cottage, due to its relatively small scale and orientation, it is not considered that it would cause any significant impact on the amenities of the neighbouring residents.

The proposed dwelling on Plot 2 would be sited approx. 18.3m from the northern elevation of West Hatch Cottage. There are no first floor windows to that elevation of the neighbouring dwelling that could be affected by the proposed dwelling on Plot 2. Whilst two of the proposed first floor windows to the front elevation of Plot 2 serve habitable rooms (bedrooms), there is sufficient separation distance from the western elevation of West Hatch Cottage, together with the acute angles of outlook, to prevent significant loss of privacy to the amenity space or direct window to window overlooking of the neighbouring dwelling.

Plot 2 has more of a direct relationship with the neighbouring dwelling to the east at West End House. Notwithstanding that, having assessed the merits of the proposal, any impact on neighbour amenity would be limited.

The eastern side elevation of Plot 2 would be sited approx. 12.3m from the side elevation West End House. There are no first floor windows proposed on the side gable of Plot 2, neither are there any on the western side elevation of the neighbouring dwelling. There is a small window serving a WC and a door to a utility room at ground floor level of Plot 2 and the neighbouring property has a large bay ground floor window facing the application site.

There is existing hedging, shrubs and garden trees to the site's eastern boundary, albeit with gaps in places, but there are no details as to whether this is going to be retained or replaced. Therefore a condition will be recommended for boundary treatment details to be submitted and agreed to ensure the privacy of the neighbouring residents.

Due to the angle of outlook from any first floor habitable room windows on Plot 2, there would be no material overlooking or loss of privacy to the property to the east.

Furthermore, the separation distance is sufficient enough to prevent an overbearing impact on the neighbouring property and the orientation of the proposed dwelling and relationship with West End House means that the proposal would not have a significant impact in regard to overshadowing or loss of light.

The property to the west of Plot 2 is an annexe / holiday let to Staithe House, with adequate separation distances between properties.

A caravan site is located to the north of Plot 2 and following the submission of amended plans, pulling the proposed dwelling away from the northern boundary, allowing 4.2m distance, it is not considered that the proposal would significantly impact of the general amenity of the holiday site.

In summary, it is considered that the proposed development complies with the general principles of the Neighbourhood Plan; Local Plan Policies CS08 and DM15; and the provisions of the NPPF.

AONB:

The site is located within the Norfolk Coast AONB, which has the highest status of protection in accordance with paragraph 176 of the NPPF.

The proposed development would be located in an established built up residential part of Thornham and involves the replacement of one existing dwelling. As such there would be limited wider impact on the landscape character of the AONB.

The scale, design and the use of high quality materials of the proposed scheme have been carefully considered to reflect the character and context of the area, in particular the historic rural environment. As such it is considered that there will be no harm to the intrinsic character of the AONB as a result of the proposed development.

In regard to dark skies, Local Plan Policy DM15 and paragraph 185(c) of the NPPF relate to light pollution, with the NPPF stating that 'new development should 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'.

Furthermore, Neighbourhood Plan Policy L3 also relates to the protection of dark skies, stating that 'development proposals where any external lighting is designed to minimise the extent of any light pollution that could be harmful to the dark skies which characterise this part of Norfolk will be supported, subject to conformity with other development plan policies'.

There have been no external lighting details submitted with the application. A condition is therefore recommended for such details to be submitted and controlled.

In terms of artificial light transmission from within the proposed dwellings, the majority of the windows are relatively small and there are no large expanses of glazing at first floor level, therefore the impact will be limited.

The ground floor glazed element on the eastern elevation of Plot 1 would have a flat roof canopy over, thus helping to mitigate against any significant light pollution.

Again, the glazed element on the west and north elevations of Plot 2 is at ground floor level and has an overhanging roof, which will reduce any internal light transmission.

There are no rooflights proposed in the new development.

There would clearly be a small cumulative increase in the amount of light pollution emitting from the site given that there will be a net increase in the number of dwellings by one. However, this should be balanced with the overall scale of the proposed development, and windows within it, and the nature of the surrounding environment. The fact that the proposed development will be located on an existing residential site, surrounded by residential dwellings and commercial holiday uses suggests that the increase in light pollution will not be material to warrant refusal of the application.

On the basis of the above, it is considered that the proposal accords with the abovementioned Development Plan Policies and the provisions of the NPPF.

Highway Safety:

The existing site access would be utilised and is proposed to be upgraded in accordance with adopted standards.

The submitted plans demonstrate that there would be sufficient parking and turning provision for both proposed dwellings within their respective plots, also in accordance with adopted standards.

The Local Highway Authority raises no objection to the proposed development subject to conditions to be imposed.

The proposal is therefore considered to accord with Neighbourhood Plan Policy H1; Local Plan Policies CS08, CS11 and DM15; and the provisions of the NPPF.

Other Material Considerations:

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.

Third Party Representations

All third party comments have been taken into full consideration in reaching a recommendation for this application. The concerns raised have been addressed above in the report.

In regard to the size of the proposed dwellings and the number of bedrooms, whilst Neighbourhood Plan Policy H3 encourages smaller new dwellings of 2-3 bedrooms, it does not entirely prevent larger housing. The Parish Council are in support of the application and state that they do not preclude larger houses which are in keeping with the surrounding area.

Furthermore, the Local Plan nor NPPF contain policies which restrict the size of replacement or new dwellings in locations such as this.

Notwithstanding this, it is accepted that the proposed dwellings are substantial in size and the space around the built form is an important contribution to the conservation area, therefore it is recommended that Permitted Development Rights are removed in relation to extensions and outbuildings by way of condition, in order to control any future development on the site.

In so far as the plot coverage is concerned, NP Policy H3 (size of dwellings) does not control percentages of gross internal floor area or building to plot ratios. NP Policy H4 (replacement dwellings) does however acknowledge that very few dwellings within the village have a plot coverage of more than 40% within their supporting text. But again, this is not strictly controlled within the policy itself, which states that 'the loss of small dwellings will only be supported where the replacement dwelling is designed to be appropriate to the character of its site and surroundings'.

As such it would not be reasonable for the LPA to control the plot coverage of the new and replacement dwelling. Consideration has been given to the general footprint and scale of the proposal and it is deemed to be in keeping with form and pattern of development in the area.

CONCLUSION

Following negotiations and the submission of amended plans, it is your officer's opinion that the proposed development is acceptable in accordance with the Development Plan.

The principle of the site being subdivided and the construction of an additional dwelling to the rear is considered to be in keeping with the form and character of the immediate locality.

Whilst the proposed dwellings are substantial in size, it is considered that their scale, design, proportions and use of high quality local materials relate to the character and context of the built surroundings, preserving the significance of the adjacent non-designated heritage assets and the Conservation Area. In turn, there will be no harm to the special integrity of the wider AONB.

It is considered that the proposed development will have no significant impact on the amenities of neighbouring residents, in terms of overshadowing, loss of light, overlooking or overbearing impact due to the adequate separation distances involved.

As such, the proposal accords with the relevant policies contained within the Thornham Neighbourhood Development Plan (2021); the Core Strategy (2011); the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF (2021).

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:

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- JON02.01.07 Rev. G – Proposed Block and Location Plan;
- JON02.01.04 Rev. A – Garage Details;
- JON02.01.06 Rev. D – Plot 1 Proposed Plans and Elevations
- JON02.01.05 Rev. E - Plot 2 Proposed Plans and Elevations

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 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.
- 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 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: No development over or above foundations shall take place until full details of all windows and doors has been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 drawings of all new windows, joinery details, cross-sections and the opening arrangements. The development shall be implemented and maintained in accordance with the approved details.
- 5 Reason: In the interests of the character and appearance of the Conservation Area, in accordance with the provisions of the NPPF.
- 6 Condition: Prior to the first occupation of the development hereby permitted, the vehicular access indicated for improvement on Drawing No. JON02.01.07G shall be widened to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 4 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway
- 6 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 7 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 7 Reason: In the interests of highway safety.

- 8 **Condition:** Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking/servicing/turning areas shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 8 **Reason:** To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 9 **Condition:** Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 9 **Reason:** To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.
- 10 **Condition:** Prior to the first occupation of the development hereby approved, the following windows shall be fitted with obscure glass and retained thereafter as such:
- Plot 1**
– 3 x first floor en-suite and bathroom windows on the western elevation.
- Plot 2**
– 2 x first floor bathroom and ensuite windows on the northern elevation; and
- First floor en-suite window on the eastern elevation.
- 10 **Reason:** In the interests of neighbour amenity, in accordance with the provisions of the NPPF.
- 11 **Condition:** Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 11 **Reason:** In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 12 **Condition:** Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and D 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), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.
- 12 **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.

- 13 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class E 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), the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 13 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.
- 14 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 14 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 15 Condition: 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.
- 15 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 16 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.
- 16 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.