

Parish:	Heacham	
Proposal:	Rear extension and garage conversion	
Location:	44 South Moor Drive Heacham Norfolk PE31 7BW	
Applicant:	Harry Leak	
Case No:	23/00273/F (Full Application)	
Case Officer:	Mrs Rebecca Bush	Date for Determination: 10 April 2023 Extension of Time Expiry Date: 9 June 2023

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

Neighbourhood Plan: No

Case Summary

A rear single storey extension and garage conversion to create a new master bedroom and ensuite with additional alterations to the northeast of the application site.

Key Issues

Principle of Development
Impact on Neighbour Amenity
Parking Issues
Any other material considerations

Recommendation

APPROVE

THE APPLICATION

This is a single storey dwelling situated within the development boundary of Heacham. The application is for a rear extension and conversion of the garage to incorporate a proposed master bedroom with ensuite and additional alterations to dwelling.

SUPPORTING CASE

- Refer to the new drawing no LEAK PA 1.1 (proposed block plan) received 15.05.23.

- Correct arrangement would make use of the existing dropped kerbs to allow for all 3 vehicles to move on and off the drive freely without the need to move another vehicle.
- Adequate space so the cars do not encroach onto the pavement once parked and passengers can exit the vehicles with ease.
- No 42 has a similar driveway directly adjacent so the proposal will be in keeping with the existing street scene.

PLANNING HISTORY

No planning history for this site.

RESPONSE TO CONSULTATION

Parish Council:

Heacham Parish Council have no observations for this application.

Highways Authority:

The proposal does not affect the current traffic patterns or the free flow of traffic, that they do not wish to resist the grant of consent.

REPRESENTATIONS

TWO letters of **OBJECTION** reading the following:

- Proximity to my neighbour fence line is excessive.
- Issues with the size of development.
- Could cause excess drainage.
- Conversion would overlook my garden and affect light to my sunlounge and make kitchen area dark.
- Parking/car issues.
- To be used as a holiday let.
- Toilet windows facing into garden area (No 48)
- Encroachment of garden area.

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

DM2 – Development Boundaries

NEIGHBOURHOOD PLAN POLICIES

Policy 1: Small Scale *(windfall and infill) development

Policy 3: Residential Extensions

Policy 5: Design Principles

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

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- Principle of development
- Design
- Impact on neighbour amenity
- Highway safety
- Any other matters requiring considerations

Principle of Development:

The proposal is located within the development boundary of Heacham, a Key Rural Service Centre as defined by Policy CS02 of the Core Strategy 2011.

The application is for a proposed single storey extension and a garage conversion to create a master bedroom with ensuite and additional alterations to the northeast 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:

The existing dwelling is a single storey bungalow situated at the bottom of a cul-de-sac within the village of Heacham. The dwelling currently has two bedrooms. It has a pitched roof constructed in brick, render, hung tiles and double glazed windows, with a flat roof to the side of the dwelling. The dwelling has a small garden with garage and drive to the front and a large garden to the rear.

The garage conversion to the northwest would incorporate a proposed master bedroom and ensuite. The new extension to the east would comprise of a living/dining area and would measure 4m deep by 6.4m wide. Both the garage conversion and extension would be 2.8m high and would match the eaves of the original dwelling. A proposed car port would be located to the northwest of the property in front of the proposed master bedroom which would be open sided.

The extension would be constructed using render and would have a flat roof. The windows would be double glazed to match the existing.

The modest design and materials of the dwelling would be in keeping with the appearance of the existing dwelling and the character of South Moor Drive. The application is under the 50% limit for extensions set out in Policy 3 of the Heacham Neighbourhood Plan and would not appear cramped given the spacing around the property. Therefore, due to the subservient and sympathetic scale and design, the proposed extension would have no detrimental impact on the locality.

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5 June 2023

Given the position of the extension to the rear of the existing dwelling, and the conversion of the garage, the impact on the street scene would be limited. The comments of neighbours cannot therefore be supported. As a result, the application accords with Policy DM15 of the SADMPP, CS08 of the Core Strategy and Policy 3 and 5 of the Heacham Neighbourhood Plan.

Impact on Neighbour Amenity:

The garage conversion would be 2.8m (max) high and 2.3m to the eaves. It would incorporate a slight extension to the height and would increase by 0.7m for a length of 3m from the rear elevation of the dwelling and then step down to its original height of 2.1m. The proposed carport would be 5.2m deep x 3m wide and 2.3m in height and would protrude to the south east of the garage but still lie behind the original building line of the property.

In terms of the impact on No 46, to the north west, there are no proposed windows to the north west elevation of the garage conversion and the car port would be open sided. Further, there is an existing 1.8 metre fence and planting separating the two dwellings creating some screening and as a result, there would be limited impact in terms of overlooking or loss of privacy. In terms of overshadowing and being overbearing, the garage conversion, even at its extended height is low rise, with a flat roof and given its orientation, would not result in conditions detrimental to neighbour amenity.

In terms of the living, dining and kitchen extension, it would have a flat roof at 2.8m height and 4m depth and would wrap around the rear and side elevations (north east and south east). The extension is screened to the south by mature hedging and trees, with the side of the proposed extension a distance of 4.5m from the boundary treatment to No 42. Given the screening, combined with modest scale and height, the extension would have a limited impact on No. 42.

Contrary to the opinion of neighbours, for reasons outlined above, it is considered there are no adverse impacts on the neighbouring properties. The proposal would be acceptable and would comply with Policy CS08 of the Core Strategy, Policy DM15 of the SADMPP and Policy 5 of the Heacham Neighbourhood Plan.

Highway Issues :

As the dwelling would gain a bedroom, parking issues have been raised as a concern. The current dwelling is a 3-bedroom property with the addition of a 4th bedroom thus requiring 3 parking spaces. Although, located towards the end of a cul de sac and losing a garage, there would be two spaces available on the driveway plus a car port and the amended plan has demonstrated that parking for 3 cars is achievable.

No objection from Norfolk County Council has been raised given the small-scale domestic nature of the property.

As a result, the proposal complies with Policy 6 of the Heacham Neighbourhood Plan and Policy CS11 and DM15 of the Local Plan.

Any other material considerations:

This application is only for a conversion and extension and not as a holiday let (which the same use class as residential dwelling).

With only one additional ensuite the drainage should not be excessive and would link in to the existing system.

CONCLUSION

The proposed garage conversion and extension, by virtue of its balanced appearance, appropriate choice of materials and subservient nature would present an in keeping and in scale addition to the dwelling. Further, it would not give rise to any unacceptable neighbour amenity issues.

As a result, the proposal therefore complies with the NPPF, Policies CS06, CS08 and CS11 of the Core Strategy 2011, Policy DM15 of the SADMPP 2016 and Policies 3, 5 and 6 of the Heacham Neighbourhood Plan.

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:

Location Plan - D01 Rev 02
Existing Floor Plan - D02 Rev 02
Proposed Floor Plan - D03 Rev 02
Existing First Floor Plan - D04 Rev 02
Proposed First Floor Plan - D05 Rev 02
Existing Roof Plan - D06 Rev 02
Proposed Roof Plan - D07 Rev 02
Existing Elevations - D08 Rev 02
Proposed elevations - D09 Rev 02
Specification & Section Detail Drawings - D10 Rev 02
Section Detail Drawings - D11 Rev 02
Section Detail Drawings - D12 Rev 02
- 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.