

AGENDA ITEM NO. 9/1(e)

Parish:	Old Hunstanton	
Proposal:	Construction of a 2 storey detached dwelling with rooms in the roofspace and detached garage and store with rooms above involving the demolition of existing dwelling.	
Location:	Wish Cottage 14 Golf Course Road Old Hunstanton HUNSTANTON PE36 6JG	
Applicant:	Mr and Mrs Twite	
Case No:	24/00601/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 6 June 2024 Extension of Time Expiry Date: 12 July 2024

Reason for Referral to Planning Committee – Referred by Sifting Panel, the Parish Council's response is at odds with the Officer Recommendation.

Neighbourhood Plan: Yes

Case Summary

Full planning permission is sought for the construction of a 2-storey dwelling with additional rooms in the roof space. The dwelling replaces an existing 2 storey dwelling on site.

A similar application, for a 1.5 storey dwelling with the same footprint has recently been approved under delegated powers with no objection received from the Parish Council (application reference 24/00602/F, post adoption of the Neighbourhood Plan).

This application site is within the Development Boundary for Old Hunstanton and is not within the National Landscape or any Conservation Area.

Key Issues

Principle of Development
Form and Character
Impact on Neighbour Amenity
Highway Safety
Flood Risk
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site is within the Development Boundary for Old Hunstanton and is not within the National Landscape or any Conservation Area. It is also within the Old Hunstanton Neighbourhood Plan area where neighbourhood plan policies therefore apply.

Full planning permission is sought for the construction of a 2-storey dwelling with additional rooms in the roof space. A 1.5 storey garage building is also proposed. The dwelling replaces an existing 2 storey dwelling on site with a total height of approximately 7.8m with eaves at 4m.

A similar application, for a 1.5 storey dwelling with the same footprint has recently been approved under delegated powers with no objection received from the Parish Council (application reference 24/00602/F). The approved scheme proposed a dwelling with total height of 7.6m and eaves at around 4m.

The proposed dwelling has a total height of approximately 9.1m, with eaves at 5.1m. It is contemporary in design, utilising unconventional angles to fit the irregular shape whilst also maintaining/reflecting the more traditionally proportioned dwellings elsewhere along Golf Course Road. The dwelling would sit centrally within its plot, with the 1.5 storey garage building to the west adjoining the neighbouring property's side elevation and driveway.

The proposed dwelling is shown positioned 13m from the west boundary of the site and around 5m from the east boundary. The dwelling would have a rear garden depth of around 25m, with parking and turning proposed north of the detached garage building.

The plans propose the dwelling to be constructed in a mix of masonry, vertical cladding and roof tiles. Full details of proposed materials would be controlled via conditions.

SUPPORTING CASE

'This supports the application for full planning permission for the construction of a 2-storey detached dwelling with rooms in the roof space and detached garage with store rooms above. The proposal involves the demolition of the existing dwelling and garage. The site is located at 14 Golf Course Road, Old Hunstanton. The site has planning approval for a chalet bungalow style dwelling, designed on exactly the same footprint as this proposal with the same architectural style.

The site is located on the southern side of Golf Course Road, on the western side of the Golf Course Road/Sandy Lane junction. The area is residential and is characterised by large detached dwellings. There are two contemporary dwellings located to the east of the site known as 18 Golf Course Road and Woodland House, together with a contemporary dwelling opposite the site known as 17 Golf Course Road.

The site is in Flood Zone 1. It is irregular in shape, with an acute angle at the Golf Course Road/Sandy Lane road junction (at the north east of the site). There is dense, mature landscaping on the site boundaries, with vehicular access points in the north east and north west corners. The site accommodates an existing detached 2-storey dwelling and detached garage located towards the rear of the site. The site is located within the defined settlement boundary of Old Hunstanton. It is not within a Conservation Area and does not accommodate a Listed Building or Building of Local Interest.

The replacement dwelling will be positioned towards the front of the site, following the building line of the street scene to the west and allowing the garden to be larger. This also

allows the building to be pulled away from the dwelling to the South (number 18 Wodehouse Lane). It will have an irregular shape, mimicking the site characteristics and reaching a pinnacle in the north eastern corner of the land. It is intended to react to the junction of Golf Course Road and Sandy Lane and provide a 'pinacol' [sic] to the area. The garage building will be set back and positioned along the western boundary with a parking and turning area in front. No changes are proposed to the existing accesses.

The dwelling will be of a traditional form in its main, with a contemporary twist in the design, reflecting on both the older houses adjacent and the newly constructed dwellings. It will have a rounded corner on its south western aspect and will feature varied, and non-traditional, roof planes. The proposal will therefore appear appropriate within its setting, forming a good transition between the traditional dwellings to the west and the very modern dwellings to the immediate east. '

PLANNING HISTORY

24/00602/F: Application Permitted: 12/06/24 - Construction of a 1-storey detached dwelling with rooms in the roofspace and detached garage and store with rooms above involving the demolition of existing dwelling - Wish Cottage – DELEGATED DECISION

RESPONSE TO CONSULTATION

Parish Council: OBJECTION with the following comments:

'Overdevelopment of the site'

Local Highway Authority: NO OBJECTION in principle, recommending standard access/turning area condition. Provided advice on EV charging provision, Refuse collection, Fire service access and access gate position.

Natural England: Referred to GIRAMS strategy for impacts on European sites.

Environmental Quality: 'We have **NO OBJECTION** regarding contaminated land.'

PROW: 'We have no objection in principle to the application but would highlight that a Public Right of Way, known as Hunstanton Footpath 6 is aligned coincident with Sandy Lane adjacent to the site. The full legal extent of this footpath must remain open and accessible for the duration of the development and subsequent occupation.'

Ecologist: 'All development has a duty to provide a measurable net gain in biodiversity. I advise that a development of this size and scale could provide 1x bat box, 1x swift box and/or sparrow terrace, 1x bee brick and pollinator friendly species within any planting.'

Where the development would include new fencing hedge holes must be provided to prevent habitat severance of the species. The works will involve the demolition of a building. Buildings can have the potential to support roosting bats depending on their age, location and state of repair. The building on site appears to be in good condition and there are no records of bats species within the locality. Although the site is not without some connection to potential bat habitats it is relatively isolated in this respect. Bat surveys would therefore be disproportionate to the negligible risk of roosting bats being present but there may still be a residual risk to protected species.'

REPRESENTATIONS

ONE letter of **OBJECTION** stating comments summarised as follows:

Whilst no objection in principle, the representation requested that the height of the replacement dwelling is no higher than the existing, due to previous planning for the adjoining plot on the other side of Sandy Lane being taller than the previous and leading to overlooking.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS11 - Transport

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NEIGHBOURHOOD PLAN POLICIES

Policy 1 - Village Development Boundary

Policy 2 - Settlement Breaks

Policy 4 - New Housing as Permanent Dwel

Policy 7 - Design, Style and Materials

Policy 14 - Prot and Enhanc of NE and La

Policy 8 - Height of Replac / New Bldg

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity
- Highway safety
- Flood risk
- Other material considerations

Principle of Development:

The application seeks full planning permission for the construction of a replacement dwelling at Wish Cottage, Golf Course Road, Old Hunstanton.

The application site is wholly within the development boundary for Old Hunstanton as shown on Inset Map G67 of the Site Allocations and Development Management Policies Plan (2016) where the principle of replacement dwellings is considered acceptable.

The application site is within the Old Hunstanton Neighbourhood Plan area and neighbourhood plan policies therefore apply.

Policy 4 of the Old Hunstanton Neighbourhood Plan is a Principal Residence policy. As this application does not propose any net additional dwellings, it is not reasonable to control occupancy where the residential use has been established and therefore this policy does not apply to this application. This approach is consistent with that taken on the previous application, to which no objection was received from the Parish Council.

Form and Character:

The proposed replacement dwelling would have a total of 2.5 storeys, with the second floor residential accommodation provided wholly within the roof slope. The dwelling would provide a total of four bedrooms, with a detached 1.5 storey garage building providing a gym space and shower room at first floor.

Whilst the main portion of the proposed dwelling is of typical appearance for a dwelling of this size, a single storey element projecting from the east is more contemporary with an angular roof form providing the needed height internally for a proposed golf simulator room.

The Parish Council object to the application on the grounds of overdevelopment however did not provide any specific policy contradictions to explain their view. The Old Hunstanton Neighbourhood Plan does not set out any specific floor space or plot coverage policies, instead requiring designs to reflect the character of the local area, which is in line with the overarching aims of the NPPF (2023) and Policy DM15 of the SADMPP (2016).

Golf Course Road comprises a mix of dwellings in various styles. Numerous dwellings in the immediate vicinity have, in recent years, been modernised and this has resulted in existing dwellings of a more contemporary nature being widely visible within the street scene. The contemporary approach proposed under this application is therefore considered acceptable.

The design of the proposed dwelling largely accords with the design of the recently approved scheme (24/00602), which proposes the same footprint and overall character. The differences arise from the increase in height, which results in the removal of dormer windows and the siting of additional rooms at second floor wholly within the roof slope. There would

be no change in materials between the approved and this proposed scheme, nor landscaping or the design of the garage outbuilding.

In regards to the scale of the dwelling, the proposed plans show a dwelling with a total height of approximately 9.1m and eaves of the main dwelling at 5.1m. The existing dwelling has a total height of 7.8m, with eaves at 4m. The dwelling would be positioned comfortably in its plot with adequate distances to boundaries. Whilst the replacement dwelling is proposed further forwards in its plot compared to the existing dwelling, the dwelling would be viewed as fitting in with the existing building line along this part of Golf Course Road, and the use of varying ridge heights further establishes the dwelling in the street scene without detriment to surrounding properties or harm to the mixed character of the area.

The adjoining neighbour (east) approved under reference 18/01655/F is primarily two storey however has a second floor with ridge at approximately 8m which is widely visible from the street scene and adds height to this prominent corner. Whilst the proposed dwelling is taller than this neighbouring dwelling, the building is overall well-proportioned and set back from surrounding properties, allowing for an appropriate interaction with the wider street scene. The single storey elements proposed would act as a transition between differing roof heights and as a result, the height of the proposed dwelling is considered acceptable.

Levels on site are fairly flat, with a rise in levels of around half a metre from front to back. It is unlikely that the topography of the land would have any significant impact on the visual appearance of the dwelling from the street scene, or from surrounding properties.

Proposed materials include vertical cladding, masonry and roof tiles. The final material detail has not been provided as part of this application and so for completeness planning conditions are recommended to ensure the proposed materials are appropriate for the locality. This is consistent with the conditions appended to 24/00602/F. Subject to conditions, the development would accord with Policies 7, 8 and 14 of the Old Hunstanton Neighbourhood Plan.

Impact on Neighbour Amenity:

The proposed dwelling is positioned within the plot to allow suitable levels of separation between the dwelling and surrounding plots. Windows proposed at first floor level on the front elevation will have a viewpoint towards the surrounding street scene and the front of No. 17 Golf Course Road. Given the separation distances in this direction (in excess of 24m), no significant impact on privacy is likely to occur as a result of the replacement dwelling.

A bedroom window, serving bedroom 2, is proposed in the west side elevation at first floor which would provide an outlook towards the driveway of the neighbouring dwelling. The angles involved minimise the potential for this window to provide any direct viewpoint to windows on the neighbouring dwelling (west), with further screening provided by existing vegetation along this shared boundary.

Windows on the first floor rear elevation of the proposed dwelling would be approximately 30m from the front elevation of properties at Sandy Lane and privacy impacts on those dwellings are therefore unlikely.

The garage building is identical to that which was granted under 24/00602/F and is proposed as a 1.5 storey building with rooms in the eaves (a gym and shower room). The use of this outbuilding for incidental purposes can be controlled via the use of planning conditions. The garage building is positioned adjacent to the shared boundary and the neighbour's garage building as well as an existing window in the neighbour's gable end, which is set back from

the shared boundary. This window may be impacted at certain parts of the day due to the height of the roof of the proposed garage building, however given the orientation of properties, the pitched roof and the distances involved, no significant adverse is likely to an extent that would warrant refusal. The neighbour's window is set back behind the existing garage building, approximately 6m from the wall of the proposed garage/gym building.

An existing balcony/roof terrace area faces the application site from the south (18 Wodehouse Road). Considering the proposed position of the dwelling which is further from the shared boundary than the existing dwelling, the proposed development would not be likely to lead to any increased impacts on privacy between these properties. The blank gable wall of the garage building is suitably positioned and orientated to limit potential for adverse impacts on the neighbour to the south of the site.

Sandy Lane forms the east boundary of the site and provides a suitable degree of separation between this dwelling and its neighbours in this direction.

A letter of objection was received from No.21 Golf Course Road, suggesting that the dwelling should not be any higher than existing. Whilst these comments are noted, there are no policy reasons to restrict the height of replacement dwellings in this location. No. 21 Golf Course Road is situated on the other side of Golf Course Road, well set-back from the road edge and would not be adversely impacted by this proposal.

Overall, the impact on neighbours is considered acceptable and complies with the NPPF, Policies CS08 and DM15 of the Local Plan and Policy 8 of the Neighbourhood Plan.

Highway Safety:

As a replacement dwelling, the principle of utilising Golf Course Road for access/egress is acceptable.

The Local Highway Authority raised no objection to the scheme due to its nature as a replacement dwelling served by a private drive, however provided comments suggesting the LPA consider EV charging, refuse collection and fire service access. EV charging for residential schemes can be covered by building regulations. As a replacement dwelling, there is no increase in waste and recycling need and it is not considered necessary to further consider this as part of this application. Sufficient space is on site to provide for bin storage as required. It is considered that suitable space is retained on site, by virtue of the proposed driveway and dual access points to allow access for emergency services. Access for fire & rescue vehicles is also controlled through the building regulations process.

Conditions are recommended to ensure that the access and turning facilities are completed in accordance with the approved plan prior to occupation. The proposals therefore comply with Policies CS08, CS11 and DM15 in regards to highway safety and the provision of safe access.

Flood Risk:

The application site is in Flood Zone 1, however a small area of the north east corner of the site is considered to be at risk from surface water flooding in a 1% annual probability event with climate change. As a replacement dwelling this proposal would not increase flood risk on site. The depth of surface water flooding is shown at a maximum of 30cm within the submitted FRA and it is considered that the raised floor levels proposed are sufficient to control flood risk impacts on the proposed development. Conditions are recommended to ensure that the floor levels are retained in accordance with the FRA.

Additional controls of detail in terms of foul and surface water drainage would be available via the building regulations process.

The proposal therefore complies with the NPPF (2023) and Policy CS08 in regard to flood risk.

Other material considerations:

Non-designated heritage assets - The Old Hunstanton Neighbourhood Plan refers to various non-designated heritage assets across the parish area, and gives weight to protecting these assets in Policy 3. The application site is not an identified non-designated heritage asset in the Neighbourhood Plan, and the nearest identified properties (Inter-war beach villas, no.s 21, 23 and 31 Golf Course Road) would not be impacted by this proposal.

Despite some similarities in appearance, the dwelling proposed to be demolished has no known relationship or link to the inter-war beach villas identified as non-designated heritage assets in the neighbourhood plan. The existing dwelling is a much later addition. Therefore, the proposal scheme is not at odds with Policy 3 of the Neighbourhood Plan. Considering the broad mix of existing dwellings in the immediate street scene, the proposed replacement dwelling would not be considered to impact on the setting of any of the identified non-designated heritage assets.

Ecology - The Ecology Officer confirmed within their response that no protected species surveys are considered necessary for this application. The proposal site does not meet the PPG guidance for when a survey is required. An informative is recommended to ensure the Applicant is aware of their responsibilities under other legislation.

As a replacement dwelling, there is no net gain of residential units and therefore the GIRAMS fee is not necessary.

The Ecologist also recommended biodiversity enhancements are agreed via condition. This condition is considered necessary to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 174 of the NPPF and policy CS12 of the Core Strategy (2011) and Policy 14 of the Old Hunstanton Neighbourhood Plan. The condition recommended by the Ecologist has been reworded to meet the requirements of the NPPF (2023).

Specific comments and issues:

A neighbour representation stated concern over the position of windows on the neighbouring dwelling on the opposite side of Sandy Lane, to the east of the application site. These comments are noted however each application must be determined on its own merits. For the reasons discussed throughout this report, the impact on neighbours & the design/impact on the street scene associated with this proposal is considered acceptable.

CONCLUSION:

The application seeks full planning consent for the construction of a replacement dwelling within the development boundary for Old Hunstanton which is considered acceptable in principle.

The site has extant consent for the construction of a smaller 1.5 storey dwelling however this application was submitted at the same time and seeks consent for a taller 2.5 storey dwelling with rooms in the roof space.

The Parish Council object on the grounds of overdevelopment of the site, however it is your officer's opinion that the proposed replacement dwelling is of a suitable scale, considering the mixed character of the street scene, to accord with the relevant planning policies, including the Old Hunstanton neighbourhood plan. The footprint of this proposal is the same as that granted consent under 24/00602/F, with this application primarily seeking to alter the total height of the building to allow a second floor wholly within the roof space. The proposed dwelling is considered to be suitably positioned within its plot to allow for adequate separation distances as well as a suitable garden area and parking and turning provision.

Subject to the below conditions, the application is recommended for approval and is considered to accord with the NPPF (2023), Policy CS08 of the Core Strategy (2011), Policy DM15 of the SADMP (2016) and Policies 1, 2, 7 and 8 of the 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:
 - SE-2066 PP1000 - Site and Location Plan, Garage elevations
 - SE-2066 PP1100 - Floor Plans
 - SE-2066 PP1200 - Elevations and Sections
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development hereby permitted shall not be occupied until details of ecological enhancement measures have been submitted and approved by the LPA. The enhancement measures should include:
 - a) Installation of a minimum of two signed hedgehog holes within any proposed boundary treatments
 - b) Installation of one bird box or integrated bird feature
 - c) Installation of one bat box or integrated bat feature

The locations of these enhancement measures must be mapped on a location plan which shows the location of the enhancement measures in relation to the proposed development.

The development shall be completed in accordance with the agreed details prior to the first occupation of the replacement dwelling hereby approved.

- 3 Reason In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 174 of the NPPF, Policy CS12 of the Core Strategy (2011) and Policy 14 of the Old Hunstanton Neighbourhood Plan.

- 4 Condition Prior to the first occupation of the development hereby permitted the proposed onsite car parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF (2023) and Policies CS11, DM15 and DM17 of the Development Plan.
- 5 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until the type, colour and texture of all materials to be used for 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.
- 5 Reason To ensure a suitable external appearance that does not lead to adverse impacts on the street scene, in line with the NPPF (2023), Policies CS08 and DM15 of the SADMPP (2016) and Policy 7 of the Old Hunstanton Neighbourhood Plan.
- 6 Condition Notwithstanding the details which accompanied this application, 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.
- 6 Reason For the avoidance of doubt and to ensure a suitable external appearance that does not lead to adverse impacts on the street scene, in line with the NPPF (2023), Policies CS08 and DM15 of the SADMPP (2016) and Policy 7 of the Old Hunstanton Neighbourhood Plan.
- 7 Condition Prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. Hard landscaping details shall include hard surface materials and details of any proposed boundary treatments. 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 and in the interests of biodiversity in accordance with the NPPF, Policy CS12 of the Core Strategy (2011), Policy DM15 of the SADMPP (2016) and Policy 14 of the Old Hunstanton Neighbourhood Plan.
- 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 development is properly landscaped in the interests of the visual amenities of the locality and in the interests of biodiversity in accordance with the NPPF, Policy CS12 of the Core Strategy (2011), Policy DM15 of the SADMPP (2016) and Policy 14 of the Old Hunstanton Neighbourhood Plan.
- 9 Condition The development shall be carried out in accordance with the recommendations outlined within the Flood Risk Assessment by Ellingham Consulting Ltd dated March 2024 and retained as such thereafter. In particular, the Flood Risk Assessment states:
 - the finished floor level of the dwelling shall be set 0.3m above surrounding ground levels
 - 0.3m of flood resilient construction shall be incorporated into the construction above finished floor level
- 9 Reason In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.
- 10 Condition The use of the garage building shown on dwg Nos. PP1000 and PP1200 hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for business or commercial purposes.
- 10 Reason For the avoidance of doubt and in the interests of proper planning where an alternative use may lead to adverse impacts on the locality and would be at odds with the overarching aims of the NPPF (2023) and Local Plan.