

Planning, Design and Access Statement
on behalf of Mr & Mrs R Walton

Refurbishment and extension of residential dwelling
Holme House, Sandy Lane, Aylmerton



APRIL 2022

Introduction

This statement has been prepared on behalf of Mr and Mrs Walton in support of a planning application for the refurbishment and extension of a detached dwelling known as Holme House, located on the east side of Sandy Lane, Aylmerton.

This statement describes the existing building and the site in which it is located, the proposed changes, its recent planning history and other material considerations relevant to the determination of the application. It is to be read in conjunction with the plans and drawings listed below together with the Arboricultural Impact Assessment; Preliminary Ecological Appraisal and Bat Survey submitted in support of the application.

2202 SU01	Site location plan and plans as existing
2202 SU02	Elevations as existing
2202 PL01G	Plans as proposed
2202 PL02G	Elevations as proposed
2202 PL04G	Cart Lodge as proposed
2202 PL03	Areas existing and proposed

The site and surroundings

The property currently known as 'Holme House' lies within the residential area of Aylmerton north of Holt Road and east of Sandy Lane. It was built around 1930 and was occupied full-time as a residential dwelling until 1998. Since that time it has been occupied sporadically until it fell into an uninhabitable state and the site became overgrown. The property is known to the Council as an empty dwelling.

This part of Sandy Lane is characterised by dense vegetation and wide grass verges adjacent to the road edge, which gives a rural feel and contributes to the character and appearance of the area. Overall the area has an attractive quality, occupied by a mix of substantial dwellings set within spacious well-wooded plots giving the overall appearance of an attractive established residential area.

The existing property comprises a substantial detached two-storey dwelling, with ancillary outbuildings arranged within a generous site. The site is bounded by mature trees and hedging. Although in recent

months a degree of site clearance has taken place to enable access to the property, the house remains well-screened from the road and surrounding properties by boundary trees and extensive landscaping including new hedge, tree and shrub planting.

The house was built around 1930 and is located more or less centrally within the site towards its boundary to Sandy Lane. Adjacent to the northern boundary is a garage/storage building which has been repaired and will be used for storage during the construction phase of the proposed refurbishments and extension. There is a small timber summerhouse located in the south-east corner of the site. Adjacent to the main house there is a separate brick-built outbuilding that comprises a former toilet and store.

The original walls of the house were rendered with pebble dash, but this has been stripped to reveal the original brickwork. The roof is tiled. The original windows and front door remain. To the right of the main entrance there is a former scullery and conservatory that will be removed as part the refurbishments.

The main entrance to the house faces south away from the road. The house is of little architectural merit being typical of the 1930's. The internal spaces are small and the existing accommodation does not suit contemporary lifestyles.

Access to the site is taken from Sandy Lane towards the north-west corner of the site. An area of hardstanding has been reinstated to allow parking within the site.

Planning history

An application was made in 1990 for the subdivision of the plot and for two additional dwellings to be built to the rear of Holme House. The application reference 01 902076 0 was refused on 26th April 1991 as it was considered that the development of two additional dwellings would conflict with the established pattern of development (as existed at that time), and would be detrimental to the prevailing qualities and character of the area that include its designation as Countryside and an Area of Outstanding Natural Beauty.

The application proposal

The proposal seeks to re-order a dated dwelling and to extend with a new two-storey wing to create a new modern and efficient family home. The existing pantry and conservatory will be demolished to provide

space for a transparent glazed link between old and new. The glazed link will provide the main circulation space within the dwelling. The fully glazed entrance hall will contain a feature stair rising to a walkway connecting the first floors of the old and new elements of the dwelling.

The existing house is to be re-roofed with a duo pitch roof presenting a strong gable form to the approach elevation. Windows are re-ordered with crisp narrow sightline frames with a mirror sheen to the panes. The existing pebble dash render is to be replaced with a new black colour through render which with the natural slate roof provides a uniform dark-built form to appear recessive in its heavily treed setting.

The new wing follows the built form and pallet of materials proposed for the existing to provide for a homogenous composition. The strong gables are further reinforced with projecting frames that have the benefit of reducing any potential light pollution. Sloped head windows express the vaulted ceiling of the interior and add interest to the elevations.

The renovations and extension have been designed to provide a composition that is respectful and appears recessive in this well-screened plot such that there will be no detrimental impact on the wider setting and character of the area.



Energy efficiency

The dwelling will be highly sustainable and energy efficient incorporating high performance cavity wall and underfloor insulation. The dwelling will be provided with underfloor heating via an air source heat pump. The new roof to the existing dwelling and the extension will be insulated in accordance with the latest

Building Regulation requirements. All windows including existing openings in the original dwelling will be fitted with high performance double glazing.

Landscaping

The site benefits from mature trees and shrubs located within and around the site boundaries. Although some recent tree works have taken place in the interests of health and safety, promoting tree health and increasing light, to the site the trees and landscaping that remain continue around the boundaries and added thirty new trees many of which have been specifically selected to encourage birds and insects to the site. The applicant has also added bug hotels, bird nesting boxes and bat boxes to existing trees within the site.

Planning Policy considerations

The National Planning Policy Framework

The Framework promotes the Government's objective of significantly boosting the supply of homes. As well as supporting the delivery of new homes the Framework recognises the important role that the conversion of existing buildings can play in the delivery of housing especially in areas where land supply is constrained. It also supports bringing vacant or derelict land and buildings back into residential use.

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications must be made in accordance with the adopted Development Plan unless material considerations indicated otherwise.

The North Norfolk Core Strategy and Development Control Policies were adopted in 2008.

The Core Strategy provides the over-arching and long-term vision for North Norfolk District and the Development Control Policies aim to implement the strategy and vision contained within the Core Strategy.

Policy SS2 lists the types of development that are considered acceptable in areas that are designated as Countryside. These include the re-use and adaption of existing buildings for appropriate purposes and the extension and replacement of dwellings.

Development Control Policies

Policy HO8 provides support for extensions to existing dwellings within areas of designated Countryside provided that the proposed extension does not result in a disproportionately large increase in the height and scale of the original dwelling, and does not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

Policy EN2 seeks to protect and enhance the landscape and the character of settlements. It outlines the need for development proposals to demonstrate that their location, scale, design and use of materials will protect, conserve and where possible enhance the local distinctiveness of the area, their landscape setting, and the settlement's character.

Policy EN4 relates to matters of design and requires that all new developments be designed to a high standard, reinforcing local distinctiveness. It makes it clear that design that fails to have regard to local context and does not preserve or enhance the character and quality of the area will not be acceptable.

Policy EN6 considers sustainable construction and energy use and requires all new dwellings to be built using sustainable materials and forms of construction to ensure maximum energy efficiency.

Policy EN9 requires that all development proposals are designed to protect the biodiversity value of land and buildings and minimise the fragmentation of habitats. Proposals should aim to maximise opportunities for restoration and enhancement to existing habitats and provide connections to wider natural habitats. New developments should also, where appropriate, incorporate beneficial biodiversity features.

Policy CT6 provides guidance on parking provision and states that development proposals will be permitted where the provision of parking accords with the Council's parking standards.

North Norfolk Design Guide

Chapter 10 of the NNDG provides advice in terms of the design of extensions to existing properties. Paragraph 3.6.1 considers that extensions are generally best located to the rear of an existing dwelling where they are less likely to compete with the original building. It also recommends that new extensions should utilise forms, detailing and materials that are compatible with the original building. Paragraph 10.3.2 provides further advice on the choice of materials for developments within North Norfolk.

Planning considerations

The main consideration in the determination of this application is the effect of the proposed extension on the existing building and the character and appearance of the wider area.

The property lies within the Countryside area of Aylmerton as defined under Policy SS2 of the Core Strategy. The proposal involves the demolition of an existing scullery and conservatory and its replacement with a two-storey extension to the rear of the host dwelling. Within this area, proposals to extend existing dwellings are considered to be acceptable in principle, subject to compliance with other relevant policies within the Development Plan, in particular those relating to design, scale and appearance.

At present the site is occupied by a two-storey detached dwelling which has an approximate gross external floor space of 132.9 sqm. Once extended the floorspace will increase to approximately 328 sqm.

Mature trees, hedges and neighbouring properties surround the dwelling to the east, west and south which help to screen it from the designated Countryside area. Importantly, Policy HO8 permits extensions provided they do not result in a disproportionately large increase in height or scale of the original building, and do not materially increase its impact on the appearance of the surrounding countryside. The size of the original building, the extent to which it has previously been extended or could be extended under permitted development rights and the prevailing character of the area has been taken into consideration in designing the application proposal. It is considered that given the location, scale, height and footprint of the proposal (taking into account how it could be extended without the need for planning permission) and how in recent years other dwellings nearby have been significantly extended or replaced by much larger dwellings, the proposed extension would not be inconsistent with its neighbours or materially increase the impact of the dwelling on the appearance of the surrounding countryside.

The application site is currently well-screened as a result of the dense tree line and vegetation to the front of the site. The refurbishment of the dwelling and its extension would consolidate the emerging character of development along this part of Sandy Lane, as such it would preserve the rural character of the area. Furthermore the proposal would allow for the retention and addition of ample areas of landscaping. Whilst the new planting will take some time to mature the retention of existing boundary trees serve to retain a suitable degree of screening and ensures that the site remains in keeping with the verdant nature of this part of Sandy Lane.

The development includes the provision of an improved vehicular access from Sandy Lane. This utilises an existing access, and whilst this proposal formalises that access and results in a gap in the frontage vegetation, allowing some views of the dwelling, its appearance would be no different to the appearance of other accesses along Sandy Lane.

The planning balance

The proposal has been well designed to enable the refurbishment and extension of a neglected dwelling that will provide a highly sustainable family home. The site is and will remain well-screened from neighbouring properties in this established residential area. The proposed alterations and extension to the dwelling would be in keeping with the prevailing form and character of this part of Sandy Lane and would not materially alter the character of the site, or cause demonstrable harm to the character and appearance

of the wider area. The proposal therefore accords with policies SS2, HO8, EN2 and EN4 of the adopted plan and the relevant parts of the Framework. There are no material considerations to indicate that planning permission should be withheld. For the reasons set out above, it is concluded that the application should be approved and permission granted without delay.