

Beach Holme,
Keswick Road,
Bacton,
NR12 0HE



Planning Statement

1. Site Context

- a. This Planning Statement has been prepared in respect of the proposed demolition of existing house and erection of a chalet bungalow, at Beach Holme, Bacton.
- b. The application site consists of a small and dilapidated, detached bungalow, set towards the front of a broadly rectangular parcel of land. The site is located within the main defined settlement boundary for Bacton and is situated within a linear row of properties fronting on to Keswick Road. There are no spatial planning restrictions of relevance to the site.
- c. Bacton benefits from a range of services and facilities, including public houses, convenience stores, restaurants, GP surgery and primary school.



Site Location Plan

- Proposed Application**
- d. The proposed development seeks to demolish the existing property and erect a chalet bungalow, sited in broadly the same position as the existing property.
 - e. The existing property has fallen into a state of disrepair and is not of standard construction, limiting the potential of renovations and/or repairs to modernise the property to current standards. Instead, the applicants intend to construct a three-bedroom chalet bungalow consisting of the following:

- Ground floor open plan kitchen/living/dining room, utility room along with bathroom and w/c
 - Primary bedroom with ensuite located at first floor level. Study and storage area
 - Two additional rooms at ground floor level
- f. A total of three car parking spaces will be provided. A copy of the proposed floor plans and elevations, along with site plans showing the footprints of the existing and proposed dwelling is submitted as part of this application.
- g. A Flood Risk Assessment has been prepared as part of the submission pack and confirm the following:
- The proposed ground floor accommodation will be set above the climate change 1 in 1,000 year event for coastal flooding.
 - The site is not at risk from groundwater flooding
 - There is a very low risk from surface water flooding at the site; less than 1 in 1,000 years and 1 in 100 years climate change event.

2. Planning Policy

- a. The Local Policy Base for North Norfolk is the Core Strategy and Development Management Policies and the Site Allocations Plan.

Core Strategy and Development Management Policies (2012)

- b. Policy SS1 - Spatial Strategy for North Norfolk – Development is to be focused on the town and larger villages, dependent on their local housing needs and their role as an employment, retail and service centres and their environmental and infrastructure constraints.
- c. Bacton is identified as a Coastal Service Village, which is categorised as being able to accommodate a small amount of development. Land within, or adjacent to coastal villages may be identified to support new development.
- d. Policy SS3 – Housing – At least 8,000 dwellings will be built between 2001 – 2021 in accordance with the East of England Plan. Allocations in Coastal Service Villages will be limited to a maximum of 26 dwellings. In designated residential areas, appropriate residential development will be permitted.
- e. Policy SS4 – Environment – All development proposals will contribute to the delivery of sustainable development, ensure protection and enhancement of natural and built environmental assets and be located and designed to reduce climate emissions and react to future climate change.
- f. Policy EN4 – Design – All development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable. Development proposals will be expected to:
- Have regard to the North Norfolk Design Guide
 - Incorporate sustainable construction principles contained in Policy EN6
 - Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area.
 - Be suitably designed for the context within which they are set
 - Retain existing important landscaping and natural features and include landscape enhancement schemes

- Ensure the scale and massing of building relates sympathetically to the surrounding area
 - Make a clear distinction between public and private sector spaces
 - Ensure that any car parking is discreet and accessible
- g. Policy EN6 – Sustainable construction and energy efficiency – All new development will be required to demonstrate how it minimises resource consumption, energy consumption and is located and designed to withstand longer term impacts of climate change. All new developments are encouraged to incorporate on site renewable or decentralised renewable or low carbon energy sources.
- h. Policy EN10 – Development and Flood Risk – The sequential Test will be applied rigorously across North Norfolk and most new development should be located within Flood Risk Zone 1. A site-specific Flood Risk Assessment which takes account of future climate change must be submitted with appropriate planning applications.
- i. Policy EN11 – Coastal Erosion – In the Coastal Erosion Area, new development or the intensification of existing development or land uses will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property.

North Norfolk Design Guide

- j. The adopted Design Guide provides further information relevant to the determination of applications within North Norfolk. Relevant guidance is provided for:
- Form and character
 - Density
 - Setting
 - Orientation
 - Design standards
 - Detailing
 - Dormer windows and rooflights
 - Zero carbon and low energy sources

Development and Coastal Erosion (Development Control Guidance)

- k. Guidance on re-development indicates that where relocation is not considered to be an option, re-development will be considered in terms of the magnitude of property and life at risk. Re-development in the first epoch is only likely to be acceptable if conditions limiting the residual life of the development is imposed.

- l. Beyond the first epoch, re-development will only be permissible where they are like-for-like replacement in terms of the magnitude of the property and life at risk. If the property is substantially larger than the existing building, guidance on the intensification of use would apply.

- m. Intensification of a building will increase the magnitude of risk to life, particularly where it is to be occupied on a permanent basis. Intensification within the first epoch will be permissible where the risk to life is mitigated (through condition or legal agreement). Beyond the first epoch, intensification will not be restricted where this is considered to be minimal.

3. Justification

- a. The following section sets out the justification for the proposed scheme, in light of existing planning policy at both the National and Local level.
- b. The proposed development seeks to demolish the existing property and provide a new dwelling of an appropriate scale and massing taking into consideration the site's location and the character of the surrounding built form. The principle of development is considered to be acceptable given the site's location within the defined settlement boundary, in addition to Bacton being identified as village capable of accommodating additional growth within the adopted Development Plan.
- c. Guidance on development within the Coastal Erosion Zone sets out the principles by which development can be considered acceptable. In the case of the proposed scheme, it's location within Epoch's 2 and 3 confirm the principle of the proposed development accords with Policy EN11 of the Core Strategy, and that the matter to be determined is whether the proposed works constitute an acceptable level of intensification.
- d. Prior to the submission of this application, the Applicant engaged with the Council in the form of pre-application engagement. The proposed scheme included the demolition of the existing property and erection of a 5-bedroom chalet bungalow.
- e. In considering the impact from Flood Risk, the pre-application response indicated a reduction in the scale of accommodation, to a level more closely aligned with that of the existing property would likely overcome any conflict with Policy EN10 of the adopted Core Strategy.
- f. In terms of Coastal Erosion Risk, the scale of the proposed development was considered unacceptable, as the additional accommodation would have an unavoidable consequence of increasing risk to life or property.
- g. The existing building is in a state of disrepair and as shown in the images below, is in need of significant modernisation to bring it to modern standards. However, it is not considered this can be achieved through the renovation of the existing property.



Existing Kitchen



Existing bedroom



Existing Lounge



Existing Garden

- h. The proposed three-bedroom chalet bungalow is sited to largely maintain the existing frontage position on Keswick Road, with a minor forward encroachment on the gable end frontage. The property maintains a sufficient offset from the site's side boundaries to respect the amenity of adjoining properties.
- i. Following on from pre-application engagement with the Council, the proposed 'intensification' of use has been significantly reduced. This has been achieved by the removal of two bedrooms, the first at ground floor level, achieved through the introduction of a ground floor utility room directly accessed from the kitchen. The second, through the reconfiguration of (the previous) bedroom two at first floor level, which now provides space for storage along with a small study.
- j. Whilst it is recognised that this represents an increase in one bedroom from the existing property, it is not considered to represent a significant increase in risk to life. The Applicant

would also highlight the existence of Permitted Development Rights, which would permit the delivery of additional bedrooms within the development.

- k. Given the above, the intensification of use of the site is considered to be entirely acceptable and it is not considered that planning permission should be refused in respect of the impacts of coastal erosion.
- l. As with the existing property, the proposed dwelling will be viewed within the wider street scene as being a single storey. However, the proposed scheme benefits from an element of first floor accommodation comprised of a primary bedroom and en-suite, along with a study and storage room and open plan seating area. The Council's Pre-Application response confirms that the proposed design would integrate well into the character and appearance of the area. Moreover, the Pre-Application response confirmed the increased footprint of the chalet bungalow would not *"... have an unacceptable negative impact upon the character and appearance of the area."*
- m. The surrounding built form comprises of a range of dwellings sizes and architectural styles, with, traditional two storey dwellings, chalet bungalows and three storey properties all clearly visible from the site. It is therefore considered the scale of development is entirely commensurable with the surrounding built form and will both respect and enhance the character of the area.
- n. The form of the proposed units has taken cues from the Design Guidance to provide visual interest and avoid the creation of a 'boxy' form. Again, this is reflected in the character of the surrounding built form. The use of materials will be confirmed as part of the application submission but will respect and reflect materials distinctive to North Norfolk.
- o. The Design Guidance provides helpful commentary on the use of dormer windows and rooflights, noting how their introduction can enliven bland roof slopes, particularly when used in restraint. The proposals incorporate three rooflights on the front elevation, which are all modest in size and do not appear overbearing. Three rooflights are also provided on the rear elevation, albeit these are larger in size.

- p. The proposed development will make use of modern methods of construction maximising the energy efficiency of the property, Importantly the scheme will include renewable energy sources within the design, likely to be in the form of photovoltaic panels positioned to maximise light capture. In addition, the property will likely benefit from an air-source heat pump. The proposed scheme is therefore considered to meet the requirements of Policy SS4 of the adopted Local Plan.

- q. The proposals will provide a total of three car parking spaces, which exceeds the Council's adopted standards

- r. In conclusion, the proposed development is considered to meet adopted Policies contained within the Core Strategy, the National Planning Policy Framework, and supplementary guidance on design and Coastal Erosion. The scheme has evolved following Pre-Application engagement with the Council, addressing concerns expressed by Officer's and delivering a reduction in risk to life and property.

- s. The Flood Risk Assessment submitted a part of the application confirms the proposed development is not at risk from flooding events (coastal, surface water and groundwater). In the context of coastal flooding, ground floor accommodation is not impacted by a 1 in 1,000 year event.

- t. The Applicant wishes to continue an open form of dialogue with the Council in order to secure planning permission for the proposed scheme.