



planning direct



Planning, Design & Access Statement  
to accompany a retrospective householder planning  
application at Church Cottage, Church Street, Stiffkey,  
Wells-next-the-Sea, Norfolk, NR23 1QJ

On behalf of: Mr & Mrs Coe

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Date: 24/07/2023

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# Introduction

This planning, design & access statement accompanies a retrospective householder planning application at Church Cottage, Church Street, Stiffkey, Wells-next-the-Sea, Norfolk, NR23 1QJ.

## **Development proposals:**

The construction of a single storey rear extension.

Planning Direct has been instructed to produce this statement on behalf of Mr & Mrs Coe, the applicants.

The statement should be read in conjunction with the following documentation:

- 562/21/01 Existing floor plans and elevations<sup>1</sup>
- 562/21/03A Pre-existing floor plans and elevations<sup>2</sup>
- 562/21/06D Proposed floor plans and elevations<sup>3</sup>
- 562/21/00 Site location plan

This planning statement has been produced to demonstrate that the proposed development is fully compliant with current national and local planning policies and should be viewed favourably by the Local Planning Authority (LPA).

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<sup>1</sup> Shows the property prior to 2021 with the conservatory in situ.

<sup>2</sup> Shows the property with the approved 2021 extensions and conservatory removed

<sup>3</sup> Shows the property with the 2021 extensions and the extension under consideration

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## Location & Site Description

The address of the property is Church Cottage, Church Street, Stiffkey, Wells-next-the-sea, Norfolk, NR23 1QJ.

The property is located in the village of Stiffkey, on the Eastern outskirts of the settlement, between two residences to the North and South and adjoining St John's churchyard. The property is not a listed building.

The area is designated countryside, an AONB, conservation area and in the undeveloped coast.

The applicants are the owners of the property and have previously been successful in applying for two storey front and rear extensions (PF/21/1102) now implemented, and a detached double garage to front of dwelling (PF/22/1650) currently unimplemented.

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## Proposed Development

The development proposal consists of a single storey rear extension with flat roof.

The proposed extension adjoins the original dwelling and is adjacent to an approved two storey extension (PF/21/1102) on the East elevation, facing the rear garden of the application dwelling.

The extension is situated on land previously occupied by a conservatory and is of similar dimensions to this. The extension has folding, double glazed doors and insulated cavity brick walls, as well as floor and roof insulation that exceeds building regulations.

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# Planning History

The planning history for Church Cottage is as follows:

**Certificate of Lawfulness for proposed single storey rear extension to dwelling measuring 3900mm off rear wall of original house and 2940mm height to eaves from ground level.**

Church Cottage Church Street Stiffkey Wells-next-the-sea Norfolk NR23 1QJ

Ref. No: EF/23/1227 | Received: Mon 12 Jun 2023 | Validated: Tue 13 Jun 2023 | Status: Withdrawn

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**Detached double garage to front of dwelling**

Church Cottage Church Street Stiffkey Wells-next-the-sea Norfolk NR23 1QJ

Ref. No: PF/22/1650 | Received: Wed 06 Jul 2022 | Validated: Thu 07 Jul 2022 | Status: Decided

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**Previous planting has been allowed to grow to an unmanageable level. The adjoining owner has commented that the planting is blocking their light (St Marys House). Large trees are close to buildings. Evergreen trees are thriving at the expense of surrounding deciduous trees. Effort to plant more deciduous trees.**

Church Cottage Church Street Stiffkey Wells-next-the-sea Norfolk NR23 1QJ

Ref. No: TW/21/3445 | Received: Wed 22 Dec 2021 | Validated: Wed 22 Dec 2021 | Status: Unknown

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**Discharge of condition 5 (Natural England licence) of planning permission PF/21/1102 (Two storey front and rear extensions following removal of conservatory; alterations to boundary wall)**

Church Cottage Church Street Stiffkey Wells-next-the-sea Norfolk NR23 1QJ

Ref. No: CD/21/3082 | Received: Wed 17 Nov 2021 | Validated: Thu 18 Nov 2021 | Status: Unknown

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**Two storey front and rear extensions following removal of conservatory; alterations to boundary wall**

Church Cottage Church Street Stiffkey Wells-next-the-sea Norfolk NR23 1QJ

Ref. No: PF/21/1102 | Received: Mon 19 Apr 2021 | Validated: Tue 20 Apr 2021 | Status: Decided



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# Policy Justification

## National

### NPPF

Section 2 Achieving sustainable development

Section 4 Decision making

Section 12 Achieving well designed places

## Local

### NORTH NORFOLK DISTRICT COUNCIL CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES

#### Policy SS 1

#### Spatial Strategy for North Norfolk

The majority of new development in North Norfolk will take place in the towns and larger villages, dependent on their local housing needs, their role as employment, retail and service centres and particular environmental and infrastructure constraints.

- Cromer, Holt, Fakenham and North Walsham are defined as Principal Settlements where the majority of new commercial and residential development will take place (approximately 75% of new employment land and 50% of new homes).
- Hoveton, Sheringham, Stalham and Wells-next-the-Sea are defined as Secondary Settlements in which a more limited amount of additional development will be accommodated (approximately 25% of employment land allocations and 20% of new homes).

The distribution of development will also have regard to the complementary roles played by the three towns of Cromer, Holt and Sheringham in the central part of North Norfolk.

The overall housing provision for North Norfolk will be distributed in accordance with the

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settlement hierarchy and will seek to achieve the visions for each place. The strategic policy for each settlement sets out the range of housing and employment provision and other land use considerations.

A small amount of new development will be focused on a number of designated Service Villages and Coastal Service Villages to support rural sustainability.

The Service Villages are: Aldborough  
Briston & Melton Constable  
Catfield  
Corpusty & Saxthorpe  
Horning  
Little Snoring  
Walsingham  
Ludham  
Roughton  
Southrepps

The Coastal Service Villages are:  
Bacton  
Blakeney  
Happisburgh  
Mundesley  
Overstrand  
Weybourne

Development in these Coastal Service Villages will support local coastal communities in the face of coastal erosion and flood risk. Land may be identified in or adjacent to these settlements to provide for new development or relocation from areas at risk.

The rest of North Norfolk, including all settlements not listed above, will be designated as Countryside and development will be restricted to particular types of development to support the rural economy, meet affordable housing needs and provide renewable energy.

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## Policy SS 2

### Development in the Countryside

In areas designated as Countryside development will be limited to that which requires a rural location and is for one or more of the following:

- agriculture;
- forestry;
- the preservation of Listed Buildings;
- the re-use and adaptation of buildings for appropriate purposes;
- coastal and flood protection;
- affordable housing in accordance with the Council's ' rural exception site policy';
- the extension and replacement of dwellings;
- extensions to existing businesses;
- sites for Gypsies and Travellers and travelling showpeople;
- new-build employment generating proposals where there is particular environmental or operational justification;
- community services and facilities meeting a proven local need;
- new build community, commercial, business and residential development where it replaces that which is at risk from coastal erosion, in accordance with Policy EN 12 ' Relocation and Replacement of Development Affected by Coastal Erosion Risk' ;
- development by statutory undertakers or public utility providers;
- recreation and tourism;
- renewable energy projects;
- transport;
- mineral extraction; and
- waste management facilities

Proposals which do not accord with the above will not be permitted.

## Policy SS3

### Housing

At least 8,000 dwellings will be built between 2001 and 2021 in accordance with the East of England Plan . These dwellings will be built in locations which accord with the Spatial Strategy having regard to the needs of each location and their capacity to support additional development. Development will be phased to ensure that it does not

occur until appropriate infrastructure is available and sites will be released in order to ensure a consistent delivery of housing. Allocations for new residential development will be identified in the Site Specific Proposals Development Plan Document in accordance with the range of dwelling numbers identified below.

Settlement	Built at April 2007	Commitment at April 2007	Allocation (range)	Windfall Estimate*	Total (upper allocation) 2001-2021
Cromer	234	223	400-450	225	1,133
Fakenham	179	145	800-900	206	1,430
Holt	157	105	250-300	137	700
North Walsham	203	174	400-550	244	1,170
<b>All Principal Settlements</b>	<b>774</b>	<b>647</b>	<b>1,850 - 2,200</b>	<b>812</b>	<b>4433</b>
Hoveton	28	14	100-150	20	212
Sheringham	219	63	200-250	164	696
Stalham	64	86	150-200	67	417
Wells-next-the- Sea	45	59	100-150	52	306
<b>All Secondary Settlements</b>	<b>356</b>	<b>221</b>	<b>550 - 750</b>	<b>303</b>	<b>1631</b>
16 Service Villages	480	370	300-450	395	1,695
Non Service Villages	452	274	0	0	725
Barn conversions, and rural housing exception schemes			0	1,004	1,004
<b>All other areas</b>	<b>932</b>	<b>644</b>	<b>300 - 450</b>	<b>1399</b>	<b>3,424</b>
<b>TOTAL ALL AREAS</b>	<b>2,062</b>	<b>1,512</b>	<b>2,700-3,400</b>	<b>2,514</b>	<b>9,488</b>
Cumulative total	<b>2,062</b>	<b>3,574</b>	<b>6,974</b>	<b>9,488</b>	

\*Estimate based on half the historical rates of completions (from 1997 to 2007) and

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applied to the 10 year period 2011 to 2021.

Allocations in the **Service Villages** and **Coastal Service Villages**, on one or more sites, will be for a maximum of 26 dwellings, except for Briston / Melton Constable and Mundesley where allocations for up to 50 dwellings will be considered.

### Policy HO 8

#### House Extensions and Replacement Dwellings in the Countryside

Proposals to extend or replace existing dwellings within the area designated as **Countryside** will be permitted provided that the proposal:

- would not result in a disproportionately large increase in the height or scale of the original dwelling, and
- would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

In determining what constitutes a ‘disproportionately large increase’ account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

For the purposes of this policy ‘original dwelling’ means the house as it was built, or as existed on the 1st July 1948, whichever is the later.

### Policy CT 5

#### The Transport Impact of New Development

Development will be designed to reduce the need to travel and to maximise the use of sustainable forms of transport appropriate to its particular location. Development proposals will be considered against the following criteria:

- the proposal provides for safe and convenient access on foot, cycle, public and private transport addressing the needs of all, including those with a disability;
- the proposal is capable of being served by safe access to the highway network

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without detriment to the amenity or character of the locality; 106 North Norfolk Core Strategy 3Development Control Policies

- outside designated settlement boundaries the proposal does not involve direct access on to a Principal Route, unless the type of development requires a Principal Route location.
- the expected nature and volume of traffic generated by the proposal could be accommodated by the existing road network without detriment to the amenity or character of the surrounding area or highway safety; and
- if the proposal would have significant transport implications, it is accompanied by a transport assessment, the coverage and detail of which reflects the scale of development and the extent of the transport implications, and also, for non-residential schemes, *a travel plan*.

#### Policy CT 6

##### Parking Provision

Adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the Council's parking standards, including provision for parking for people with disabilities. In exceptional circumstances, the application of these standards may be varied in order to reflect the accessibility of the site by non-car modes, or if reduced provision would enhance the character of Conservation Areas in town or village centres. In such cases commuted payments may be required.

#### Policy EN 1

##### Norfolk Coast Area of Outstanding Natural Beauty and The Broads

The impact of individual proposals, and their cumulative effect, on the **Norfolk Coast AONB, The Broads** and their settings, will be carefully assessed. Development will be permitted where it;

- is appropriate to the economic, social and environmental well-being of the area or is

- 
- desirable for the understanding and enjoyment of the area;
  - does not detract from the special qualities of the Norfolk Coast AONB or The Broads; and
  - seeks to facilitate delivery of the Norfolk Coast AONB management plan objectives.

Opportunities for remediation and improvement of damaged landscapes will be taken as they arise.

Proposals that have an adverse effect will not be permitted unless it can be demonstrated that they cannot be located on alternative sites that would cause less harm and the benefits of the development clearly outweigh any adverse impacts.

Development proposals that would be significantly detrimental to the special qualities of the Norfolk Coast AONB or The Broads and their settings will not be permitted.

## Policy EN 2

### Protection and Enhancement of Landscape and Settlement Character

Proposals for development should be informed by, and be sympathetic to, the distinctive character areas identified in the North Norfolk Landscape Character Assessment and features identified in relevant settlement character studies.

Development proposals should demonstrate that their location, scale, design and materials will protect, conserve and, where possible, enhance:

- the special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character)
- gaps between settlements, and their landscape setting
- distinctive settlement character
- the pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for dispersal of wildlife
- visually sensitive skylines, hillsides, seascapes, valley sides and geological features
- nocturnal character
- the setting of, and views from, **Conservation Areas** and **Historic Parks and**

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## **Gardens.**

- the defined **Setting of Sheringham Park**, as shown on the Proposals Map.

## EN3

### Undeveloped Coast

In the Undeveloped Coast only development that can be demonstrated to require a coastal location and that will not be significantly detrimental to the open coastal character will be permitted.

Community facilities, commercial, business and residential development that is considered important to the well-being of the coastal community will be permitted where it replaces that which is threatened by coastal erosion.

## Policy EN 4

### 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, extensions and alterations to existing buildings and structures 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 that are compatible with the Landscape Character Assessment and ecological network mapping;
- Ensure that the scale and massing of buildings relate sympathetically to the



- 
- surrounding area;
- Make a clear distinction between public and private spaces and enhance the public realm;
  - Create safe environments addressing crime prevention and community safety;
  - Ensure that places and buildings are accessible to all, including elderly and disabled people;
  - Incorporate footpaths, green links and networks to the surrounding area;
  - Ensure that any car parking is discreet and accessible; and
  - Where appropriate, contain a variety and mix of uses, buildings and landscaping.

Proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide acceptable residential amenity.

Development proposals along entrance routes into a settlement should have particular regard to their location. Important Approach Routes are identified on the Proposals Map which should be protected and enhanced through careful siting, design and landscaping of any new development.

#### Policy EN 6

#### Sustainable Construction and Energy Efficiency

All new development will be required to demonstrate how it minimises resource consumption, minimises energy consumption compared to the current minimum required under part L of the Building Regulations, and how it is located and designed to withstand the longer term impacts of climate change. All developments are encouraged to incorporate on site renewable and / or decentralised renewable or low carbon energy sources, especially in those areas with substation capacity issues. The most appropriate technology for the site and the surrounding area should be used, and proposals should have regard to the North Norfolk Design Guide.

All new dwellings will be required to achieve at least a two star rating under the Code for Sustainable Homes. This requirement will rise over the plan period and by 2010 new dwellings will achieve at least a three star rating and by 2013 new dwellings will achieve at least a four star rating. These standards require consideration of issues such as:

- orientation to maximise solar gain;

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- use of low water volume fittings and grey water recycling;
  - high levels of insulation; and
  - adequate provision for separation and storage of waste for recycling

Development proposals over 1,000 square metres or 10 dwellings (new build or conversions) xvii See the Code for Sustainable Homes, DCLG December 2006 North Norfolk Core Strategy 75 Development Control Policies 3 will be required to include on-site renewable energy technology to provide for at least 10% of predicted total energy usage. By 2013 this requirement will rise to at least 20%. These proposals will be supported by an energy consumption statement (xviii) .

Where site conditions are particularly suitable, and for developments over 100 dwellings, on-site renewable energy should provide for at least 20% of predicted total energy usage, rising to at least 30% by 2013, and provision of zero carbon dwellings (xix) will be encouraged.

### Policy EN 13

#### Pollution and Hazard Prevention and Minimisation

All development proposals should minimise, and where possible reduce, all emissions and other forms of pollution, including light and noise pollution, and ensure no deterioration in water quality. Proposals will only be permitted where, individually or cumulatively, there are no unacceptable impacts on;

- the natural environment and general amenity;
- health and safety of the public;
- air quality;
- surface and groundwater quality;
- land quality and condition; and
- the need for compliance with statutory environmental quality standards

Exceptions will only be made where it can be clearly demonstrated that the environmental benefits of the development and the wider social and economic need for the development outweigh the adverse impact.

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Development proposals on contaminated land (or where there is reason to suspect contamination) must include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where the land is, or is made, suitable for the proposed use.

Development that increases the risk to life or property, except for that which is necessary to the operation of the use causing the hazard, will not be permitted:

- **Major Hazard Zones** (xlili); and
- in the vicinity of existing developments that require particular conditions for their operation or that are authorised or licensed under pollution control or hazardous substances legislation (including hazardous pipelines) where new development would be likely to impose significant restrictions on the activities of the existing use in the future.

## **THE NORTH NORFOLK DESIGN GUIDE (CURRENT)**

### 3.6 Extensions to Dwellings

#### Extensions

3.6.1 Regardless of whether an extension requires planning permission, the additional space requirements should not be the only consideration. Of equal importance is the effect the extension will have on the character and appearance of the host property and on the amenities of any neighbouring properties. The following points should therefore be considered when planning an addition to your house: -

- The scale of an extension should ensure that the architectural character of the original building is not harmed and remains dominant.
- Extensions should use forms, detailing and materials which are compatible with the original building.
- The continuation of elevations on the same plane as existing is normally to be avoided as it leads to the merger of existing and proposed elements, and thus prevents an extension being subordinate to the main building. A ‘break’ or ‘set back’ in each elevation is therefore preferable aesthetically.

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- Single-storey extensions are usually more acceptable visually than two-storeys as they have far less impact upon the original building. Unfortunately, they also tend to be the least energy efficient. This is due to the high ratio of heat loss area (through exposed walls, roofs, etc) to new floor space. Compromises may therefore be needed where conflicts occur.
  - Excessive heat loss also affects elongated or elaborately shaped extensions, and loft extensions which incorporate dormer windows. Where such forms are necessary, extra insulation should be used to compensate for the higher heat loss area and thus the greater energy demands.
  - Extensions are generally best sited at the rear of the property where 'competition' with the original building is less likely.
  - Extensions should be sited and designed to avoid any loss of light or privacy to adjoining properties. They should also not result in any overshadowing, tunneling or overbearing effects.
  - Extensions should be positioned on an elevation in such a way so that they do not relate awkwardly to existing window and door openings, or with any other architecturally important features.

3.6.2 Flat roof forms are not normally acceptable. However, in the case of small link or alcove extensions, they may be the only option. In such cases, the flat roof form can be disguised behind a parapet with a proper coping detail. Where there is already a strong precedent for flat roof construction in an area, flat roofs can be considered provided the building to be extended is of no real architectural merit.

## 6.1 Introduction

6.1.5 Despite these extra controls, living in a Conservation Area does not mean you are in a museum where all change is prohibited. On the contrary, areas must be able to adapt to avoid stagnation; e.g. finding new uses for decaying buildings. What it does mean, however, is that proposals will be carefully scrutinised to ensure that they either preserve or enhance the character and appearance of the area.

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## 6.2 New development

6.2.1 Proposals for new buildings or extensions within Conservation Areas will generally only be permitted if they: -

- Achieve a high standard of design which is compatible with the character and appearance of the area;
- Are compatible with the scale, mass, form and siting of existing buildings and their settings;
- Use appropriate materials (see Chapter 10 'Materials');
- Include native landscaping that compliments the area (see Chapter 9 'Landscape Design');
- Do not result in the loss of important open spaces or features of interest;
- Do not impinge upon important views in to, out of, and within a Conservation Area,
- Incorporate Sustainable Construction principles in a way that is compatible with the character and appearance of the area (see Chapter 11 'Sustainable Construction'); and
- Provide detailed plans and drawings of the development; Note: Outline planning applications are seldom appropriate in conservation areas as detail is normally an integral part of determination.



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# Commentary

## Principle of Development

The Settlement Hierarchy as set out in Policy SS1 designates as Countryside all settlements not directly listed and the application site in Stiffkey falls into this category. Development including the extension and replacement of dwellings in the countryside is permitted in accordance with Policy SS2 and this is confirmed by Policy HO8 providing there is no disproportionately large increase in the height/scale of the original dwelling, and there is no material increase in the impact of the dwelling on the appearance of the surrounding countryside.

The principle of development is therefore considered to be established subject to the design considerations in Policy HO8. The development's compliance with these requirements is set out in the design section of this commentary.

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## Amenity Impact

### **Host residential amenities**

In providing a high quality structure that expands the host dwelling's useable living space, the development naturally improves the amenities of the host property.

### **Neighbouring residential amenities**

The property is situated on a country road within the village of Stiffkey and is adjacent to two residential properties and a churchyard to the rear. Policy EN4 requires that development should not have a significantly detrimental effect on the residential amenity of nearby occupiers and for the following reasons this development is considered to be in compliance:

- The nearest residential properties are located a comfortable distance from the extension, with substantial intervening vegetation. Because of this there will be no potential for overshadowing or overbearing impact.
- Due to the positioning and orientation of the neighbours, neither has a clear outlook towards the extension and nor does the extension give rise to new views towards the neighbours. Therefore privacy and outlook is preserved.
- The extension is single storey and faces across the rear garden of the application site itself. It replaces a previous structure of similar position and scale, meaning there is little change to the established context.
- The glazing in the east elevation of the extension faces towards the applicants own garden, there is no glazing at all in the north elevation. The glazing on the south elevation is obscured from the neighbours view by the remainder of the host dwelling house itself.

Policy EN13 also states all development proposals should minimise, and where possible reduce, all emissions and other forms of pollution, including light and noise pollution.

### **Amenity of the area & non-residential amenities**

A glazing comparison (seen in architectural plan 562/21/06) shows a reduction in glazing from the original dwelling. The original dwelling (prior to the approved 2021 development) had glazing measuring a total of 20.78 sqm. By comparison, the proposed extension would result in a total measurement of 19.28 sqm. This represents



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a reduction relative to the original dwelling and ought, therefore, to modestly reduce the potential for light spill into the surrounding environment. In accordance with EN13. This constitutes a modest improvement to the amenity of the area in general.

The development has seen a previous structure of poorer design and construction<sup>4</sup> replaced with a better quality extension that offers generous soundproofing and reduced glazing. Noise and light pollution to neighbouring properties will consequently be less than the historic situation and will also serve to better preserve the nocturnal character of the area as set out in Policy EN2.

In terms of non-residential amenities, the only site with the potential to be affected is St John's Church. Whilst neighbouring single storey extensions are visible from the churchyard, the limited height and flat roof of this development sees it primarily shielded from view by vegetation in the applicants garden, meaning it only appears in glimpsed view through the small break in vegetation.

Where it does appear it is viewed against the backdrop of the main house and its form and materials are complementary of the existing structure. If considered necessary by the LPA, the applicants are willing to fill the gap in the hedgerow with an appropriate species. This can be secured by planning condition. This would mean the proposed development would be wholly concealed and would not appear in any churchyard views.



*Fig1. In the vast majority of views from the churchyard the proposed extension cannot be seen*

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<sup>4</sup> the replaced conservatory was of a single skin construction with no insulation and with a much greater amount of poor quality glazing



*Fig2. The extension can be glimpsed from the churchyard through a modest break in vegetation where it is viewed against the backdrop of the host dwelling.*

### **Relevance of previous decision PF/21/1102**

In respect of amenity impact, previous decision PF/21/1102 is also of considerable relevance. This decision saw consent granted for two storey front and rear extensions of the same property. In response to that application, the LPA found favourably as follows:

#### **Amenity**

In respect to impacts upon residential amenity, whilst detached residential properties lie either side of the property (both north and south) of the site, given position orientation of the dwelling along with the position of the extension on the dwelling, it is not considered that there would be a significant impact on the residential amenities of these neighbouring property, in respect of overlooking, loss of light or overshadowing. It is therefore considered that the scheme would comply with the requirements of Policy EN4 of the Core Strategy in respect of protecting residential amenity and Section 12 of the NPPF.

*Page 3 of the Officer report on PF/21/1102*

This implies that the impact of the current extension on the amenities of neighbours is similarly acceptable as not only were the extensions approved under reference PF/21/1102 located in closer proximity of the neighbours, they were also two storey as opposed to the single storey extension subject of this application.

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## Design

### **Overall impact**

Overall, this modest single storey extension has a limited effect on the overarching character and appearance of the host dwelling. The dwelling remains a substantial property with a generous and irregular layout in an area defined by an abundance of substantial properties with similarly unique forms. It is therefore considered to comply with all design criteria required in policy HO8.

Although of relatively substantial scale, Church Cottage remains firmly in keeping with the scale of its similarly substantial neighbours. In fact, its scale subsequent to the retrospective rear extension remains modest in comparison to its residential neighbours to the north. This is demonstrated by the below aerial view.



*Fig.3 2023 google aerial view: host dwelling (marked by a red pin) remains comparatively smaller than its larger neighbours to the north (marked by blue pins).*



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A neighbouring property was subject to a large two-storey extension in 2021 (pursuant to consent PF/21/1894) and its planning history indicates that it had previously been subject to single-storey rear and side extensions in the not too distant past. The result is a substantial, extended dwelling that is visibly larger than the dwelling here in question.

It is also the case that the dwellings in this area can be considered multi-phase dwellings, having been subject to various, generally sizeable extensions over their lifetimes. The development in question is in keeping with this element of the area's character and appearance.

### **Relationship to garden and original house**

In terms of its relationship to the garden, the extension occupies the same amount of land as the conservatory it replaced, causing no further encroachment on outside space. It also achieves a similar relationship with the original core of the house as did the former conservatory, extending out from the rear elevation by a similar distance and adopting a single storey height. Policy HO8 is consequently met.

### **Relationship to 2021 extensions and original house**

Prior to c.2021 the host dwelling had an unusual and irregular form and layout, with multiple roofs and protrusions of varied types and angles. The approved 2021 extensions (now implemented) have resulted in a more regular and traditional form for the dwelling. The development here proposed follows that lead, having a traditional and regular form.

In terms of the relationship between this extension, the 2021 extensions and the original dwelling it is highly relevant that genuine subordination has been achieved. In terms of the affected rear elevation, the main core of the dwelling remains by far the most prominent and dominant feature. The two storey 2021 extension appears perceptibly subordinate to this, for example it achieves a much smaller width and also much smaller ridge and eaves heights.

The extension here proposed is, in turn, perceptibly subordinate to the 2021 rear extension. This is achieved, for example, by its much lower height, modest flat roofed

form<sup>5</sup> and set-in from the original walls. The result is a complementary family of forms that sits comfortably together. This is illustrated by Fig4.



Fig4. Original dwelling highlighted in blue, 2021 two storey rear extension highlighted in green, single storey extension subject to the application highlighted in orange.

Policies HO8 and EN4 are consequently met.

### **Eaves height**

The development rises above the nearest eaves by a modest 0.53m. This is considered to be unproblematic in design terms, taking account of the established form and character of the dwelling. For example, it retains a number of unique and irregular features, including multiple eaves of varied heights. Although the extension protrudes slightly above the nearest eaves on the north elevation, it remains significantly below the other eaves on that same elevation. The same is true of the east elevation, it protrudes above one set of eaves but remains below the other. Policies HO8 and EN4 are consequently met.

### **Sustainable construction**

The extension has replaced a conservatory that was of poor quality, unheated and uninsulated consisting of uPVC windows and frame, a single skin construction and a

<sup>5</sup> The flat roof is disguised by a parapet IAW paragraph 3.6.2 of the North Norfolk Design Guide

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polycarbonate sheet roof.

The new development is of quality, sustainable and enduring construction, greatly increasing energy efficiency and improving the overall standard of the accommodation, in compliance with Policies EN4 and EN6. For example, it includes:

- Insulated floors and roof, in excess of building regulations
- Insulated cavity brick walls
- Double glazing
- Under floor heating
- Internal LED lighting

### **Materials**

The development is of high quality design and constructed sustainably from local materials as advised in the North Norfolk Design Guide (Current and Draft). Red brick and locally quarried, hand picked Flint have been carefully utilised in the design. Locally made timber frame windows have been selected to match those used elsewhere on the property, replacing large amounts of uPVC, for a traditional material enhancement. This use of materials has particular local relevance and reinforces the distinctive character of the settlement and wider North Norfolk area, the importance of which is highlighted in Policies EN2 and EN4.

### **Fallback position**

The applicants have already sought to regularise the development by way of an application for a lawful development certificate (EF/23/1227). That application was withdrawn on the LPA's advice. The application was withdrawn because the development is not "permitted development" IAW Class A Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

However, the site does retain its permitted development rights including the right to construct rear extensions. Consideration ought to be given therefore to the legitimate fallback position of a permitted development rear extension. If permission is refused for this development it is likely that the fallback position would be pursued as the only other alternative would be to totally demolish the existing extension.

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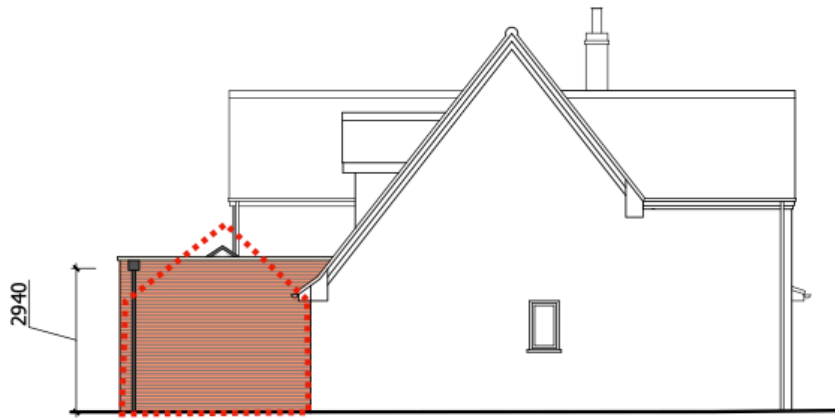
In order for the current extension to be brought into accordance with permitted development rights only a very modest reduction in eaves height and very modest set in from the 2021 rear extension would be required. The resultant structure is roughly indicated on Fig5.



*Fig5. Permitted development fallback option 1 - eaves height lowered to match existing*

Although this extension is achievable and preferable to no extension at all, it would provide for a worse standard of accommodation with low ceiling heights.

Alternatively, the applicants could seek to alter the roof form from a flat roof to a dual pitch. This would result in a more unusual form however it would enable them to recoup some of the space lost as a result of the lowering of the eaves. The resultant structure is roughly indicated on Fig6.



### North Elevation

*Fig6. Permitted development fallback option 2 - eaves height lowered to match existing and ridge raised to max 4m.*

Fallback option is clearly preferable to fallback option 1 as it achieves better ceiling heights and thus provides a better standard of accommodation. It is therefore more likely to be pursued in the event this application is refused.

In terms of its overall design and impact, the extension under consideration is not considered to differ materially from permitted development fallback option 1. The reduction in eaves height would not make a significant difference to its external design or its physical relationship with the existing dwelling.

Furthermore, its design and impacts are considered to be better than permitted development option 2. Option 2 would result in a less comfortable collection of roof forms and would not demonstrate the same degree of subordination, appearing more assertive in comparison to the current proposals. The legitimate fallback options here described are material planning considerations to which the decision maker ought to pay due regard.



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## Highways and Parking

The application is a residential extension to accommodate a dining area, and has no transport impact, adhering to Policies CT5 and CT6 as it would not generate any new traffic and would not affect the site's adequate parking provision.



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## Conclusion

It is considered that this high-quality development complies with planning regulations at both national and local levels; being in accordance with all relevant policies in the NPPF 2021 and the North Norfolk Local Development Framework Core Strategy 2008 with design as recommended in the North Norfolk Design Guide.

The principle of development is clearly met conforming with all aspects of Policies SS1, SS2 and HO8 with this extension development being in designated countryside, showing no disproportionate increase in height or scale of the original dwelling and not materially impacting the surrounding area.

Residential amenity is preserved with the development avoiding detrimental effects as required in Policy EN4, and has reduced light and noise pollution from the previous structure in the established context IAW Policies EN2 and EN13.

The design is of high quality, and built with consideration to the character and distinctiveness of the local area including by using carefully selected local materials to achieve an energy efficient, sustainable development as set out in Policies HO8, EN2, EN4 and EN6.

Impact on highways and parking is negligible and therefore in compliance with Policies CT5 and CT6.

The development does not harmfully affect the AONB, conservation area or the undeveloped coast, complying with Policies EN1, EN2 and EN3.

It is the professional opinion of Planning Direct that this application ought therefore to be approved.

The applicants expect the LPA to bring any potential issues arising with the proposal to the attention of Planning Direct at the earliest opportunity, in order that clarifications can be provided and/or solutions agreed where appropriate.