

Reference: 06/17/0615/F

Parish: Winterton

Officer: Mrs Gemma Manthorpe

Expiry Date: 4th December 2017

Applicant: Mr and Mrs T Church

Proposal: Demolition of exiting house and erection of replacement dwelling and garage block.

Site: 1 High Farm Barn Edward Road Winterton

1. REPORT

- 1.1 The application is a full application for the demolition of an existing residential dwelling sited on 3470 square metres of land and construction of a new residential dwelling and garage.
- 1.2 The full planning history for the site is available within the application file. There has recently been approved an application for a front, side and rear extensions with detached garage reference 06/16/0793/F.

2. Consultations :-

- 2.1 **Parish Council-** The Parish Council do not object to the application.
- 2.2 **Neighbours** – One neighbour comment has been received requesting that the window located at the eastern elevation at first floor level is obscure glazed.
- 2.3 **Norfolk County Council as Highway Authority** – No objection to the application.
- 2.4 **Environmental Health** – No objection to the application and conditions recommended.

3. National Planning Policy Framework

- 3.1 The presumption in favour of sustainable development is set out under paragraph 4.
- 3.2 Paragraph 17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

(extract only)

- 3.3 Paragraph 206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

4. Saved Great Yarmouth Borough-Wide Local Plan Policies (2001)

- 4.1 Local Policy - Saved Great Yarmouth Borough-Wide Local Plan Policies 2001):

- 4.2 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the Local Plan is to the policies in the NPPF the greater the weight that is given to the Local Plan policy. The Great Yarmouth Borough Wide Local Plan was adopted in 2001 and the most relevant policies were 'saved' in 2007. An assessment of policies was made during the adoption of the Core Strategy December 2015 and these policies remain saved following the assessment and adoption.

- 4.3 The Saved Policies listed have all been assessed as being in general conformity with the NPPF, and add further information to the policies in the NPPF, while not contradicting it. These policies hold the greatest weight in the determining of planning applications.

- 4.4 HOU20:

Replacement dwellings in the countryside (outside the urban areas of great Yarmouth, Gorleston and Bradwell and the village development limits shown on the proposals map) will be permitted provided that:

- (a) The existing dwelling is habitable;
- (b) The proposed replacement is of similar or improved design and character to the existing dwelling and sympathetic to its surroundings;
- (c) Excluding provision of a garage or outbuildings, the amount of additional floorspace created is not greater than 10% of the existing dwelling;
- (d) The replacement dwelling is located on, or immediately adjacent to, the site of the existing dwelling and within its curtilage;
- (e) There is no increase in the number of dwellings; and, where appropriate
- (f) The building is not included in the statutory list of buildings of special architectural or historic interest.

5. Core Strategy:

- 5.1 **Policy CS1:** This policy promotes sustainable communities and development which would complement the character of an area.
- 5.5 **Policy CS9:** This policy seeks to encourage well designed and distinctive places, particularly conserving and enhancing biodiversity, landscape quality and the impact on and opportunities for green infrastructure. (extract)

6. Assessment

- 6.1 The application is for the erection of a replacement dwelling in the countryside and detached garage, saved policy HOU20 c) of the Borough Wide Local Plan restricts replacement dwellings to an increase in floor area of no more than 10% of the dwelling that is being replaced. The increase in floor area of the proposed replacement dwelling is contrary to saved policy HOU20 of the Borough Wide Local Plan as the floor area is being increased by more than 10%.
- 6.2 The application is in line with the other parts of HOU20. From a visual inspection the existing dwelling appears to be habitable, the proposed dwelling is of an improved design, there is no increase in the no. of dwellings on the site, the replacement dwelling as proposed is located on the site of the existing dwelling and the existing dwelling is not in the statutory list of buildings of special architectural historic interest.
- 6.3 There has been a previous application approved in 2016 for the existing dwelling to be extended in a similar way to the current application and the erection of a detached garage. The previous application was approved under saved policy HOU18 of the Borough Wide Local Plan which has no size restrictions on the amount that a residential dwelling can be extended. Should the extensions be carried out in accordance with the existing planning permission the floor area will be comparable to that proposed for the replacement dwelling. The garage is shown to the same dimensions as previously approved and in the same location although it has been rotated to have the principle elevation facing the road at the north of the plot.
- 6.4 There has been one neighbour comment received requesting that the first floor window at the western elevation of the garage be obscure glaze, this can be conditioned should the application be approved. Given the size of the garage a condition ensuring that it is not used as sleeping accommodation is recommended.
- 6.5 The application site is of sufficient size to accommodate the proposed dwelling without constituting over development. There are no objections from Highways to the application or the intensification in use by having a bigger

dwelling on site. Highways have not requested any conditions be added to a grant of approval.

7. Recommendation

- 7.1 Although the application is contrary to policy HOU20 c), on balance, taking into consideration the fall-back position that the dwelling could be extended in a similar fashion to a comparable size by virtue of an existing planning permission there is no material reason to refuse the application.
- 7.2 Approve the application with a condition requiring the window in the first floor level of the eastern elevation of the garage to be obscure glaze, condition requested by Environmental Health, a condition requiring that the garage be used in a manner which is incidental to the enjoyment of the dwelling only and any other conditions required to ensure a satisfactory form of development.

Jill K. Smith

From: ~~Ann & Phil Young~~
Sent: 30 October 2017 14:58
To: plan
Subject: Application 06/17/0615/F
Importance: High

FAO Mr Dean Minns

Dear Mr Minns

Re: Application 06/17/0615/F – 1 High Barn Farm, Hemsby Road, Winterton-on-Sea, NR29 4DA.

Thank you for your letter dated 9th October relating to the above address, we have now had time to look at the plans and comment as follows.

There is only one main issue we can see, which is the side window of the room above the garage, which is close to the boundary of us and no. 1. It appears to look directly over our garden and property and we feel this would take away all of our privacy. Therefore, can we suggest that a frosted window is put in this side which would overlook us.

Many thanks,

Ann & Phil Young
2 High Barn Farm
Hemsby Road
Winterton-on-Sea
NR29 4DA
~~Ann & Phil Young~~
~~2 High Barn Farm~~

Ann Young

Manager

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MEMORANDUM
From Environmental Health

To: Development Control Manager
cc: **Attention: Mrs G Manthorpe**
Building Control

Date: 27th October 2017

Our ref: PRU/ 51089

Your ref: 06/17/0615/F

Please ask for: Aidan Bailey-Lewis

Extension No: 616

APPLICATION TO DEMOLISH EXISTING DWELLING AND TO BUILD A NEW DWELLING COMPLETE WITH GARAGE BLOCK AT 1 HIGH BARN FARM EDWARD ROAD WINTERTON NR29 4DA

The above application has been considered and the following comments made:

Land Contamination:

The proposed dwelling will sit over the footprint of the existing dwelling and is therefore unlikely to be affected by contaminants in the soil.

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:

- a) A report shall be submitted and agreed in writing by the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified; and
- b) The agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

NOTE: The responsibility for the safe development and secure occupancy of the site rests with the developer. The local planning authority has determined the application

on the basis of the information available to it, but this does not mean that the land is free from contamination.

Hours of Work:

As a measure to help prevent a nuisance being caused the hours of operation should be restricted to:-

- 0730 hours to 1800 hours Monday to Friday
- 0800 hours to 1330 hours Saturdays
- No work on Sundays or Bank Holidays.

Local Air Quality:

The site will potentially generate a significant amount of dust during the construction process; therefore, the following measures should be employed:-

- An adequate supply of water shall be available for suppressing dust;
- Mechanical cutting equipment with integral dust suppression should be used;
- There shall be no burning of any materials on site.

Advisory Note

The applicant is strongly recommended to advise neighbouring businesses and other residential occupiers of the proposals, together with contact details in the event of problems.

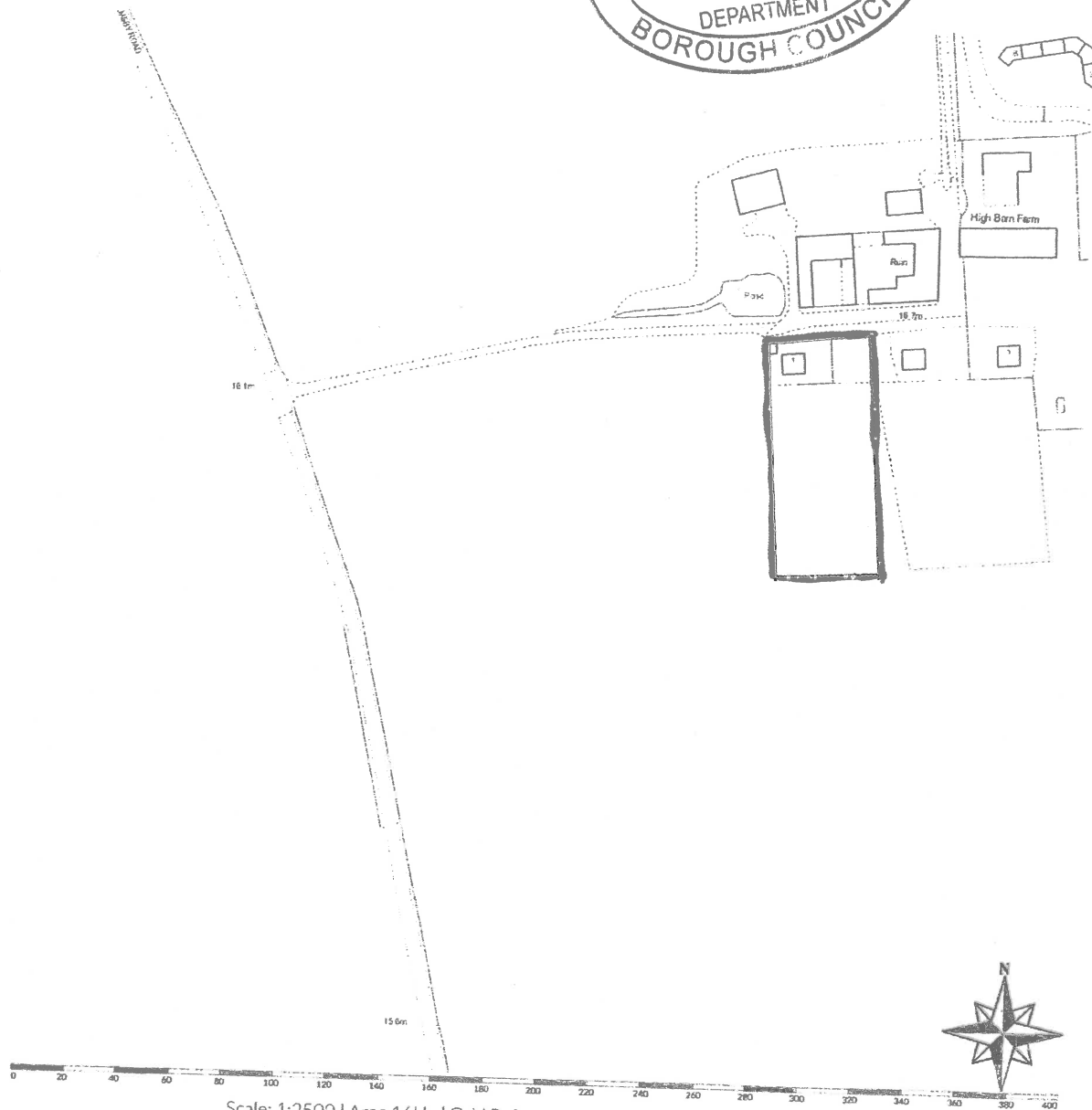


Aidan Bailey-Lewis MSc
Environmental Health Officer

15/12/2016

1, HIGH BARN FARM, GREAT YARMOUTH, NR29 4DA

06/17/0615/F



Scale: 1:2500 | Area 16Ha | Grid Reference: 649584.318354 | Paper Size: A4