

Reference: 06/21/0560/F**Parish:** Ormesby St Margaret**Officer:** Mr R Tate**Original Expiry Date:** 01/10/21**Extension of Time Date:** 20/10/21**Applicant:** Mr G Philo**Proposal:** First floor extension to east facing side elevation with roof light**Site:** 4 Bracecamp Close Ormesby St Margaret GREAT YARMOUTH NR29
3PR

This application has been put forward to members to the Development Control Committee due to the applicant being an employee of the Borough Council.

This application was reported to the Monitoring Officer on 24 September as an application submitted by an officer in a personal capacity and on land in their ownership. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and the officer has taken no part in the Council's processing of the application.

REPORT

1. Background / History:-

- 1.1 The application is for a first-floor extension at 4 Bracecamp Close in Ormesby St Margaret. The subject dwelling is a two-storey detached brick house set to the north of Bracecamp Close. The dwelling is typical for the area, being of a similar form and style to the other dwellings on the estate. The dwelling sits on the entrance to the estate proper and as such it sits on a larger plot and has increased spacing with neighbours in comparison to dwellings further in the estate.
- 1.2 The proposal is for a first-floor extension to the east of the existing dwelling. It is proposed that this extension will have a flat roof, be clad in cement board cladding and have windows to rooms looking out to the south, east and north.
- 1.3 The below table shows the relevant history for the site:

06/74/0845/O	Land off Station Road	Residential Development	Approved with conditions 28-02- 1975
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06/77/1202/O	The Vicarage Site Station Road	Residential Development	Approved with conditions 22-03- 1978
06/78/0218/O	Land off Station Road	Renewal of outline Planning Permission for residential development	Refused 05-05- 1978
06/80/1049/O	The Vicarage Site Station Road	Planning Permission for residential development	Refused 12-11- 1980
06/81/0228/D	The Vicarage Site Station Road	8 two storey and 8 single storey dwellings and tension o Vicarage and Coach House	Approval of details with conditions 10-08- 1981
06/92/0893/F	4 Bracecamp Close	Addition to dining room and lounge and alterations to kitchen	Approved with conditions 04-11- 1992
06/00/0130/F	4 Bracecamp Close	Single storey side extension	Approved with conditions 17-03- 2000
06/00/0526/F	4 Bracecamp Close	Two storey side extension	Approved with conditions 31-07- 2000

2. Consultations :-

2.1 Neighbours: one letter of objection has been received as part of the public consultation process. The following issue(s) were raised:

- Increased overlooking and loss of privacy

An additional letter was received from a neighbour stating that the plans were not viewable on the website. After they were uploaded, the neighbour was informed and invited to comment (on the 9th August 2021), but no further correspondence has been received.

2.2 Parish Council: no response received

2.3 Local Highways Authority (Norfolk County Council): no objection

2.4 Arboricultural Officer – no objection

The planned development will have no effect upon the TPO'd trees within curtilage of the property.
Materials/Equipment etc should not be stored within the trees RPA.
Arboriculturally speaking I have no objection to the proposed extension.

3. Policies:

3.1 The principle policies are:

Borough-Wide Local Plan 2001

HOU18: - EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL:

- (A) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREAS;
- (B) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLINGS; AND,
- (C) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

Core Strategy (2015):

The following Policies of the Core Strategy are also relevant to this proposal:

- 3.2 Policy CS9:** – Encouraging well-designed, distinctive places – in particular CS9 (a) respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity and CS09 (f) - Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety

3.3 Other material considerations:

NPPF Paragraph 130 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future

users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 3.4 The following emerging policies from the Final Draft of the Local Plan Part 2 are also relevant and can be given a significant level of weight in the determination of the application because they are considered to be in accordance with the NPPF and no objections have been raised during the examination of the Local Plan Part 2, and they have not been required to be subject to significant modifications by the Planning Inspectorate in their pre-adoption letter.

Policy A1: Amenity Development proposals will be supported where they contribute positively to the general amenities and qualities of the locality. Particular consideration will be given to the form of development and its impact on the local setting in terms of scale, character and appearance. Planning permission will be granted only where development would not lead to an excessive or unreasonable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;
- b. loss of light and overshadowing and flickering shadow;
- c. building and structures which are overbearing;
- d. nuisance, disturbance and loss of tranquility from: • waste and clutter • intrusive lighting • visual movement • noise • poor air quality (including odours and dust); and • vibration.

Where adverse impacts are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate such impact will be expected to be incorporated in the development. On large scale and other developments where construction operations are likely to have a significant and ongoing impact on local amenity, consideration will be given to conditions to mitigate this thorough a construction management plan covering such issues as hours of working, access routes and methods of construction.

4. Assessment: -

The Proposal

- 4.1 The application is for a side extension to the east side of the dwelling above the existing single storey section. This single storey extension is red brick and has a hipped roof of the same tiles as the main dwelling. The proposed extension will accommodate a study and an additional bedroom with an en-suite.
- 4.2 The extension will be built over the footprint of the single storey section, measuring 9.6m by 4m. The proposal will have a flat roof (with an approximate pitch of 1.5 degrees for water run-off) – 5.3 metres above ground level - and the first floor will be clad in cement board cladding. The applicant has confirmed that this will be grey in colour.

Character and design

- 4.3 The properties in the vicinity of the site on Bracecamp Close all share a similar design and character, with red bricks and dark wood grain effect windows. However, as you move further into the estate, there is an increase in variety in both materials and design.
- 4.4 Flat roofs and cladding are not immediately present in the surrounding area but that does not necessarily mean that they are unacceptable. The proposal is offset at a slight angle in comparison to the road and this will minimise the visibility of the extension.
- 4.5 The extension is more contemporary in design in comparison to the existing dwelling. However, the fenestration and scale ensures that the proposal would not be incongruous in the street scene. The change in material from red brick at ground floor to grey cladding above, and flat roof, is a contrast to the existing but ensures that the extension will be read as a subordinate feature to the main dwelling and this in turn avoids the dwelling appearing unduly bulky in the street scene, helping the original proportions of the building to be seen as the predominant feature and the extension to appear more recessive.
- 4.6 Given this, the proposal is considered acceptable in design terms and would not be harmful to the character of the area. As such it would comply with policy HOU18 A.

Amenity

- 4.7 The extension includes windows on the south, east and northern elevations. The windows to the south will serve the study and look across the road, to the north the windows will serve the en-suite. The dwelling as existing does not have habitable rooms with windows looking out to the east; the proposed plans show a window on this elevation. There is approximately 30 metres separating the eastern wall of no.4 Bracecamp Close and the western wall of no.2 Bracecamp Close. This, in combination with the vegetation screening between the two, is considered sufficient enough distance such that significant levels of overlooking should not occur.
- 4.8 The window on the eastern elevation would allow partial views over toward the objector's property (6 Symonds Avenue). The distance between the proposed window and the south-eastern elevation of the objector's property is approximately 41.5 metres. Given the obscure angle and distance, significant overlooking is not expected to occur. Moreover, to mitigate concerns regarding overlooking, the windows to the en-suite can be conditioned to be obscure glazed to a standard equivalent to Pilkington Level 5 and to be partial-opening only (i.e. limited to a 45 degree opening from the interior plane).
- 4.9 Due to its siting and distance from the neighbouring properties, it is considered that the proposal would not create an overbearing impact or significant overlooking of the neighbouring properties. As such the application is compliant with policy HOU18 B and emerging policy A1.

- 4.10 In terms of amenity for the occupants of the dwelling, the proposal does increase the property to a 5 bedroom dwelling. The proposal would have a gross floor area of 170sqm. This for reference exceeds the minimum requirements for a 5 bedroom 8 person dwelling which is outlined in national guidance as requiring 128sqm. Being a first storey extension, the proposal would not use up any outdoor garden space. With these factors in mind, the proposal would provide adequate amenity space for residents, therefore complying with policy CS09 F.

Trees

- 4.11 As there are protected trees on site a condition should be used to ensure there are no materials stored, access created, or other works undertaken within the trees root protection area / canopy spread without prior written approval.

Conclusion

- 4.12 The extension proposed is of a suitable size and the design would not be detrimental to the character of appearance of the street and of the dwelling itself. Due to its siting and distance from the neighbouring properties, it is considered that the proposal would not create an overbearing impact or significant overlooking of the neighbouring properties. As such the application is considered to comply with adopted policy HOU18.
- 4.13 Mindful of the proximity to neighbouring dwellings it is considered appropriate to condition the hours of construction to limit any adverse impact on neighbours.

5. RECOMMENDATION:-

It is recommended to **Approve** the application.

Approval is recommended to be subject to the conditions suggested below:

Conditions:

- 1) 3-year time limit
- 2) In accordance with plans
- 3) Obscure glazing for the en-suite and restricted opening
- 4) Restrict hours of work
- 5) Protection of tree root protection area / canopy spread area during works

And any other conditions / notes considered appropriate by the Development Management Manager.

Appendices.

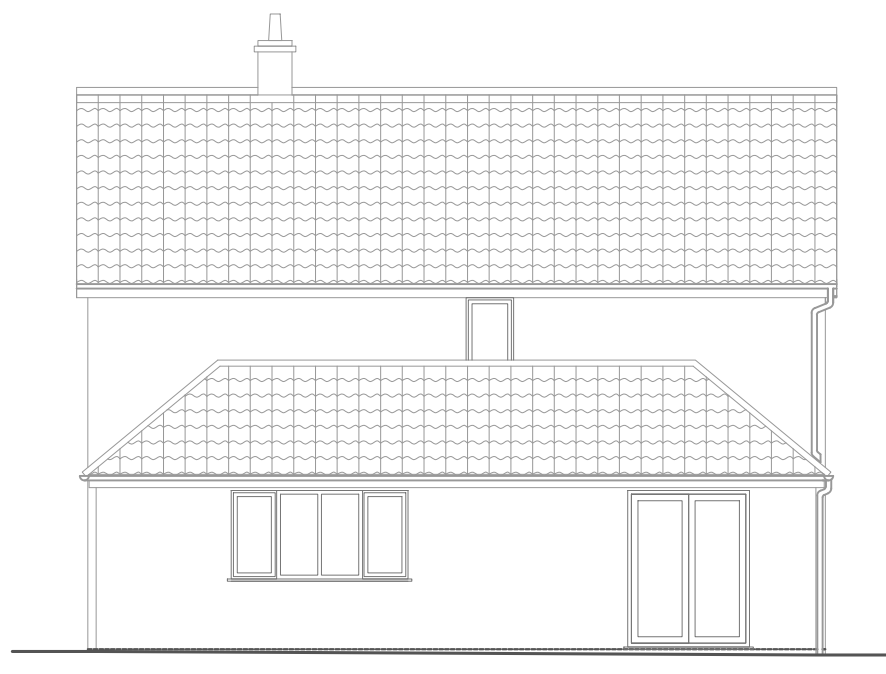
- 1) Plans



EXISTING SIDE ELEVATION (West) Scale 1:100



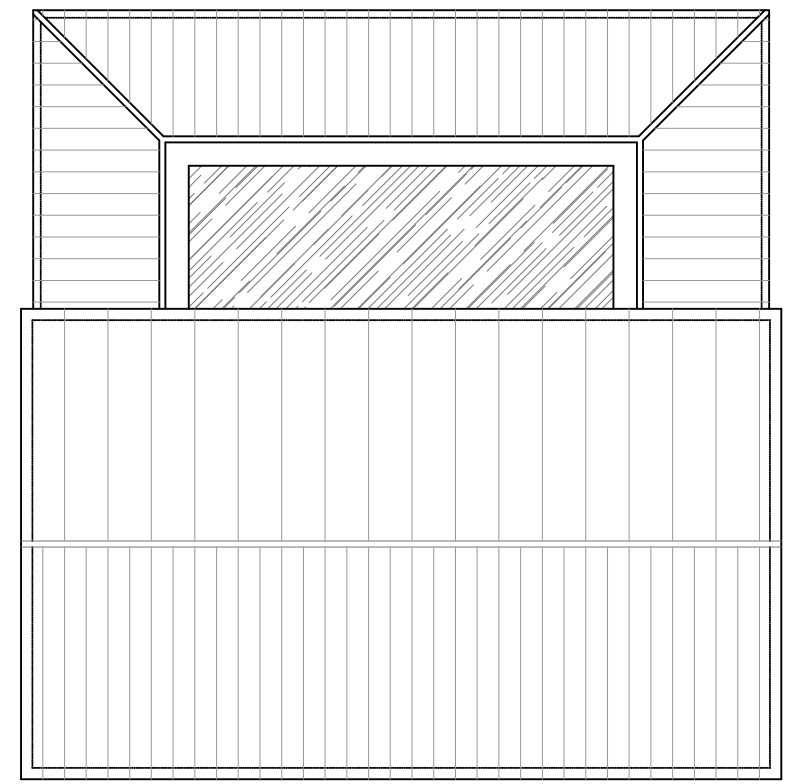
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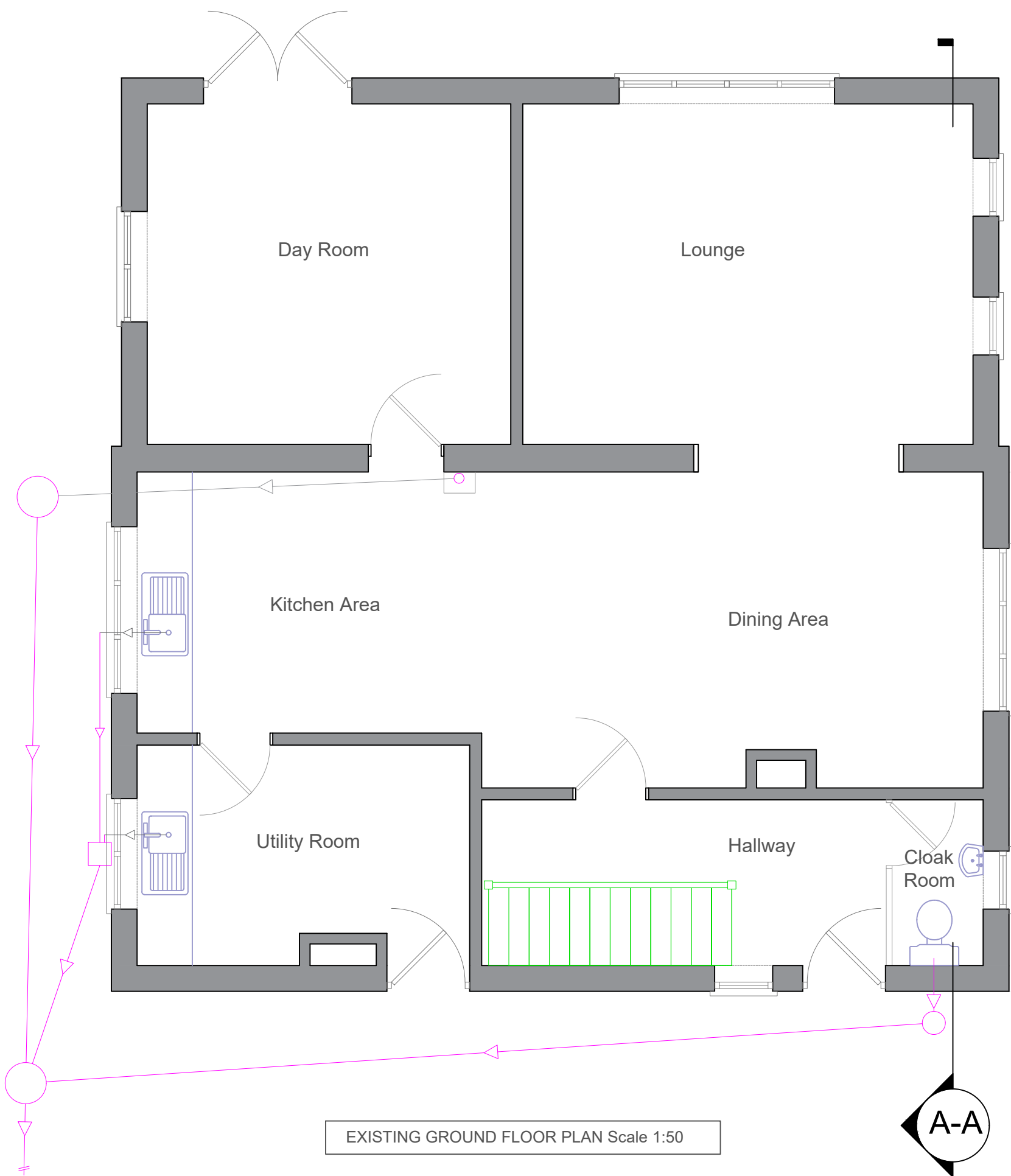
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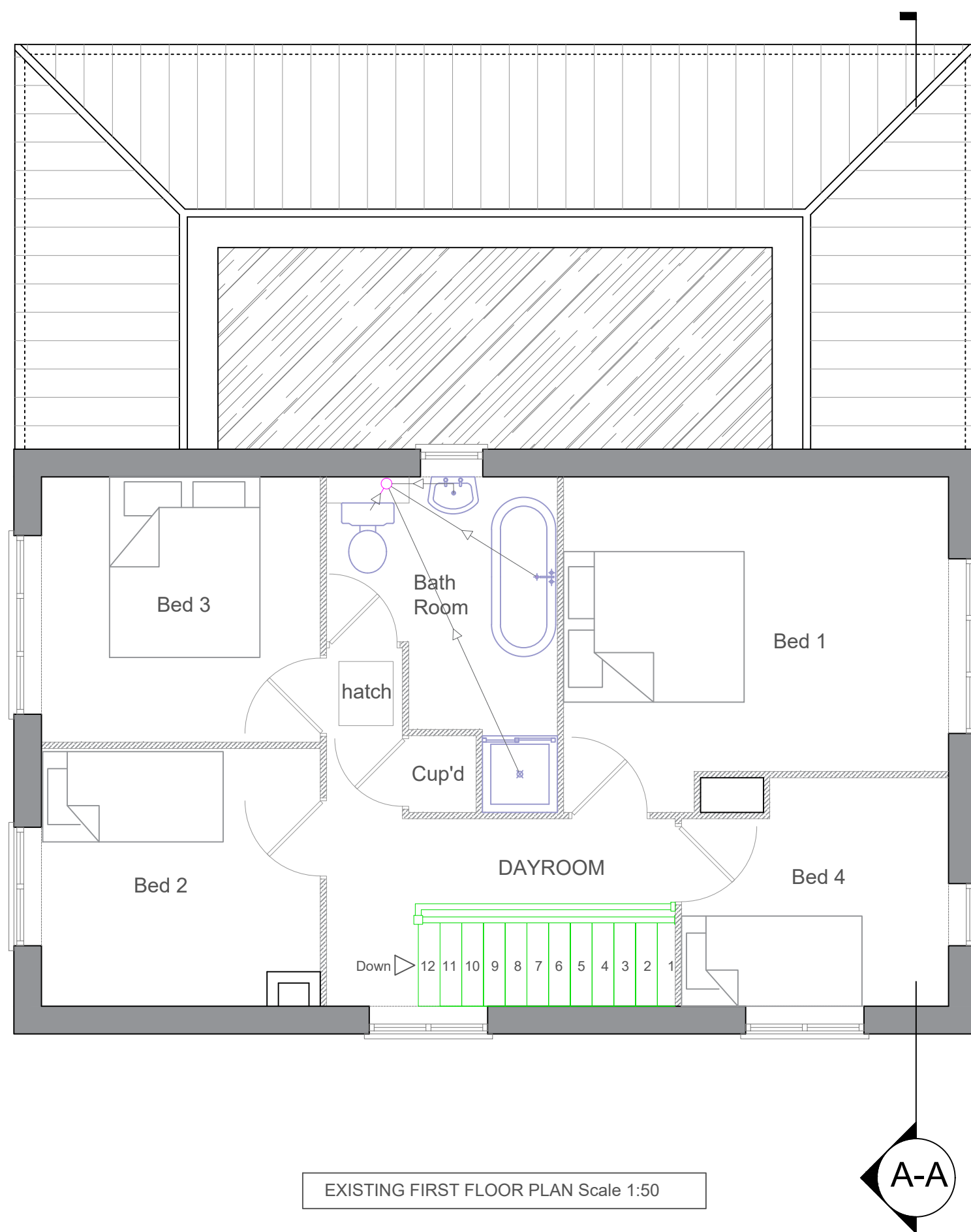
EXISTING REAR ELEVATION (North) Scale 1:100



EXISTING ROOF PLAN Scale 1:100



EXISTING GROUND FLOOR PLAN Scale 1:50



EXISTING FIRST FLOOR PLAN Scale 1:50



EXISTING SECTION A-A Scale 1:100



LOCATION PLAN Scale 1:1250

Rev A	Location Plan now showing			
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	Approval	<input checked="" type="checkbox"/>		
	Tender	<input type="checkbox"/>		
	Construction	<input type="checkbox"/>		
	Record	<input type="checkbox"/>		
Client	Mr G Philo 4 Bracecamp Close Ormesby St Margaret Great Yarmouth Norfolk NR29 3PR			
Project	First Floor Construction above Existing Day Room & Lounge, forming New Bedrooms & Ensuite			
Project No	GP/001			
Title	Existing Plans & Elevations Location Plan			
Info	Local Authority	GYBC	Date Apprd	
	Planning Ref			
	Building Ctrl Ref			
Date	June 2021		Dwg No.	Rev
Scales	Floor Plans	1:50	GP001	A
	Roof Plan	1:100		
	Elevations	1:100		
	Section Dwg	1:100		
	Location Plan	1:1250		



PROPOSED SIDE ELEVATION (West) Scale 1:100



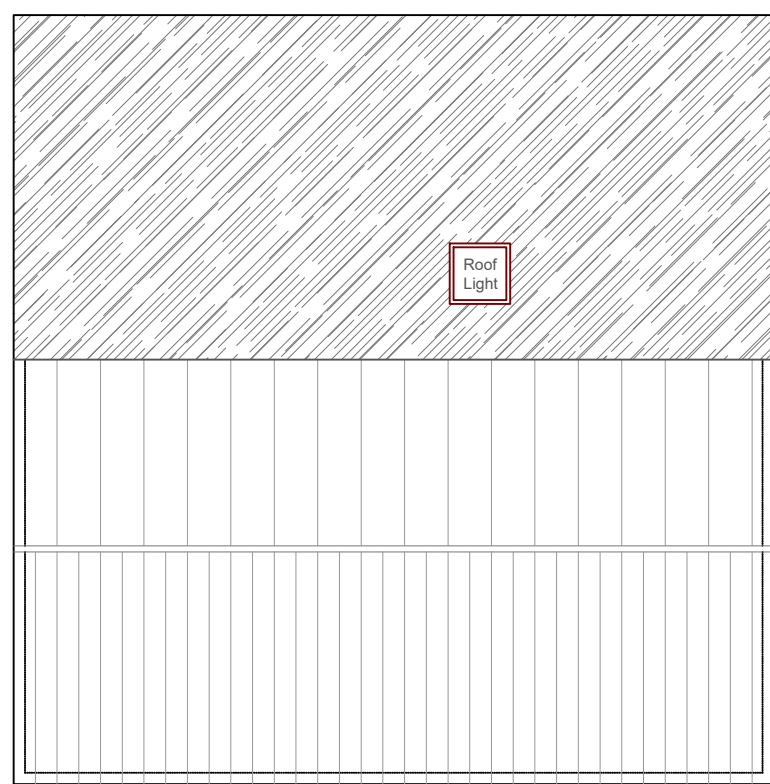
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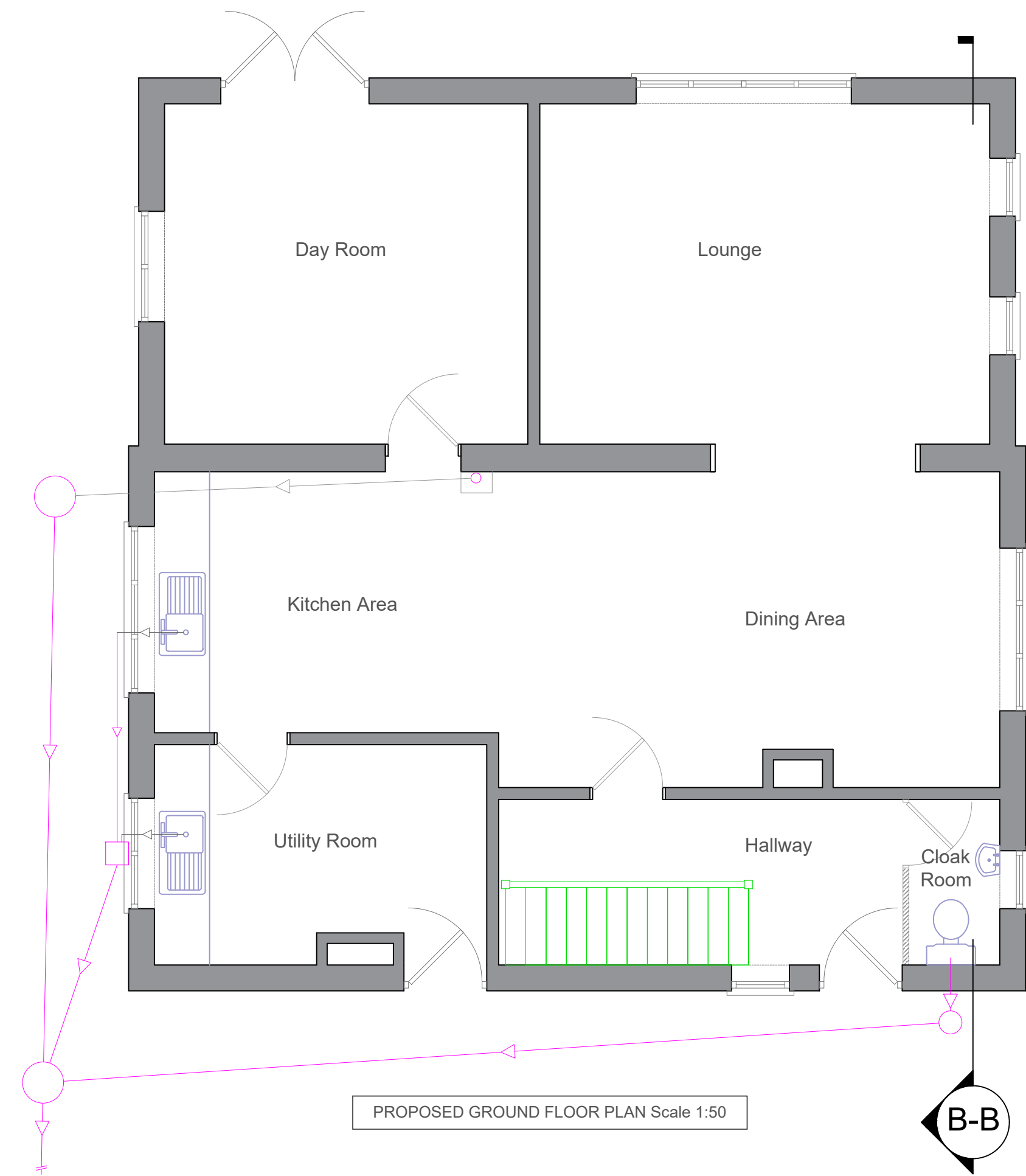
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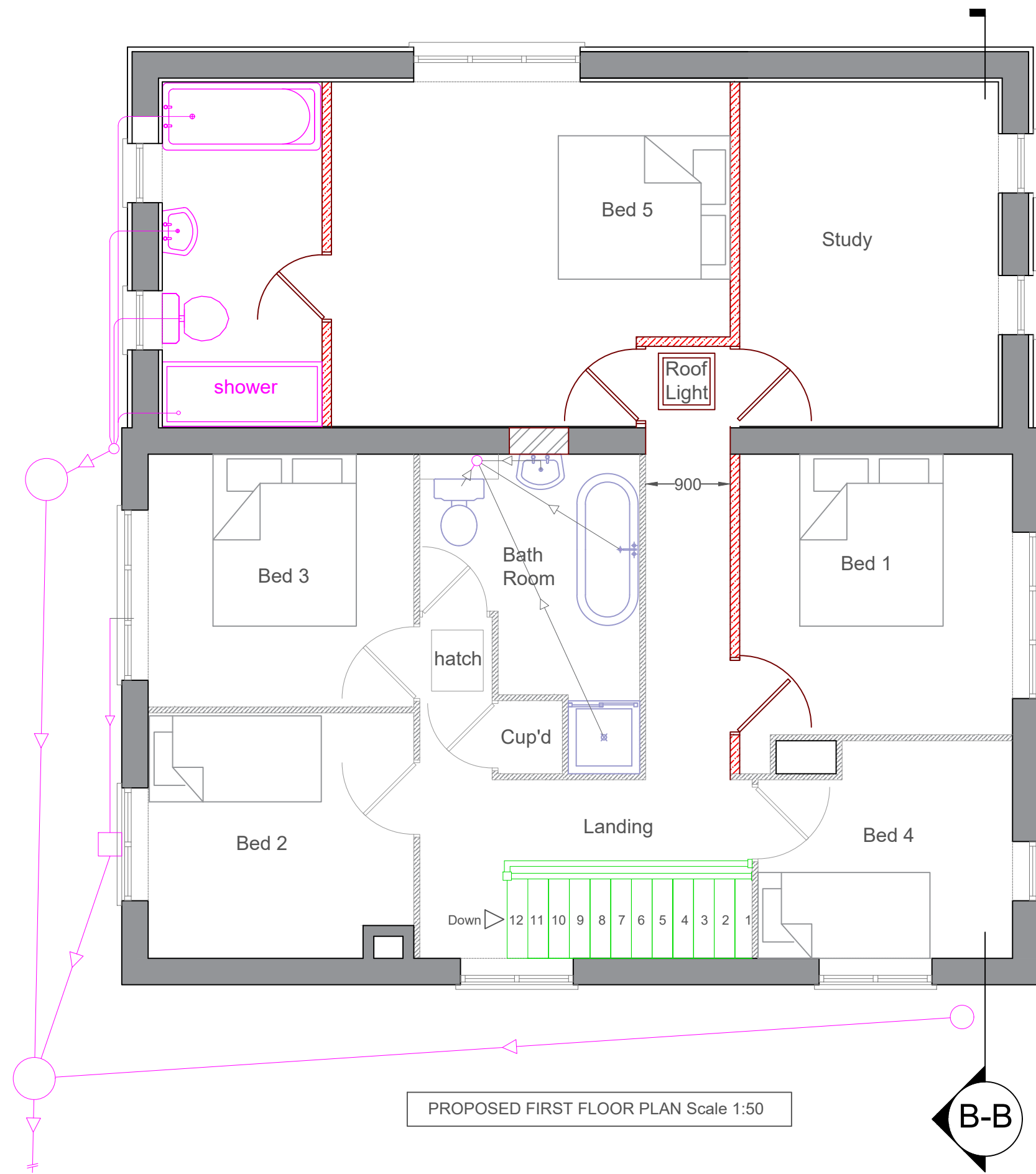
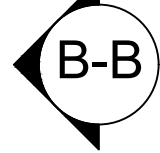
PROPOSED REAR ELEVATION (North) Scale 1:100



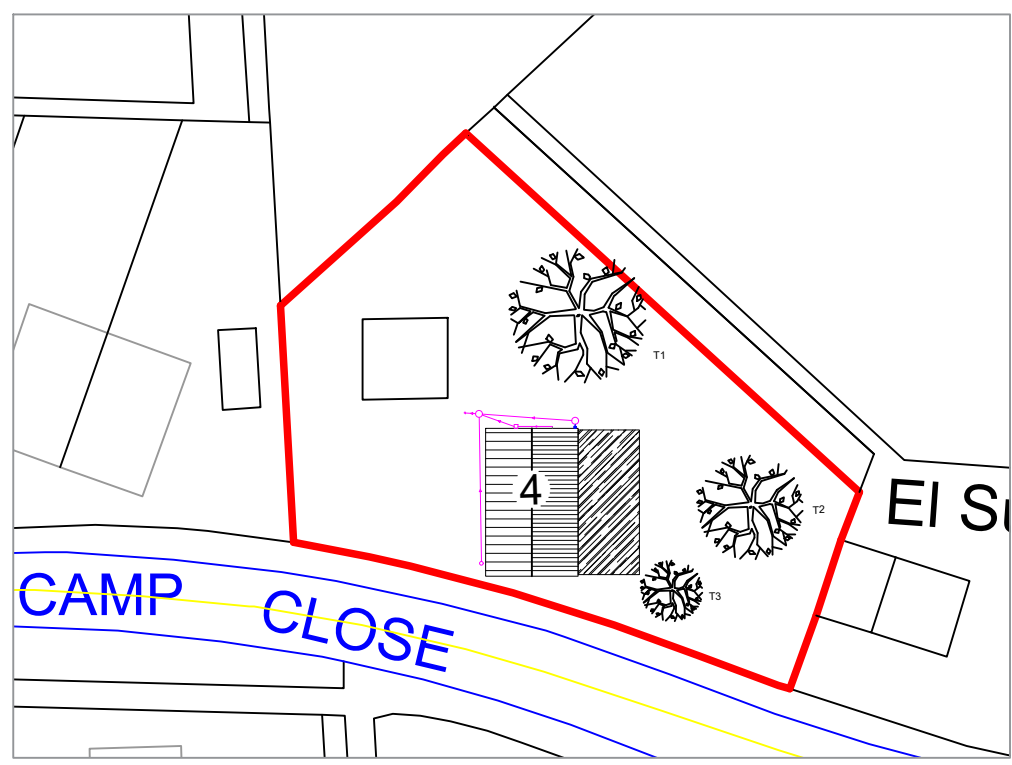
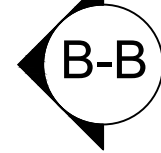
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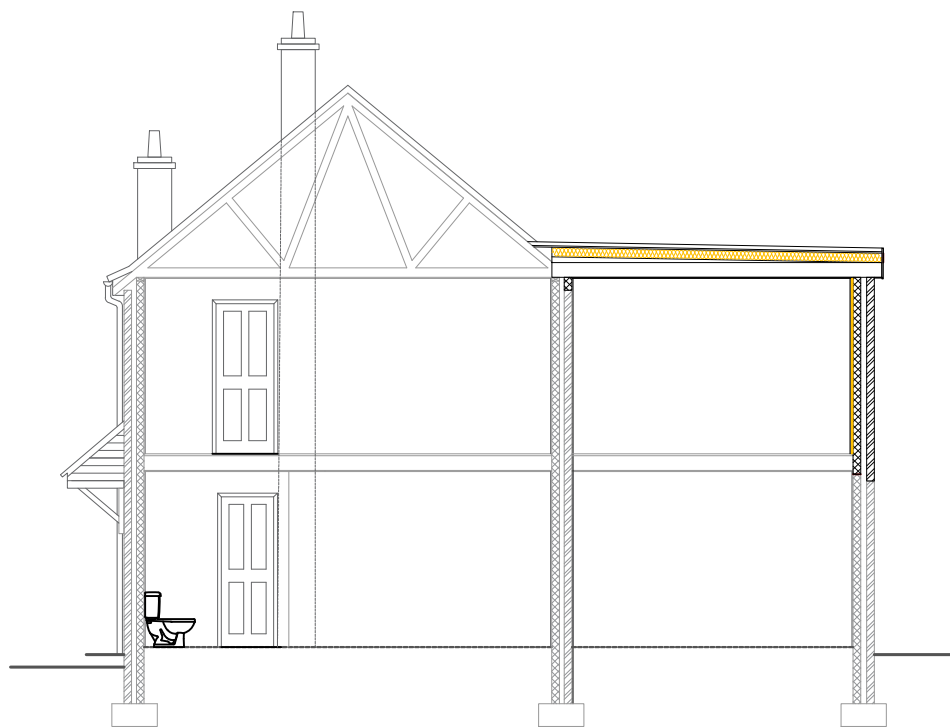
PROPOSED GROUND FLOOR PLAN Scale 1:50



PROPOSED FIRST FLOOR PLAN Scale 1:50



PROPOSED BLOCK PLAN Scale 1:500



PROPOSED SECTION B-B Scale 1:100

Rev			
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	Tender	<input type="checkbox"/>	
	Construction	<input type="checkbox"/>	
Record		<input type="checkbox"/>	
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Scales	Floor Plans	1:50	GP002
	Roof Plan	1:100	
	Elevations	1:100	
	Section Dwg	1:100	
	Block Plan	1:500	