

ITEM:		RECOMMENDATION:	REFUSAL	
REF NO:	3PL/2018/0685/HOU	CASE OFFICER	Sandra Bunning	
LOCATION:	KENNINGHALL Old Chapel East Church Street Kenninghall	APPNTYPE:	Householder	
APPLICANT:	Mr & Mrs Gooderham Old Chapel, East Church Street Kenninghall	POLICY:	Out Settlemnt Bndry	
AGENT:	Wincer Kievenaar Architects Ltd 2 Market Place Hadleigh	ALLOCATION:	N	
PROPOSAL:	Two storey extension, with two storey link extension and porch		CONS AREA:	Y
		LB GRADE:	Adjacent Grade 2	
		TPO:	N	

REASON FOR COMMITTEE CONSIDERATION

The application has been called in at the request of the Ward Representative

KEY ISSUES

The key issues of consideration are the design, size and scale of the proposed extension, the impact on the amenities of the adjacent properties, the impact on the character and appearance of the Conservation Area, having regard to Policies DC1, DC3, DC16, DC17, the NPPF and the NPPG.

DESCRIPTION OF DEVELOPMENT

Permission is sought for a two storey extension including linked element as well as a porch. It is proposed to construct the two storey extension to the north west of the existing dwelling, linked by a flat roof two storey glazed extension, and a porch to the southern elevation over an existing lean-to extension. The proposed extensions would convert an existing two bedroomed property into a five bedroomed property.

The proposed two storey extension would measure 11.84m in depth, 6.365m in width and 6.9m in height (4.7m to eaves). The proposed palette of materials would be a brick plinth, painted render, with mainly glazing to the south western elevation, with pan tiles. This extension would be of a similar footprint to the Old Chapel itself.

The proposed one and a half storey link extension would measure 5.985m in depth, 1.905m in width and 5.2m in height, of glazed construction with a flat roof.

The proposed porch extension would measure 2.4m in depth, 1.9m in width (4m in width to the roof slope) and 3.5m in height.

SITE AND LOCATION

Old Chapel is a single dwelling of two storeys with a single storey element to the East. The dwelling is located on East Church Street, on the south eastern edge of the village of Kenninghall, outside of the Kenninghall Settlement Boundary and within the Kenninghall Conservation Area.

The dwelling is situated centrally within a spacious plot, with a cart lodge and store located to the east. The garden is enclosed to the rear and front by a native hedgerow, with the remainder of the garden laid to lawn.

RELEVANT SITE HISTORY

3PL/2010/0480/F	Permission	16-07-10
-----------------	------------	----------

Proposed chapel conversion to dwelling and extension

3PL/2013/0377/F	Permission	25-06-13
-----------------	------------	----------

Erection of triple bay cart lodge with attached dog kennel

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.03	Replacement Dwellings and Extensions in the Countryside
DC.16	Design
DC.17	Historic Environment
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONSULTATIONS

HISTORIC BUILDINGS CONSULTANT

Prior to the initial conversion of the disused chapel in 2010 (3PL/2010/0480/F refers), informal pre application discussions with the applicants architect and structural engineer concentrated on both the remodelling of the building and its structural remediation to ensure the ongoing preservation of the building. Given the relatively small scale and simple form of the building, it was agreed that any enlargement of the building would need to be minimal and subservient to its original form, to preserve its special interest. In essence, it was accepted at this stage that a modest extension, coupled with sensitive restoration and repair, was necessary to enable the adaptive reuse of the building and to prevent its potential loss (the chapel had been abandoned then

used for agricultural storage) the scheme approved under 3PL2010/0480/F successfully achieved this. A subsequent application for an ancillary building (3PL/2013/0377 refers) was supported in recognition that the proposed building was set away from the converted chapel, so as not to impact on it or its setting. The current proposals for further enlargement of the building are in excess of any earlier discussions at the time of the original application for conversion and in my opinion detract from the special interest of the building and its original form. On that basis, the application is not supported from an historic built environment perspective.

KENNINGHALL P C

No Comments Received

REPRESENTATIONS

Neighbour consultations, site notice, EDP notice and weekly list all expired.
No letters of representation received.

ASSESSMENT NOTES

The key issues of consideration are the design, size and scale of the proposed extension, the impact on the amenities of the adjacent properties, the impact on the character and appearance of the Conservation Area, having regard to Policies DC1, DC3, DC16, DC17, the NPPF and the NPPG.

1.0 Scale

1.1 Policy DC3 supports extensions to dwellings in the countryside where the development is not disproportionate in scale. The size and design must be appropriate to the surrounding landscape character.

1.2 The proposed works would more than double the width and footprint of the host dwelling, with a higher eaves level, and would not be subservient in its overall design. The proposed extensions would convert an existing two bedroomed property to a five bedroomed property. The property is sited in a visible location and it is considered that the scale and massing of the design would be inconsistent with the surrounding area.

1.3 In light of the above observations, it is concluded that the proposal would not comply with Policy DC3 of the Core Strategy.

2.0 Design, and Impact on the character and appearance of the Conservation Area

2.1 Policy DC16 seeks to ensure the highest standards of design are achieved in all new development. Development should compliment the natural landscape, natural features and built form that surround it. In considering development proposals consideration will be given to the shape and configuration of a building or buildings, and its or their style, design and arrangement. Regard will also be had to the distinctive features or qualities of a proposed building and its surroundings and the contribution new development makes to these features or qualities.

2.2 Policy DC17 applies to any development that will affect a listed building or conservation area.

2.3 Any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular

sections 66 and 72, as well as satisfying the relevant policies within the National Planning Policy Framework and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings.

2.3 The Kenninghall Conservation Area includes the historic core of the village, as well as West Church Street and extending into East Church Street. West Church Street is instantly recognisable due to its relatively unique character within the context of the district in which it is located, the interrelated topography and the established pattern of historic development exhibits a rich and diverse architectural heritage. This is extended into East Church Street, albeit to a lesser degree, where development is more sporadic but no less important, as the lead approach from the south west into the village. The Kenninghall Conservation Area extends around the Old Chapel itself with the curtilage outside of the Conservation Area, which highlights the importance of the building itself.

2.4 Lengthy negotiations were entered into at the time of the submission of the application for the conversion of the Chapel itself to a dwelling, to ensure that any enlargement of the building would need to be minimal and subservient to its original form, to preserve the special interest of the chapel. In addition, the approved scheme for the erection of the cart lodge was supported in recognition that the proposed building was set away from the converted chapel, so as not to impact on it or its setting.

2.5 The Historic Buildings Consultant has raised objections to the current proposals. The current proposals for further enlargement of the building are in excess of any earlier discussions at the time of the original application for conversion and would therefore detract from the special interest of the building and its original form.

2.6 It is considered that the proposed size and scale of the extensions would result in a disproportionate addition to the building. Surrounding properties are generally modest, and whilst East Church Street has a pattern of historic development which is relatively unique in character, The Old Chapel is simplistic in form and character. It is considered that the scale and bulk of the proposed works would not be in keeping with the host dwelling and the surrounding area and would therefore be out of keeping. The extensions would result in a development that is incongruous in the streetscene which would be visible from public and private vantage points.

2.7 It is considered that the introduction of a further extension, to the extent in which it is proposed, would have an adverse impact on the character and appearance of the Conservation Area in this location, and would cause harm to the surrounding Conservation Area. The proposed extensions are considered to be of a scale and nature which would detract from the character and appearance of the original building, one which would not ordinarily have outbuildings or other ancillary buildings.

2.8 On that basis and in light of the above observations, it is concluded that the proposal would not comply with Policies DC16 and DC17 of the Core Strategy.

3.0 Impact on Amenity

3.1 Policy DC1 seeks to protect residential amenity. The relationship of the development to neighbouring dwellings (37m to the north west and 38m to the east) and private open space is such that visual dominance, loss of light, overlooking and overshadowing impacts all fall within acceptable parameters. The domestic nature of the development would ensure the proposal does not give rise to any form of disturbance.

3.2 It is concluded that the proposal will maintain an acceptable level of residential amenity for neighbour occupants, consistent with Policy DC1.

4.0 Conclusion

4.1 In terms of the overall planning balance of the scheme, the size, scale and design of the proposed extensions are considered disproportionate and out of keeping with the simple form of the existing dwelling, as well as the harm caused on the character and appearance of the Kenninghall Settlement Boundary, and refusal is accordingly recommended, having regard to Policies DC1, DC3, DC16, DC17, the NPPF and the NPPG.

RECOMMENDATION

Refusal of Planning Permission

REASON(S) FOR REFUSAL

1

Non-std reason for refusal

The proposed extensions by virtue of their overall size, scale and design would result in a disproportionate addition to the original dwelling, out of keeping and character with its appearance and simplistic form, as well as not preserving the character of the Conservation Area, contrary to Policies DC3, DC16 and DC17 of the Core Strategy and Development Control Policies 2009.