

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2019/0332/F	CASE OFFICER	Joe Barrow
LOCATION:	NORTH ELMHAM Dale Farm Great Heath Road North Elmham	APPNTYPE:	Full
APPLICANT:	Mrs Hellen Hetherington Dale Farm Great Heath Road	POLICY:	Out Settlemnt Bndry
AGENT:	J A Brown Building Services 2 High House Barns Gunn Street	ALLOCATION:	N
PROPOSAL:	Erection of two storey and single storey extensions to side of property, new porch to the front. To add a skin around the existing walls to match the stone of the new extensions (revised scheme)	CONS AREA:	Adjacent
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is referred to committee as it is a resubmission of a scheme previously decided at committee.

KEY ISSUES

Impact on character & appearance
Scale of extensions in the countryside
Residential amenity
Parking & access

DESCRIPTION OF DEVELOPMENT

The proposal involves extensions and alterations to the farmhouse at Dale Farm in North Elmham. The scheme involves two storey and single storey extensions to the property along with a front porch. The materials palette is also proposed to be altered for the entirety of the dwelling, with a buff stone and charcoal tile proposed. This application is a resubmission of a previous refusal; 3PL/2018/1196/F.

SITE AND LOCATION

Dale Farm is located in the parish of North Elmham, but outside its settlement boundary as defined by Policy SS1 - Spatial Strategy of the Local Planning Authority (LPA)'s Adopted Core Strategy. The site access is approximately 250m in length, joining Great Heath Road to the south east, which is the nearest highway. The nearest dwelling to the front of the applicant property is sited north of Great Heath Road and is approximately 130m due south of the applicant property's principal elevation.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2018/1196/F Refusal 12-02-19

Two storey & single storey side extensions, erect front porch. Add a brick skin around the existing walls to match the bricks of the new extensions.

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

CP.11	Protection and Enhancement of the Landscape
DC.01	Protection of Amenity
DC.03	Replacement Dwellings and Extensions in the Countryside
DC.14	Energy Efficiency
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

NORTH ELMHAM PARISH COUNCIL

Objection on the grounds that the size and design of the building are not in keeping with the rural environment and the development is too big and modern for the area.

NORFOLK COUNTY COUNCIL HIGHWAYS

No objection.

REPRESENTATIONS

Six neighbours consulted - 21 day consultation period expired 15/06/2019 (due to amendment to red edge). Site notice displayed 05/04/2019 - Expired 26/04/2019.

Three letters of support received.

Three letters of objection received, raising the following material planning considerations:

- Scale and size out of keeping and character with the area.
- Detrimental change in the character of the existing building by way of the change in materials.
- Removal of trees to the front of the property.

ASSESSMENT NOTES

1.0 Background & main issues:

1.1 The main issues for consideration are the size and scale of extensions to a dwelling within the open countryside, with regard to their impact on character & appearance of the area and residential amenity, having regard to the National Planning Policy Framework (NPPF) (2019) and the following policies from the Local Planning Authority (LPA)'s Adopted Core Strategy; SS1 - Spatial Strategy, CP11 - Protection & Enhancement of the Landscape, DC1 - Amenity, DC3 - Extensions in the Countryside, DC14 - Energy Generation & Efficiency & DC16 - Design. The application is a re-submission of 3PL/2018/1196/F which was refused at committee due to the size and scale of the proposed extensions.

2.0 Principle of development:

2.1 The principle of an extension to this property is acceptable subject to the size and scale of the extensions proposed in the open countryside and their impact on the character and appearance of the area, having regard to Policies DC3 and DC16 of the LPA's Adopted Core Strategy.

2.2 Policy DC3 of the LPA's Adopted Core Strategy seeks to ensure that extensions to existing dwellings in the countryside will be permitted only 'where the extension does not result in a dwelling that is disproportionate to the scale of the original dwelling and the size and design of the extension are appropriate to the landscape character of the location'.

2.3 The proposed extensions would result in a floor area of approximately 550 square metres (a reduction of approximately 97 square metres compared with the previously refused 647 square metres). The original floor area is approximately 275 square metres. Consequently, this proposal would approximately double the floor area of the applicant property.

2.4 The previous application was refused with a proposed increase in floor area of approximately 140%. It is considered that the reduction in the proposed increase in floor area to approximately 100% is acceptable in the case of Dale Farm for a number of site specific reasons including the isolation of the plot and the size of the curtilage. These site specific reasons will be addressed in more detail throughout the report.

2.5 Extensions of this scale to Dale Farm farmhouse are consequently considered acceptable in principle in accordance with Policy DC3 of the LPA's Adopted Core Strategy, having regard to the planning considerations outlined in the remainder of this report.

3.0 Character & appearance:

3.1 The proposal creates a U-shaped 2 storey dwelling with open courtyard to the north between the rear projecting wings, as well as a single storey element to the east.

3.2 The general form and style of the proposed extensions maintain that of the existing property, with the new two storey wing on the west of the property mirroring the profile and height of that on the east. The principal elevation also appears uniform and traditional in its design, with stone quoin detailing around all windows, excluding some of those which face rearwards, however these are not visible from public space.

3.3 In terms of scale and massing, the width of the front elevation of the property will increase by approximately 4m, when disregarding the small section of wall which projects eastwards. This increase is relatively minor, which is important as the front of the property is likely the only elevation that could be visible from public areas. This front elevation would however be mostly 2 storey in height for the majority of its 30.6m width, contrasting with only approximately 12m at two storey height on the existing property.

3.4 This additional massing is fairly substantial, however considering the site's location and the the large separation distances from other dwellings the additional scale and massing is not considered to be significantly and demonstrably harmful to the streetscene or the wider area.

3.5 The materials palette is different to the existing, and the use of a brick skin around the exterior of the existing property means that the appearance of the whole property would change. The materials proposed consist of buff stone/brick exterior, stone quoin work around windows, white uPVC sash windows to front and side, charcoal roof tile, and grey aluminium bi fold doors and windows to the rear. Whilst this is a departure from the existing, it is not considered to be a palette that is harmful to the character & appearance of the area.

3.6 Taking account of the above, the proposal is considered acceptable in terms of its impact on the landscape and the character & appearance of the area, having regard to Policies CP11 and DC16 of the LPA's Adopted Core Strategy as well as paragraph 127 of the NPPF (2019).

4.0 Residential amenity:

4.1 In terms of impact on residential amenity the nearest neighbour is approximately 130m away and therefore it is unlikely that the scheme would adversely impact the level of residential amenity in the area, with regard to Policy DC1 of the LPA's Adopted Core Strategy as well as paragraph 127 (f) of the NPPF (2019).

5.0 Other considerations:

5.1 The application form states that the proposal will include the installation of solar panels for electricity generation and hot water. In addition, a biomass boiler or air source heat pump are proposed for central heating. These elements are noted in favour of the application in accordance with paragraph 8 of the NPPF (2019) and Policy DC14 of the LPA's Adopted Core Strategy. These considerations are afforded limited weight in the overall planning balance of the scheme, but are positive nonetheless.

5.2 Throughout this application and the previous refusal there have been a number of representations received regarding the removal of trees. These trees were removed prior to the 2018 application and were not subject to a TPO. Consequently, the LPA confirm that their removal is not a material planning consideration for this particular application.

6.0 Conclusion

6.1 In terms of the overall planning balance of the scheme, the impact of a large extension to this dwelling is

considered to be suitably and appropriately mitigated by the isolation of the plot and the appropriate architectural style and form of the design. It is considered that the scheme would not be significantly and demonstrably harmful to the openness of the countryside, the landscape, character & appearance of the area, or level of residential amenity so as to warrant a refusal, having regard to Policies CP11, DC1, DC3, DC14 and DC16 of the LPA's Adopted Core Strategy alongside the NPPF (2019).

RECOMMENDATION

Grant planning permission, subject to conditions.

CONDITIONS

- 1 Time Limit**

The development hereby permitted shall be begun before the expiration of TWO YEARS from the date of this permission.

Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-
To ensure the satisfactory development of the site.
- 3 External wall and roof materials to be agreed**

No development beyond slab level shall take place until precise details, (including samples where required), of the materials used in the construction of the external walls and roofs of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:-
To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

This condition will require to be discharged
- 6 Variation of approved plans**

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.