

Application for Determination

Parish	Bramerton		
Reference	BA/2013/0388/FUL	Target date	5 February 2014
Location	Hill Cottage, Mill Hill, Bramerton		
Proposal	Two storey side extension and single storey rear/side extension		
Applicant	Mr Ashley Banester		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Objection received		

1 Description of Site and Proposals

- 1.1 The application site is a dwellinghouse at Hill Cottage, Mill Hill, Bramerton. The dwelling forms the northern half of a pair of semi-detached dwellings that front the narrow, rural lane of Mill Hill, approximately 250 metres south of the River Yare. The two storey dwelling is sited approximately 10 metres from the road, on slightly higher ground and the curtilage extends approximately a further 100 metres to the rear (east) with the ground levels rising steeply away from the dwelling. In contrast to its length, the site is approximately 9 metres wide.
- 1.2 The red brick dwelling has a hipped pantile roof and white UPVC windows. It is accessed on the north elevation under a small porch and a single storey flat roofed extension extends across the rear elevation. This is a modest two bedroom dwelling with a footprint of approximately 50 square metres. The attached dwelling and curtilage is near identical in size and form.
- 1.3 Ground levels drop away steeply to the north and consequently the neighbouring two storey dwelling, sited approximately 20 metres to the northeast of that within the application site, sits on much lower ground. This dwelling has the living accommodation on the first floor, opening to a veranda across the west elevation, and bedrooms on the ground floor. Within the curtilage, adjacent to the northern boundary of the application site, is a substantial, early mature/mature oak tree of high public amenity value that is protected by a Tree Preservation Order (reference BA/2013/0004/TPO). The crown of this oak tree has limbs overhanging the application site and the TPO was served following pre-application discussions on this proposal to ensure

the retention of this tree was given sufficient consideration in the design of this proposal and in the longer term.

- 1.4 The application proposes a two storey side extension and single storey side/rear extension to the existing dwelling. The two storey side extension to the north elevation would measure approximately 4 metres wide, fronted by a 1 metre deep lean to porch across the west elevation. This would measure approximately 7 metres deep along the north elevation, extending approximately 2 metres beyond the line of the existing two storey part of the dwelling. The north and east elevations would have one first floor window (to a bedroom) and the north elevation would also have a ground floor window and door. A hipped roof would be set approximately 0.5 metres below the existing ridge on the front (west) elevation and then step down again on the north elevation to the rear.
- 1.5 The existing two storey part of the dwelling would be extended approximately 2 metres to the rear (east), with an eaves height approximately 0.5 metres lower than the proposed two storey extension to the side. This roof would feature a catslide dormer window and a rooflight. Below this, a lean to roof is proposed over the existing flat roof, the highest part of which would be 1 metre above the existing roof.
- 1.6 To the rear (east) of the proposed two storey extension, an 8 metre long single storey extension under a hipped roof is proposed. This would have a lower floor level to follow changes in the external ground level and would step out approximately half a metre closer to the northern site boundary, measuring approximately 5.5 metres wide across the rear elevation. At the closest point, the extension would be within less than a metre of the boundary which is marked by a laurel hedge. The ridge of this extension would be approximately 4 metres above the adjacent ground level and on the east elevation doors and a large window are proposed, with the south elevation also having a large window opening.
- 1.7 The proposed extensions have an approximate footprint of 70 square metres, increasing the footprint of the existing dwelling by 140%.
- 1.8 All materials would match the existing, except on the single storey rear extension which would be clad in timber.

2 Site History

No known planning history.

3 Consultation

Broads Society – No comment.

Parish Council – We consider the application should be approved. Concerns over scale, recognising modernising is required, compared with neighbouring and the original properties.

District Member – No response.

4 Representations

- 4.1 One representation received in support of the application noting: this represents an opportunity to improve the living conditions of this cottage; the importance of villages such as Bramerton retaining and attracting young people and families; and, the extension will not be detrimental to any neighbouring property, landscaping or the vicinity in general.
- 4.2 One representation received objecting in terms of impact on amenity (reduced light, overbearing and overlooking), loss of screening from reduction of oak tree and desire to retain laurel hedge. Concerns expressed over submitted arboricultural information.

5 Policies

- 5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application.

Adopted Core Strategy (2007)

[Core Strategy \(Adopted Sept 2007\).pdf](#)

CS1 – Landscape Protection and Enhancement

Adopted Development Management Policies (2011)

[DMP DPD - Adoption version.pdf](#)

DP1 – Natural Environment

DP2 – Landscape and Trees

DP4 – Design

- 5.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

[NPPF](#)

Adopted Development Management Policies (2011)

DP28 – Amenity

6 Assessment

- 6.1 In terms of assessment, extensions to an existing dwelling are acceptable in principle and it is necessary to consider the siting, scale, form, design and materials proposed, impacts on amenity, trees and hedges and biodiversity.

Design

- 6.2 There is no objection in principle to extending the dwelling to the side and rear. However, the dwelling would extend to within one metre of the northern boundary, in proximity to the adjacent protected oak tree and boundary hedge and the impacts on these and neighbour amenity need to be considered. The siting occupies an area that currently provides informal parking and turning space, but it is indicated that sufficient space would remain to the front of the dwelling for at least one car to enter and leave in a forward gear. The siting is therefore considered broadly acceptable.
- 6.3 The form of the extensions adopts the principles of creating a subservient relationship with the existing dwelling by setting back the front wall of the two storey extension and lowering the ridge height of the two storey extension. The single storey extension to the rear drops down to follow changes in external ground levels and this goes some way to breaking up the visual mass of this extension and the north elevation. Whilst this approach is welcomed, the extensions are large in scale, increasing the footprint of the dwelling by 140% and significantly increasing the volume by extending beyond the entirety of two of the three exposed elevations of the original dwelling. In terms of overall area, this is a large site, however, it is very narrow in width and the existing dwelling is modest. Although the increase in footprint and volume is significant, the individual elements of the extensions would be subservient to each other and the existing dwelling. On balance, it is considered that the scale of the extensions is not unacceptable.
- 6.4 The detailed design draws on that of the existing dwelling and the materials would largely match the existing, with the exception of the timber cladding to the lighter weight and heavily glazed single storey extension which assists in breaking up the visual mass. These materials are considered broadly acceptable, subject to submission of samples to be agreed by condition. The proposal can be considered acceptable in terms of design in accordance with Development Management Policy DP4.

Amenity

- 6.5 The proposal has the potential to impact on the amenity of the occupiers of the attached dwelling to the south and the dwelling to the northeast. The attached dwelling has a first floor window on the northern side of its rear elevation, approximately half a metre from the proposed first floor extension and, to the north, this would look onto a two metre section of blank wall and beyond this the lean to roof extending from the approximate height of the window sill. As these extensions would be orientated to the north of the attached dwelling, there would be no overshadowing; however, the outlook to a blank wall to the immediate side of the first floor window would reduce the visual amenity of the adjoining occupiers. In terms of overlooking and loss of privacy, two first floor rear elevation windows are proposed and it is not considered these would result in any significant additional overlooking or loss of privacy to the occupiers of the attached dwelling.

- 6.6 The dwelling would be extended to within one metre of the northern boundary. As the neighbouring dwelling is sited further back from the road, northeast of the application dwelling, there would be no direct overshadowing of the dwelling itself, however the area of curtilage immediately to the north of the application dwelling, which is currently a terraced garden area, would be subject to a greater degree of shadow than at present.
- 6.7 The proposed two storey extension has first floor bedroom windows on the north and east elevations which would give views down into the front curtilage and towards the first floor living accommodation of the dwelling to the north. The existing laurel hedge along this boundary provides screening to the ground floor accommodation and the oak tree also provides some screening to views between the sites when in leaf. Long term retention of these features is considered necessary to protect amenity and this is assessed at 5.10 below.
- 6.8 The proposal would extend the dwelling's mass closer to the neighbouring dwelling and the change in levels may exacerbate this impact. However, given the remaining distance between the two dwellings (approximately 13 metres) and their relative siting, on balance, it is not considered any unacceptable overlooking, loss of privacy, overshadowing or overbearing would result in accordance with Development Management Policy DP28.
- 6.9 In order to retain control over the development of the site in the interests of preventing overdevelopment and protecting amenity, it is considered necessary to remove permitted development rights for extensions, alterations and curtilage buildings.

Trees and Hedges

- 6.10 The proposed extension would encroach on the root protection area and crown spread of the protected oak tree. It is proposed to reduce one limb of the tree, provide specialist foundations to ensure the roots are not compromised and protect the tree and hedge throughout construction. Further details of these aspects are to be submitted and it is considered likely that a satisfactory solution to ensure the tree and hedge can be retained in the long term can be arrived at. Given the significance of the tree and the adverse impacts on amenity that would result from removal or loss of the boundary hedge, it is considered necessary to satisfactorily resolve these issues prior to issuing any permission and if this is possible, the proposal can be considered acceptable in accordance with Development Management Policy DP2.

Biodiversity

- 6.11 The proposal includes alterations to the existing dwelling, including to the roof, and this could potentially disturb protected species. It is considered necessary to include informative notes regarding removal and demolition on any permission issued and to condition the inclusion of enhancement measures, in accordance with Development Management Policy DP1.

7 Conclusion

- 7.1 The application proposes significantly increasing the scale of an existing modest, semi-detached dwelling. Whilst large, the proposed extensions take a subservient form to the existing dwelling and each other and the form is broken up to reduce the visual mass. The materials are considered appropriate to the existing dwelling and setting and, on balance, the proposal is considered acceptable in terms of design. It is not considered that the increased scale and mass would result in an unacceptable overbearing impact on adjoining occupiers and no significant additional overlooking or loss of privacy would result.
- 7.2 Subject to ensuring the crown is suitably reduced, an appropriate foundation system is used and adequate protection measures are employed, it is considered that the development can be achieved without detriment to the tree or hedge during construction or in the longer term. It is, however, necessary to resolve these matters prior to issuing any permission.

8 Recommendation

- 8.1 Approve subject to conditions:
- (i) Standard time limit
 - (ii) In accordance with submitted plans
 - (iii) Samples of materials to be submitted
 - (iv) Tree and hedge protection measures
 - (v) Ecological enhancements
 - (vi) Removal of permitted development rights

9 Reason for recommendation

- 9.1 Subject to resolving the outstanding tree and hedge issues, the proposal is considered to be acceptable in accordance with Policies DP1, DP2, DP4 and DP28 of the adopted Development Management Policies DPD (2011) and Policy CS1 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012) which is a material consideration in the determination of this application.

Background papers: Application File BA/2013/0388/FUL

Author: Maria Hammond
Date of Report: 12 February 2014

List of Appendices: APPENDIX 1 – Site Location Plan

APPENDIX 1

BA/2013/0388/FUL – Hill Cottage, Mill Hill, Bramerton
Two storey side extension and single storey rear/side extension

