

Application for Determination

Parish	Stokesby with Herringby Parish Council
Reference	BA/2009/0055/FUL Target date 30 April 2009
Location	Bureside, The Green, Stokesby
Proposal	Alterations and extensions to dwelling
Applicant	Mr and Mrs R Lear
Recommendation	Refuse

1 Description of Site and Proposals

- 1.1 The application site is a dwellinghouse known as 'Bureside' situated to the east of The Green in Stokesby. The dwellinghouse is a two storey semi-detached dwelling which directly fronts Mill Road, although vehicular access is through an entrance from The Green into the rear curtilage. The original part of the dwellinghouse is rendered pink and has a red clay pantile roof; there is a substantial single storey extension across the width of the dwelling to the rear with a low pitched lean-to felted roof. There is also a two-storey annexe building to the rear within the garden that extends south to the River Bure; this building is separate from the main dwelling.
- 1.2 To the south of the dwelling the curtilage extends both east and west of the width of the original dwelling. The adjoining dwelling to the west has a narrow strip of the amenity space along the rear of the dwelling which leads to a larger area further west. A pair of semi-detached dwellings to the east, which are orientated perpendicular to Mill Road, have small areas of curtilage to the rear up to their boundary at the eastern wall of Bureside. A layout plan showing the precise arrangement of properties is attached at Appendix 1.
- 1.3 The application is for alterations and extensions to the existing dwelling.
- 1.4 The main form of the proposal is a first floor extension above the existing rear single storey extension. The extension would not cover the full extent of the existing extension which measures 5.5 metres deep from the rear wall of the original dwelling and tapers from approximately 9.5 metres wide to 7.9 metres wide following the line of the dwellings eastern boundary. The extension would cover the narrowest width of the single storey extension, leaving a triangular shaped single storey element to the east. The rear wall of the first floor extension would be set back 2.7 metres from the rear wall of the existing extension for a width of 3.6 metres from the western wall. The resulting

extension would take an 'L' shaped form creating a bathroom and bedroom.; The roofs over the two remaining single storey areas would be mono-pitched and tiled. The first floor elements would have gabled roofs over each, with ridge heights to match that of the original dwelling, at approximately 6.4 metres above ground level. The resulting two storey extension would all be rendered to match the original dwelling and the windows would be white PVC. There would be only two openings in the first floor, both on the south elevation.

- 1.5 The proposal also includes replacement of all the existing 'small pane' effect white PVC windows with those of a larger paned design.
- 1.6 In addition to the extension, a gabled porch measuring 1.2 metre deep by 1.7 metres wide is also proposed to be positioned on the rear, southern wall of the existing extension. The ridge would measure approximately 3.3 metres above ground level and the porch would be positioned between a set of full height windows to the west and a window to the east.

2 Site History

BA/2004/0829/HISTAP Renew quay heading and fit decking – Approved with conditions 30 July 2004.

3 Consultation

Broads Society – I am pleased to advise you that we have no objections to the proposal but the westerly neighbour may object to the loss of light caused by the creation of the new bathroom.

Stokesby with Herringby Parish Council – We consider the application should be approved.

District Member – No response.

Great Yarmouth Borough Council Planning Department – No response.

4 Policies

4.1 Broads Local Plan (Saved Policies)

Policy B 11 Design

Development will only be permitted if its scale, form, design, external materials and colour would be appropriate to its setting. New development in the built environment should respect the character and townscape of the area. New development in the countryside should be appropriately located so as to minimise its visual intrusion in the landscape.

Policy H 11 Extensions and annexes

Extensions and alterations to dwellings and the provision of annexes will be permitted provided the following criteria are met:

- a) the scale and design of the extension, alteration or annexe would not have a significant adverse effect on the character of the existing dwelling or the surrounding area; and
- b) the development would not have a significant adverse effect on the privacy and amenity of any adjoining occupiers.

Any annexe should remain integral with the dwelling and before an annexe is permitted the Authority will seek to prevent its use as a separate dwelling by means of a planning obligation or condition.

4.2 Broads Core Strategy adopted September 2007

Policy CS 1 Development and changes in land use / management must ensure that all aspects of the environmental and cultural assets of the Broads distinctive landscape are protected, enhanced and restored.

Proposals should ensure opportunities for positive impacts on the following core assets have been addressed and adverse impacts avoided:

- (i) the defining and distinctive qualities of the varied landscape character areas formed by the built and natural environment
- (ii) tranquillity and wildness as part of the Broads experience
- (iii) the value and integrity of nature conservation interest and
- (iv) the character, appearance and integrity of the historic and cultural environment

Opportunities to mitigate the visual impact of currently intrusive features should be sought.

5 Assessment

5.1 The key issues to consider are design, impact on neighbour amenity and visual impact on the wider landscape.

5.2 In terms of design, the variation of single storey and two storey elements and setting back of the bathroom breaks up what could otherwise be a large visual mass. The roof slopes of the two storey elements and use of gables is sympathetic to the original dwelling and rendering of the extension would match the original dwelling. The style of the proposed windows is also considered to be more sympathetic to the character of the original dwelling than the existing windows.

In terms of scale, other than the small porch, the proposal does not add to the footprint of development on the site. However, the addition of a first floor to the existing extension, at a ridge height to match that of the original dwelling,

does represent a significant addition; the depth of the dwelling would more than double over two storeys.

- 5.3 In terms of neighbour amenity, there are two forms of impact to consider. The first is the impact on privacy and over-looking of adjoining properties, and the second is the impact of the scale and form of the development. The arrangement of the curtilages of this group of four dwellings is unusual and presents challenges which the proposal attempts to address whilst increasing the available accommodation. The design of the extension has been produced with careful consideration given to the impact it may have on the amenity of adjoining occupiers. The setting back of the western side of the extension and absence of any openings in the side elevations attempts to mitigate possible impacts.
- 5.4 By restricting the openings at first floor level to the south elevation, the extension is not considered to result in any additional overlooking or lack of privacy to adjoining occupiers, in accordance with Policy H11 of the Broads Local Plan.
- 5.5 Whilst it is acknowledged that the design has been produced with consideration given to the potential impacts on neighbour amenity, the addition of a first floor extension is considered to result in adverse impacts on the adjoining occupiers. Although the first floor extension does not extend the full length of the existing extension on the western side, there is a 2.6 metre length of two storey wall which would extend from a position approximately two metres east of a first floor window of the adjoining dwelling. It is considered that the two storey element here would dominate the small amenity area of the western dwelling and that there would be some loss of sunlight to this area and the south facing rooms on both floors at the east of this dwelling. The creation of an over-bearing feature and the loss of light are considered to result in a significant adverse impact on the residential amenity of the adjoining occupiers.
- 5.6 To the east, the extension would be fully visible from the rear windows of the pair of semi-detached dwellings whose rear curtilage extends up to the wall of the existing extended dwelling. The eastern elevation is partially broken up by the triangular single storey area, but the mass of the two storey element is not broken up in the same way as on the western elevation and is consequently considered to be dominant. The close proximity of this dominant feature to the small amenity areas and dwellings is considered to adversely affect the occupiers enjoyment of this outside space. There is also considered to be a degree of loss of light.
- 5.7 In summary, there are considered to be adverse impacts on the residential amenity of the adjoining occupiers to both the east and west and these impacts are considered to be significantly adverse and therefore contrary to saved Policy H11 of the Broads Local Plan.

5.8 The scale, design, form and materials of the proposed porch are all considered to be appropriate for the development, in accordance with Policy B11 of the Broads Local Plan.

6 Recommendation

Refuse.

7 Reason for Recommendation

Whilst the design in isolation is considered to be acceptable, the scale and form of the extension in this specific location creates a dominant and over-bearing feature which has an adverse effect on the adjoining dwellings and is considered to adversely affect the character and appearance of the existing dwelling and immediate surrounding area, contrary to saved Policies H11 and B11 of the Broads Local Plan. The extension would be visible from the green, river and other public vantage points. The scale and form of the extension, in combination with the existing annexe building and unusual arrangement of boundaries, is considered to result in an adverse visual impact on the wider Broads landscape, contrary to Policy CS1 of the adopted Core Strategy.

Background papers: BA/2009/0055/FUL and BA/2004/0829/HISTAP

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Appendices: APPENDIX 1 – Site Location Plan

