

Application for Determination

Parish	Thurne		
Reference	BA/2009/0245/FUL	Target date	17 November 2009
Location	Mill View, The Street, Thurne		
Proposal	Replacement dwelling		
Applicant	Mr and Mrs J Molineux		
Recommendation	Approve subject to conditions		

1 Description of Site and Proposals

- 1.1 The application site is a dwellinghouse known as Mill View, located on the west side of The Street, which runs roughly parallel with the River Thurne, to the north of the village of Thurne. Development in Thurne is concentrated in the area around the staithe and northwards along The Street; the application site is beyond the main concentration of development. The land to the north, west and south of the site is open grazing marshes. Immediately south of the site on the eastern side of the road there is a row of three two-storey semi-detached houses and approximately 140 metres to the north there is a small group of dwellings and agricultural buildings to the east of the road.
- 1.2 The dwellinghouse is a pre-fabricated single storey structure dating from the 1940s; it measures approximately 10 metres by 6.6 metres and has a low rounded pitched roof. The asbestos walls are white with green detailing and the roof is terracotta colour.
- 1.3 The plot is long and narrow, extending from the road, out towards the marshes to the west. The dwelling is situated to the east of the plot and there are two corrugated iron sheds to the south of it and five sheds and greenhouses to the west. Combined, these outbuildings cover a ground area of 51 square metres. A dyke runs along the southern boundary which is also marked by a variety of hedging and low vegetation and the northern boundary is marked by a more mature conifer hedge.
- 1.4 The proposal is to replace the existing dwelling in approximately the same position on the plot. The proposed dwelling would be a one and a half storey brick and timber clad structure. The main body of the accommodation would sit beneath a dual-pitched gabled roof running perpendicular to the road and a smaller wing would project to the south, with a single storey element on the north elevation.

- 1.5 The main body would measure approximately 10.2 metres by 6.1 metres, with a ridge height of 6.4 metres. The wing to the south would measure approximately 4.8 metres by 3.1 metres, with a ridge height of 6.1 metres. The footprint of the proposed dwelling would measure approximately 82.7 square metres.
- 1.6 The form of the proposed dwelling creates gables on three of the elevations. The central portions of those on the west and south elevations would be glazed floor to ceiling on both levels. At ground floor level the walls would be red brick, with black timber cladding to the first floor. Clay pantiles are proposed for the roof and the glass is proposed to have an anti-glare finish.
- 1.7 The outbuildings are all proposed to be removed, as is the conifer hedge on the southern boundary. A parking and turning area is proposed to the east of the dwelling and two silver birch trees are proposed in the southeast corner.

2 Site History

None

3 Consultation

Broads Society - The application is for the replacement of a single storey structure by a two storey dwelling. We would have no problem with a new single storey building in this location and would not oppose a larger footprint if this was necessary to provide the accommodation required. However, the site is clearly visible from the north, west and southerly directions and, in our view a two storey building would be an unacceptable visual intrusion on a traditional broadland scene. We therefore wish to lodge an objection to the proposal in its present form.

Parish Council - Whilst the council consider that the site will be improved by a different building being erected, the decision is that on the information provided so far the application should be refused. The Council noted the following matters:

- (i) The committee should have a site visit prior to any decision and most importantly they need to view the applicant site from the river bank, as it will be from this direction that there will be the most change of view.
- (ii) There is too much glass in the gables in the South and West elevations, which is the direction of the river and it is not in keeping with the general buildings already in that area. There is concern this amount of glass will result in birds being killed, such as Kingfishers, which has been happening at other locations where a large amount of glass has been allowed.
- (iii) There is no ecological survey or bat survey with the application. Given the location of the proposed building the Council consider both surveys should be undertaken before consideration is given to the application.
- (iv) There should be a relative GPS mark point on the plans.

- (v) All levels need to be justified.
- (vi) The drawings should have all relevant dimensions on them so it is clear what is being proposed. This should include the height of the building.

Environment Agency - We wish to inform you that the proposed development is not safe. However the existing development is also not safe. In addition, the proposed development includes measures to reduce the flood risk and the consequences of flooding on the development. Therefore, we will not object to this proposed replacement dwelling.

It is the responsibility of the Local Planning Authority to consider the sustainability of the proposed development for the entirety of its lifetime based on the following flood risk, safety, mitigation information, and the fact that there is an existing development on the site.

If your Authority is satisfied with the safety of the replacement dwelling then the proposed development will only be acceptable if the following conditions are appended to any planning permission granted: minimum finished ground floor level of 0.61m AOD, no storage of material or raising of ground levels, scheme for the implementation and provision of flood proofing measures, an assessment into the hydrostatic and hydrodynamic pressures acting on the building and flood response plan.

Water Management Alliance - This site is not immediately adjacent to any Board-maintained watercourses, but I have noted that the application form states the planned method of surface water disposal is to 'existing watercourse'. The direct discharge of surface water to any watercourse usually requires prior written consent from the Board, and unless the existing property also has a direct outfall to a drain, then an application will have to be submitted to the Board seeking its consent for the new surface water outfall.

Highways Authority - If your Authority were minded to grant planning permission I would be grateful for the inclusion of the following conditions on any consent issued:

Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed in accordance with the Norfolk County Council residential access construction specification, and additionally to accord with details to be approved in writing by the Local Planning Authority, for the first 4.5 metres into the site as measured back from the near edge of the adjacent carriageway.

Prior to the first occupation of the development hereby permitted any access gate or gates shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the near edge of the adjoining highway carriageway. Any sidewalls/fences/hedges adjacent to the access gate shall be splayed at an angle of 45 degrees from each side of the (outside) gateposts to the front boundary.

Prior to the first occupation of the development hereby permitted the proposed access/on-site car and cycle parking/turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

4 Policies

Planning Policy Statement 25: Development and Flood Risk
<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/>

Broads Authority Adopted Development and Flood Risk Supplementary Planning Document
<http://www.broads-authority.gov.uk/planning/planning-policy/local-development-framework/development-control-dpd-and-development-and-flood-risk-spd.html>

4.1 Broads Core Strategy adopted September 2007

CS1 – Landscape

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.

CS20 – Rural Sustainability

Development within the Environment Agency's flood risk zones will only be acceptable when it:

- (i) is compatible with national policy and when the sequential test and the exception test, where applicable, as set out in PPS25, have been satisfied;
- (ii) is demonstrated that it is necessary to support the social and economic needs of the local community;
- (iii) would not increase flood risk elsewhere; and

- (iv) would not affect the ability for future flood alleviation projects to be undertaken.

4.2 Broads Local Plan (Saved Policies)

B11 - 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.

H6 – Replacement dwellings in the countryside

Replacement dwellings in the countryside will be permitted provided:

- a) the replacement would be of a similar scale to the existing dwelling and the design and external materials are appropriate to its setting; and
- b) the replacement will be located on the same site as the existing dwelling and there would be no increase in the number of dwellings; and
- c) the existing dwelling has a lawful residential use.

INF2 - Protection against flooding

Where appropriate, the Broads Authority will require development which is at risk from flooding to be protected to a level which will be determined by the Broads Authority.

5 Assessment

- 5.1 The principle of replacing the existing dwelling is considered to be acceptable and the main issues to consider are: design, scale, form and materials, landscape impact, flood risk and impact on wildlife.
- 5.2 This site is relatively isolated, with no development immediately adjacent, and is in an open and flat landscape. The existing dwelling is modest in scale but quite prominent in the landscape by virtue of its light colour. However, it is not an attractive building and the ancillary buildings clutter the curtilage. It is accepted that the increase in scale of the proposed dwelling would increase the prominence in the landscape. However, when seen from the river, above the reeds, the dwelling would be seen against a backdrop of tall trees and rising land to the east. From this distance, it would also be seen in the context of the substantial two storey dwellings to the north and south and combined; this would reduce the visual impact. The proposed materials are of a more muted and natural palette than the existing dwelling and would be more recessive in the landscape. In addition, the existing outbuildings are proposed to be removed which would improve the overall appearance of the site, subject to appropriate landscaping.
- 5.3 The design of the proposed dwelling is quite geometric with the three gable ends being the most prominent feature and the glazing having a strong vertical emphasis. The glazing is proposed to be anti-glare, and the gable to

the west elevation is set back under the eaves, which would reduce the visual impact of the large amount of glazing. The proposed materials of brick and black timber cladding are traditional and are considered to be appropriate to the design.

- 5.4 The proposed replacement dwelling is of a larger scale than that which it would replace. The existing dwelling is particularly modest, especially in relation to the development nearby which is predominantly two storey. The proposed ridge height of 6.4 metres for a dwelling with first floor accommodation is not excessively high and the varied form, with a wing to the south which would have a lower ridge, breaks up the mass and the low eaves (at 2.8 metres and 3.5 metres) act to satisfactorily mitigate the impact of the increased height. The design, scale, form and materials are therefore considered to be acceptable.
- 5.5 As acknowledged by the Parish Council, replacement of the existing building is welcomed. However, the increased scale would increase the prominence in this sensitive landscape and it is regrettable that so many replacement buildings increase in scale. The scale has been reduced significantly from that which was originally proposed informally and the form is considered to satisfactorily reduce the visual mass. Although the design is not typical of the area, it represents an improvement on the existing dwelling and the scale, form and materials are considered to be acceptable. The proposal would significantly improve the appearance of the whole site and is not considered to have a significant adverse impact on the landscape.
- 5.6 In terms of flood risk, the proposed dwelling has two bedrooms to match the existing but an increased footprint. However, the proposal also includes the removal of the existing outbuildings which have a footprint of approximately 51 square metres and there would therefore be a net increase in available flood storage of 35 square metres and reduction in surface water run-off. The Environment Agency have no objection to the proposal and consider that the first floor accommodation is necessary to provide a safe refuge in the event of a flood. A number of conditions have been recommended by the Environment Agency and subject to these, the proposal is considered to be acceptable in terms of flood risk.
- 5.7 In terms of impact on wildlife, no Protected Species Survey has been submitted as this was not considered necessary due to the nature of the existing buildings which would offer low potential for bats. With regard to the Parish Council's concerns over the impact of the large amount of glass on birds, however anti-glare glass is proposed and the overhanging eaves would provide a shadow line which would reduce the reflections which attract birds. The Authority's Conservation Officer has recommended mitigation measures which should be conditioned, and subject to these and enhancement measures, the proposal is not considered to have a significant adverse impact on wildlife or wildlife habitats.

6 Conclusion

- 6.1 Whilst appreciating that the proposed dwelling is larger than that which it is proposed to replace and being mindful of the concerns raised regarding the increased scale, it is considered on balance that the design, form and materials would satisfactorily mitigate the visual impact of the increased scale and that it would not result in a significant adverse impact on the local or wider Broads landscape. It is also considered that first floor accommodation is required to provide a safe refuge in the event of a flood and that any replacement dwelling on this site would inevitably result in an increase in height. The proposal is considered to be acceptable in terms of flood risk and wildlife, subject to the recommended conditions.

7 Recommendation

Approve subject to conditions:

- (i) Standard time limit.
- (ii) In accordance with amended plans.
- (iii) Agree samples of materials.
- (iv) Minimum finished ground floor level.
- (v) No storage of material or raising of ground levels.
- (vi) Scheme for the implementation and provision of flood proofing measures.
- (vii) An assessment into the hydrostatic and hydrodynamic pressures acting on the building.
- (viii) Flood response plan.
- (ix) Prior to the first occupation of the development hereby permitted the vehicular access shall be constructed in accordance with the Norfolk County Council residential access construction specification, and additionally to accord with details to be approved in writing by the Local Planning Authority, for the first 4.5 metres into the site as measured back from the near edge of the adjacent carriageway.
- (x) Prior to the first occupation of the development hereby permitted any access gate or gates shall be hung to open inwards and shall be set back a minimum distance of 5 metres from the near edge of the adjoining highway carriageway. Any sidewalls/fences/hedges adjacent to the access gate shall be splayed at an angle of 45 degrees from each side of the (outside) gateposts to the front boundary.
- (xi) Prior to the first occupation of the development hereby permitted the proposed access/on-site car and cycle parking/turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- (xii) Landscaping scheme.
- (xiii) Ecological mitigation measures.
- (xiv) Ecological enhancement measures.
- (xv) Removed permitted development rights.

8 Reason for Recommendation

The proposal is considered to be in accordance with saved policies B11, H6 and INF2 of the Broads Local Plan (1997), policies CS1 and CS20 of the adopted Core Strategy (2007) and the Authority's adopted Development and Flood Risk Supplementary Planning Document.

Background papers: Application File

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List of Appendices: Location Plan

