

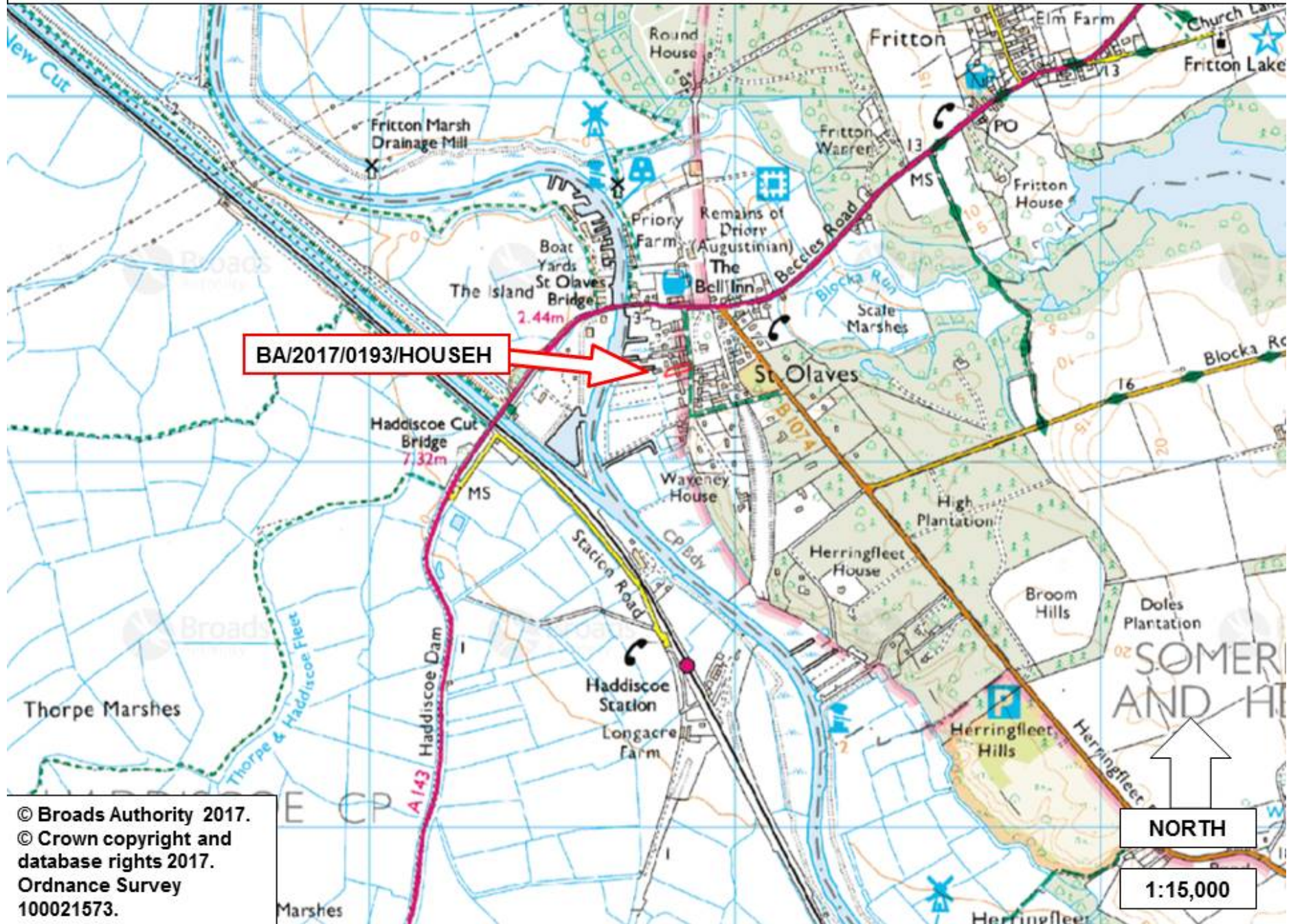
**Reference:**

BA/2017/0193/HOUSEH

**Location**

Freshfields, Priory Road, St Olaves

BA/2017/0193/HOUSEH - Freshfields St Olaves



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## Application for Determination

<b>Parish</b>	Fritton with St Olaves		
<b>Reference</b>	BA/2017/0193/HOUSEH	<b>Target date</b>	10 August 2017
<b>Location</b>	Freshfields, Priory Road, St Olaves		
<b>Proposal</b>	External cladding, replace garage doors with full height windows and replace windows on the front elevation.		
<b>Applicant</b>	Greg Munford		
<b>Recommendation</b>	Approve subject to Conditions		
<b>Reason for referral to Committee</b>	Applicant is a Secretary of State Appointee to the Broads Authority		

### 1 Description of Site and Proposals

- 1.1 The site subject of this application is situated on the western edge of St Olaves. The property fronts onto Priory Road, whilst the rear of the property overlooks the Haddiscoe Marshes, Haddiscoe Cut and the River Waveney. The residential property known as 'Burwin' is adjacent to the southern site boundary with the northern site boundary adjoining an access lane leading to a number of properties situated close to the bank of the River Waveney. The property known as 'Broadvista' lies to the north of this access lane.
- 1.2 The boundary of the Broads Authority's Executive Area runs north-south along Priory Road with the properties on the western side of the road falling within the Broads area and the properties on the eastern side covered by Great Yarmouth District Council.
- 1.3 The house, subject of this application, is situated in the middle of the site with the principal elevation running parallel to Priory Road. The house itself is a two storey circa 1980 property, constructed of red brick with a concrete tile roof. The joinery in the front elevation is currently timber with the joinery in both the rear and side elevations having been replaced with uPVC joinery, pale grey in colour. An integral double garage is located in the northern corner of the property.
- 1.4 The applicant wishes to convert the double garage into a study, which can be carried out under Permitted Development Rights. However the conversion

scheme includes the replacement of the garage doors with full height windows, which would have French Grey uPVC joinery, which require planning permission. Planning permission is also being sought for the replacement of all the existing timber windows on the front elevation with light grey uPVC joinery to match the windows already replaced on the rear and side elevations. The proposed amendments to this property also include the rendering of the ground floor garage and porch feature with dark grey render and the cladding of the front elevation of the house with light grey Eternit cladding.

## **2 Site History**

2.1 There is no planning history associated with this site.

## **3 Consultation**

3.1 Parish Council - No objection

### **Representations**

No Representations have been received.

## **4 Policies**

4.1 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.

Core Strategy [Core Strategy Adopted September 2007 pdf](#)

CS1 Landscape Protection and Enhancement

CS4 Creation of New Resources

Development Management Policies DPD [DEVELOPMENTPLANDOCUMENT](#)

DP4 Design

### **Neighbourhood Plans**

4.2 There is no Neighbourhood Plan that affects this site

## **5 Assessment**

5.1 In terms of the assessment of this application the main issues to be considered include the principle of the development and the material to be used in the works.

5.2 The applicant wishes to modernise and lighten the appearance of the building when viewed from Priory Road and also to replace the remaining timber windows in the front elevation of the property so that they match the windows in the other elevations of the house. The modernisation and

updating of the frontage of this house is accepted as a reasonable change for the owner to make. The principle of the development is therefore accepted.

- 5.3 In terms of assessing this development the main issue, which requires careful consideration, is the choice of materials for the replacement windows and the cladding. Paragraph 60 of the NPPF states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness. Paragraph 64 of the NPPF goes on to say that planning permission should not be granted for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Criteria (ii) and (iii) of Policy CS4 of the Core Strategy follow this strategy through by requiring all developments to improve the quality of the built environment and to use sustainable construction methods and locally sourced materials. Policy DP4 of the Development Management Policies DPD in criterion (f) requires the detailing and materials of a building to be of high quality and appropriate to its context. New development should employ sustainable materials, building techniques and technology where appropriate.
- 5.4 In accordance with the above national guidance and local Policy approach the starting point in determining the acceptability, or otherwise, of the materials, must be to secure the best quality, sustainable material taking into account the context of the site and the design, character and architectural merit of the dwelling concerned. It is necessary to be pragmatic and assess each case on its merits and be proportionate in what is expected. Members will be aware of the recent Appeal decisions where materials have been the key issue, and the subsequent discussion at the Meetings on 26 May and 23 June 2017 where Members encouraged a more pragmatic approach to these matters.
- 5.5 The character of the residential development along Priory Road, particularly on the western side of the road, is typified by two storey red brick dwellings constructed in the 1970s/ 1980s. Most of the original timber joinery in the dwellings has been replaced by a variety of uPVC products, of varying quality. The houses on the eastern side of the road, outside the Broads Authority's area, are older brick built houses with a mix of original timber sash windows and uPVC windows. The pallet of materials visible along the road is red brick, of varying vintages, and render or painted brick. There is very little cladding present on any of the dwellings and what little there is, is timber. The house, subject of this application, is typical of the development along the western side of the road, being a red brick 1980's two storey dwelling, with limited individual architectural merit and generic in character.
- 5.6 The application is seeking planning permission for the replacement of the existing timber windows on the front elevation with uPVC windows to

match those used on the side and rear elevations. The elevation which will be subject to change is the elevation that faces the private drive, Priory Road, rather than the West elevation of the building which overlooks the River and is visible in long views from the River and the marshes beyond. Given that the houses in the immediate vicinity of the site all have uPVC joinery, and the rest of the house has already got replacement uPVC joinery, the principle is not unacceptable. However regard must be had to whether the uPVC joinery as proposed is suitable in terms of quality. Whilst the windows are storm proof and not flush casement in design (and are therefore bulkier in appearance than flush casement timber windows) the overall profile is not unacceptable given the existing timber windows are of a similar design and the design matches the windows already replaced. Whilst the frames are bulkier than timber frames they are slimmer than the standard uPVC frames. The windows would also be finished in a light grey finish, which is preferable aesthetically to the standard white uPVC finish. On balance therefore, and taking into account the factors set out above, it is considered that this material is not unacceptable here.

- 5.7 The other major feature of the applicant's scheme to modernise the appearance of this house is the rendering of the porch and garage element with dark grey render and the cladding of the entire front elevation with light grey Eternit cladding. This is considered to be of greater significance visually than the windows.
- 5.8 The dark grey render is considered to be an acceptable alteration, given that the existing pallet of materials along Priory Road includes render. Looking at the other properties along Priory Road, however, cladding is not a prevalent feature in terms of materials. The only example to be seen, south of the subject property, has dark stained timber boarding to the gable ends. It is acknowledged however cladding is a traditional design feature seen throughout the Broads, albeit timber cladding, and therefore the introduction of cladding in this location can be considered acceptable in principle. The judgement that has to be made is whether the light grey Eternit cladding is the appropriate material for use within this particular context or whether an alternative cladding material would be more appropriate in this location which would offer visual benefits in accordance with Policy direction.
- 5.9 Timber boarding/cladding is a traditional material within the Broads area. Paragraph 60 of the NPPF states that it is proper to seek to promote or reinforce local distinctiveness. Therefore the starting point in the assessment of this proposal is whether or not it is reasonable to insist on the proposed cladding being timber as this typifies the wider local character of the Broads. In this instance the immediate area is characterised by relatively modern 1970s/1980s properties which do not in the main contain traditional detailing or materials and they are not particularly representative of, or contribute to, the local distinctiveness of the area. The cladding is a modern intervention on a relatively modern property. Further, on the elevation proposed to be over clad the visual

impact of the cladding will be restricted. It is therefore considered that this could be an occasion where a non-traditional material may be acceptable.

- 5.10 The proposed Eternit cladding is cement based boarding which has a grain impressed on to each board. The grain impression is the same on every board, therefore once a number of boards are added to an elevation the visual impression created is one of a uniform grain across the elevation. This creates an artificial appearance to the boarding which will not mellow or weather over time. A smoother finish would better replicate traditional stained or painted boarding. However, although alternatives are available, the assessment to be made is whether the proposed Eternit cladding is appropriate in this particular location. As set out above, the character of the immediate area is typified largely by non-traditional dwellings and the contribution they make to local distinctiveness is minimal. Given this, and the location and orientation of the dwelling, the visual impact of the boarding is limited. It is therefore considered that having regard to the individual merits of the case the use of Eternit boarding is not considered so unacceptable as to justify a refusal.
- 5.11 In conclusion, whilst the NPPF, Policy CS4 of the Core Strategy and Policy DP4 of the Development Management Policies require any development to result in an improvement to the built environment and for sustainable material to be used, each case has to be assessed on its own merits and within the context of the setting of the development and the character of the building. In this case the proposed window joinery is considered to be satisfactory. On balance, in this case, the proposed cladding, judged against the above criteria is not considered to be unacceptable.

## **6 Conclusion**

- 6.1 Planning permission is being sought to modernise the front elevation of the subject property by replacing the windows and adding cladding and render to the existing brickwork. Whilst the choice of materials is perhaps not strictly in accordance with the aspirations of the NPPF and the relevant Local Plan Policies, it is necessary to be pragmatic and assess the application within the context of the site and the architectural quality of the original dwelling. On this basis it is considered that on balance this application is acceptable.

## **7 Recommendation**

Approve subject to the following conditions:

1. Three year timeframe for commencement
2. In accordance with approved plans
3. In accordance with submitted material details.

## **8 Reason for Recommendation**

- 8.1 On balance the proposed replacement windows and cladding, whilst not being strictly in accordance with the NPPF guidance and Policy CS4 of the Core Strategy and Policy DP4 of the Development Management Policies DPD are not considered to be unacceptable.

## **9 Note by Solicitor and Monitoring Officer**

- 9.1 In accordance with the procedures set out in paragraph 2 of the Code of Conduct for Members on Planning Committee and Officers, I have been informed of this application. I have read the file and this draft report on 1<sup>st</sup> August 2017. I confirm that I consider that this matter has been dealt with in accordance with normal processes and procedures and the recommendation appears uncoloured by the relationship noted in this report. I have asked that this paragraph be inserted into the report.

List of Appendices: Location Map

Background papers: Application File BA2017/0193/HOUSEH

Author: Alison Cornish

Date of Report: 1 August 2017



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