

Planning Committee

14 October 2022

Agenda item number 7.2

BA/2022/0239/HOUSEH-Freshfields, Priory Road, St Olaves

Report by Planning Assistant

Proposal

Conversion of garage into additional living space, alterations to rear sun room including upgrading of roof, new windows and doors, new windows arrangement to rear elevation and new double garage to front driveway.

Applicant

Mr Greg Munford

Recommendation

Approve – subject to conditions

Reason for referral to committee

The applicant is a member of the Broads Authority

Application target date

21st October 2022

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1. Description of site and proposals

- 1.1. The site subject of this application is situated on the western edge of the village of St Olaves which sits to the east of the River Waveney. 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. 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 those on the eastern side covered by Great Yarmouth Borough Council.
- 1.3. The house which is the subject of this application sits in the middle of the site with the principal elevation running parallel to Priory Road. It is a two storey, 1980s property, constructed of red brick with a concrete tile roof and pale grey UPVC windows. Permission was granted in 2017 for external cladding and UPVC windows to the front elevation, and this work has been completed. An integral double garage is located in the northern corner of the property.
- 1.4. The applicant wishes to convert the double garage into living accommodation by replacing the garage doors with full height windows to match the existing grey Upvc. Planning permission is also being sought for a detached garage positioned to the front of the property and this is to be constructed in similar materials to the existing with cement fibre board to match the existing property, as well as a plain tile roof. It would measure 6.1m wide and 5.9m deep with a height of 4.8m. The garage door will also match the existing colour of the property's windows and doors. As well as the garage, it is also proposed to replace a glass roof over the existing rear extension with a built roof with velux windows and reorganise the windows on the rear elevation.

2. Site history

- 2.1. BA/2017/0193/HOUSEH - External cladding, replace garage doors with full height windows and replace windows on front elevation.

3. Consultations received

- 3.1. Parish Council – Fritton with St Olaves Parish Council would like to submit no objections subject to neighbour's comments for the above application.
- 3.2. Historic Environment Manager – I have no objection to the proposals which are in keeping with the character of the existing building and this residential area.

4. Representations

- 4.1. No representations received for the application.

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. The following policies were used in the determination of the application:

- DM21 – Amenity
- DM43 – Design

6. Assessment

- 6.1. In terms of the assessment of this application the main issues to be considered include the principle of the development, the impacts on neighbouring amenity and the design of the proposed development.
- 6.2. The applicant wishes to modernise and improve the appearance of the rear elevation of the building and convert the garage for additional living space. The additional garage will provide a safe space for vehicles, with materials and colours which will match that of the existing building. The principle of the modernisation and updating of the rear elevation of this house is acceptable, as is the new garage and the development is therefore considered to be acceptable.
- 6.3. In assessing the design of the proposed development, Policy DM43 states that all development will be expected to be of a high design quality and should integrate effectively with its surroundings, reinforce local distinctiveness and landscape character and preserve or enhance cultural heritage. The character of the residential development along Priory Road, particularly on the western side of the road, is typically two storey red brick dwellings constructed in the 1970s/ 1980s. The original timber joinery in many of the dwellings has been replaced by 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 palette 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 on the application site is typical of the development along the western side but has been modernised with cladding and Upvc windows.
- 6.4. The existing single storey rear portion of the property currently consists of all glass and is rather dated, in contrast to the modern appearance of the remainder of the property. Replacing the glass roof with a tiled roof to match the existing roof of the building will improve the rear elevation and continue the use of traditional materials which in this

case is plain tiles. With the removal of the glass roof, this will reduce the amount of light that enters this area so, to combat this, it is proposed to install two velux windows which will continue the bright feeling in this area. This is a modern form of roof light and fits in well with the overall style and modern aesthetic of the building.

- 6.5. The property has two full size garage doors which currently open up to an integral garage. It is proposed to replace these doors with full size windows and convert the garage into habitable space for the property. The garage is intended to be converted into a bedroom with an en-suite bathroom. Replacing the garage doors with full size windows is again a modern change and will allow the room to be bright and takes advantage of the space in this part of the elevation. There is no objection to this in design terms.
- 6.6. The proposed new garage will be positioned at the front of the property and connects to an existing driveway. The garage will have a pitched roof with plain tiles that will match the existing tiles on the building. The external cladding will be cement fibre board that will also match the existing cladding on the building, therefore providing visual continuity. The garage is large; however, the curtilage is of sufficient size to accommodate it without appearing over-developed. There will be space for two parked cars within the garage, which is the same number of spaces currently existing with the existing integral garages. There are many detached, standalone garages in the immediate area so there is a precedent that has been set and is a common feature along Priory Road.
- 6.7. Moving on to the neighbouring amenity, Policy DM21 states that all new development will be expected to provide the occupiers/users with a satisfactory level of amenity and will not be permitted if it would have an unacceptable impact on amenity of existing neighbouring properties. The proposed tiled roof on the rear elevation of the property will not have any detrimental impacts on the existing amenity of neighbouring properties. Part of the application is proposing to reorganise the windows on the first floor at the rear, with four smaller windows being replaced by two larger windows. This will not change the situation with regards to overlooking and is considered acceptable. In terms of the conversion of the existing garage, this will also not result in any negative impacts on amenity. Lastly the proposed detached garage is positioned against a large hedge that will shield the garage from the driveway to the north of the property as well as hiding the garage from public vantage points. From the east view, the garage is again partially hidden behind existing shrubs so there will be no impact on amenity.

7. Conclusion

- 7.1. Planning permission is being sought to modernise the rear elevation by changing the existing glass roof with a built tiled roof to match the existing building. It is also proposed to convert the existing garages which are integral to add additional accommodation. Due to the garage being converted, it is also proposed to construct a detached pitched roof garage as a replacement. The design of the proposals is

considered to be in accordance with Policy DM43 of the Local Plan for the Broads and as there will be no adverse impacts on the neighbouring properties, the proposals are in accordance with Policy DM21 of the Local Plan for the Broads. On this basis, it is considered that the application is acceptable.

8. Recommendation

8.1. Approve subject to the following conditions:

1. Three-year timeframe for commencement
2. In accordance with the approved plans and material details

9. Reason for recommendation

9.1. The proposed replacement of the glass roof with a tiled roof, reorganisation of the rear elevation windows, converting the garage to living accommodation and a detached garage is in accordance with NPPF guidance and Policy DM21 and Policy DM43 of the Local Plan for the Broads and is considered acceptable.

Author: Callum Sculfor

Date of report: 3 October 2022

Appendix 1 – Location map

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BA/2022/0239/HOUSEH



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