

## **Application for Determination**

<b>Parish</b>	Cantley		
<b>Reference</b>	BA/2012/0090/FUL	<b>Target date</b>	11 May 2012
<b>Location</b>	Fairview, Marsh Road, Limpenhoe		
<b>Proposal</b>	Proposed replacement dwelling (resubmission of BA/2011/0232/FUL)		
<b>Applicant</b>	Mr Paul Hewitt		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason for Referral to Committee</b>	Objections received		

### **1 Description of Site and Proposals**

- 1.1 The application site is a dwellinghouse Fairview on the northern side of Marsh Road in the small, rural settlement of Limpenhoe. Fairview is the westernmost of seven dwellings on Marsh Road and sits at the edge of the marshes which extend to the west and south. The site is in flood risk zone 3a and outside of any development boundary.
- 1.2 The existing dwelling is a modest single storey structure with an original dual-pitched roof surrounding by various lean-to and flat-roofed extensions. It has a footprint of approximately 111 square metres and ridge height of 5.2 metres. A large shed sits adjacent to the dwelling and the curtilage extends to the north and east of the dwelling, measuring approximately 1,150 square metres in area. The dwelling has not been occupied recently and the appearance of the building and its curtilage have suffered from neglect.
- 1.3 The application proposes replacing the existing dwelling on approximately the same footprint in terms of size and position on the plot. The proposed dwelling would be storey and a half in scale with a ridge running perpendicular to the road at a height of 7.1 metres and two lower gables to the east and west. The east elevation would form the principal elevation with two dormer windows either side of the projecting gable, this would face a gravel drive and parking area. The west elevation gable would be predominantly glazed with a Juliet balcony at first floor level.

- 1.4 Render and timber cladding are proposed to the walls, with pantiles to the roof and timber windows.

## **2 Site History**

In 2010 an application was submitted for a replacement dwelling (BA/2011/0232/FUL) but this was subsequently withdrawn.

## **3 Consultation**

*Broads Society* – No objections.

*Parish Council* – To be reported orally.

*District Member* – No response.

*Environment Agency* – Consider the proposal to be a betterment in the event of a flood, recommended conditions and provided technical guidance.

*Broadland District Council Pollution Control Officer* – Recommended Informative Note regarding natural ground gases.

## **4 Representations**

Two objections received from neighbours concerned about overlooking and loss of privacy as a result of the increase to a two storey design.

## **5 Policies**

### **5.1 Broads Core Strategy adopted September 2007**

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

CS1 – Landscape

CS20 – Rural Sustainability

### **5.2 Development Management Policies DPD adopted November 2011**

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

DP1 – Natural Environment

DP4 – Design

DP24 – Replacement Dwellings

DP28 – Amenity

DP29 – Development on Sites with a High Probability of Flooding

### **5.3 Supplementary Planning Documents**

[Development and Flood Risk Supplementary Planning Document \(SPD\)](#)

Development and Flood Risk Supplementary Planning Document (DPD) adopted September 2008.

## 6 Assessment

- 6.1 There is an existing dwelling on the site which, although it is not currently occupied, has been occupied in the relevantly recent past and is capable of occupation and is therefore not abandoned in planning terms. It is not considered to be of any historic, architectural or cultural significance which would make it worthy of retention and the principle of a replacement dwelling is therefore considered acceptable. The key considerations in the assessment of this application are the design, scale, form and materials of the dwelling and the impacts on flood risk, amenity and wildlife.
- 6.2 With regard to design, the proposed dwelling is of a relatively traditional form but the large window openings provide a more contemporary appearance. The addition of first floor accommodation does increase the scale of the building but the increase in ridge height would be approximately 2 metres which is not considered excessive and the surrounding buildings are predominantly two storey. The footprint is approximately equal to the existing and the scale and form of the building are considered to be appropriate to the setting and acceptable in accordance with Policies DP4 and DP24 of the Development Management Policies DPD.
- 6.3 The proposed materials are considered appropriate to the area and the design of the dwelling is considered to be acceptable in accordance with Policies DP4 and DP24 of the Development Management Policies DPD. It is not considered that the replacement of the dwelling as proposed would result in any significant adverse impacts on the surrounding landscape, in fact it would improve the current appearance of the site. However, it is considered necessary to require a landscaping scheme to be agreed by condition to ensure the development complements its setting.
- 6.4 The site has been identified as being within flood risk zone 3a. The proposed dwelling would have three bedrooms, one less than the existing, and the footprint would be smaller than the combined footprint of the existing dwelling and shed. The proposed dwelling can therefore be considered a like-for-like replacement in accordance with the Development and Flood Risk SPD. Flood resilience measures and a flood evacuation plan are proposed and it is considered necessary to condition these. The Environment Agency have no objection in principle to the development and it is considered to be in accordance with the National Planning Policy Framework in respect of flood risk.
- 6.5 With regard to amenity, the two neighbours to the south and southeast have objected with concerns of overlooking and loss of privacy from the first floor windows. One neighbour has suggested that the dormer windows on the east elevation could be replaced with rooflights. This amendment would reduce the internal accommodation and affect the appearance of the dwelling and the applicant has chosen not to adopt this. It is, however, agreed to obscure glaze the two first floor windows in the south elevation to a bedroom and bathroom.

- 6.6 There would be a distance of over 20 metres to the neighbouring dwellinghouse to the south and over 30 metres to the dwellinghouse to the southeast and only the south elevation of the proposed dwelling would directly face towards either of these properties. Whilst it is accepted that there would be views from the proposed dwelling towards these two neighbouring dwellings, it is considered that the proposed obscure glazing would mitigate the most direct of these views and it is also noted that these are not principal habitable rooms. With regard to views from the east and west elevations, the distances and oblique angles between the dwellings are such that any overlooking would not result in unacceptable impacts on the amenities of the adjoining occupiers. Subject to a condition requiring obscure glazing to the first floor south elevation windows, the proposal is considered to be in accordance with Policy DP28 of the Development Management Policies DPD.
- 6.7 A Protected Species Survey has found no evidence of any wildlife using the existing building to be demolished and has recommended mitigation and enhancement measures which are considered appropriate. Subject to a condition securing these measures, the proposal is not considered to adversely affect protected species in accordance with Policy DP1 of the Development Management Policies DPD.

## **7 Conclusion**

- 7.1 The proposal to replace the existing dwelling is considered to be acceptable in principle. In terms of design, scale, form and materials, the proposed replacement is considered to be appropriate to its setting and it is not considered that any protected species or other wildlife would be adversely affected by the development subject to appropriate conditions. The proposal represents a like-for-like replacement of the existing dwelling and subject to the formal comments of the Environment Agency and any conditions they may recommend, the proposal is considered acceptable in respect of flood risk. Concerns have been raised about overlooking and loss of privacy resulting from the development, however it is considered that the proposed obscure glazing would satisfactorily mitigate the most direct views and that the distances and angles to the neighbouring dwellings are such that no unacceptable impacts would result.

## **8 Recommendation**

- 8.1 Approve subject to conditions:
- Standard time limit.
  - In accordance with submitted plans.
  - Samples of materials.
  - First floor south elevation windows to be obscure glazed.
  - Landscaping scheme.
  - Protected species mitigation and enhancement measures.
  - Minimum finished floor level.

- Flood proofing measures.
- Flood evacuation plan.
- Remove permitted development rights for extensions and curtilage buildings.

## 9 Reason for Recommendation

9.1 The proposal is considered to be in accordance with Policies DP1, DP4, DP24, DP28 and DP29 of the adopted Development Management Policies DPD (2011) and Policies CS1 and CS20 of the adopted Core Strategy (2007). The proposal is also considered to be in accordance with the policies and objectives of the National Planning Policy Framework.

Background papers: Application File BA/2012/0090/FUL

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List of Appendices: APPENDIX 1 - Location Plan

## APPENDIX 1

