

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2018/0184/HOU	CASE OFFICER Tom Donnelly
LOCATION:	BESTHORPE Homeleigh, Norwich Road Besthorpe	APPNTYPE: Householder POLICY: Out Settlemnt Bndry ALLOCATION: N CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mrs Sonia Foster Homeleigh, Norwich Road Besthorpe	
AGENT:	Steve Medler Ltd 40 Bradenham Road Shipdham	
PROPOSAL:	Two storey side extension	

REASON FOR COMMITTEE CONSIDERATION

The application is referred to Committee as the applicant is employed by Breckland Council

KEY ISSUES

Design and appearance
Scale of development outside settlement boundary
Impact on amenities of adjoining neighbours

DESCRIPTION OF DEVELOPMENT

The proposal seeks the erection of a two storey extension to the side of the property. The proposed extension measures 4.9m in width, 7.2m in depth, 3.8m in height to the eaves and 6m in height to the ridge. The proposed extension will be constructed using materials to match the existing dwelling.

SITE AND LOCATION

The application site is at Homeleigh, Norwich Road in Besthorpe. It is a two storey, semi-detached property situated within the parish of Besthorpe but outside any defined settlement boundary. There are some other residential properties adjoining the site on either side.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.03	Replacement Dwellings and Extensions in the Countryside
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

BESTHORPE P C

No objections

REPRESENTATIONS

7 neighbours were consulted on the application with the 21 days expiring on 19-03-18.

No responses were received.

ASSESSMENT NOTES

The key issues of consideration with the application are the design and appearance of the proposal, the scale of development outside the settlement boundary and the impact on the amenities of adjoining neighbours. These issues were considered with regards to Policies DC16, DC3 and DC1 respectively.

Design and appearance

The proposal seeks the erection of a two storey extension to the side of the property. The proposed extension measures 4.9m in width, 7.2m in depth, 3.8m in height to the eaves and 6m in height to the ridge. The pallet of materials used will match the existing dwelling. It is considered that the overall design, siting and appearance of the extension would have appropriate regard to the street scene having regard to Policy DC16. The proposed extension is not considered to be disproportionate to the host dwelling in terms of size and scale and is therefore not considered to be out of keeping. Overall the proposed extension is considered

to satisfy the requirements of Policies DC16 and DC3 in terms of design and appearance and the scale of development outside the settlement boundary.

Impact on amenities of the adjoining neighbours

The impact of the proposal on adjoining neighbours was considered with regards to Policy DC1. It is considered that there is a sufficient distance to adjoining properties for the proposal not to result in an overbearing impact given the two storey nature of the proposed extension. Whilst there is a proposed first floor window in the side elevation of the proposal, this serves a bathroom and a condition will be imposed to ensure that this window is obscured. There are no proposed windows at first floor level in the rear elevation of the proposal and it is therefore not considered that the proposal would result in an overlooking impact. The proposal is considered to satisfy the requirements of Policy DC1 in terms of the impact on neighbour amenity.

Conclusion

In terms of the overall balance of the scheme the proposal is considered acceptable in planning terms and approval is recommended subject to conditions.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007 Full Permission Time Limit (3 years)**
The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.
Reason for Condition:
As required by section 91 of the Town and Country Planning Act 1990.
- 3047A In accordance with submitted plans NEW 2017**
The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.
Reason for condition:-
To ensure the satisfactory development of the site.
- MT02 External materials as approved**
The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.
Reason for condition:-
To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- DE10 Obscure glazing**
The window(s) in the north east elevation at first floor level hereby approved shall be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass and shall be retained in situ in accordance with the approved drawings

unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

To prevent overlooking and to protect the amenity and living conditions of adjacent residential property, as required by policy DC1 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

4000

Variation of approved plans

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

2000

NOTE: Application Approved Without Amendment

The Local Planning Authority has acted positively and proactively in determining this application, and by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at <http://www.breckland.gov.uk/content/planning-search-0>

2011

Criterion B - Householder - Where Approved

Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to attach any particular condition/s to this permission, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.co.uk

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

