

<b>ITEM:</b>		<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b>	3PL/2019/0140/HOU	<b>CASE OFFICER</b> Tom Donnelly
<b>LOCATION:</b>	ATTLEBOROUGH 7 Eastland Close Attleborough	<b>APPNTYPE:</b> Householder <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> N <b>LB GRADE:</b> N <b>TPO:</b> N
<b>APPLICANT:</b>	Mr & Mrs Arnold 7 Eastland Close Attleborough	
<b>AGENT:</b>	Ken Reavey Architectural Service 5 Ladislav Way Toftwood	
<b>PROPOSAL:</b>	Proposed single storey Front Extension	

**REASON FOR COMMITTEE CONSIDERATION**

The application is referred to Committee as the applicant is a Council Employee

**KEY ISSUES**

Design and appearance  
Impact on amenities of adjoining neighbours

**DESCRIPTION OF DEVELOPMENT**

The proposal seeks the erection of a single storey extension to the front of the property. The proposed extension measures 6.4m in depth, 5.4m in width, 2.4m in height to the eaves and 4.5m in height to the ridge. The proposed materials are to match the existing dwelling.

**SITE AND LOCATION**

The application site is at 7 Eastland Close in Attleborough. It is a single storey, detached residential property situated within the Attleborough settlement boundary.

**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.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**OBLIGATIONS/CIL**

Not Applicable

**CONSULTATIONS**

**ATTLEBOROUGH TC**

No Comments Received

**REPRESENTATIONS**

3 neighbours were consulted with the 21 days expiring on 04-03-19.

No responses were received to date.

**ASSESSMENT NOTES**

1.0 The key issues of consideration with this application are the design and appearance of the proposal and the impact on the amenities of adjoining neighbours having regard to Policy DC16 and DC1 respectively.

2.0 Principle

2.1 The principle of development is established given that this is an extension to an existing property.

3.0 Design and appearance

3.1 The proposal seeks the erection of a single storey extension to the front of the property. The proposed extension measures 6.4m in depth, 5.4m in width, 2.4m in height to the eaves and 4.5m in height to the ridge. The proposed materials are to match the existing dwelling.

3.2 The proposed extension is situated to the front of the property and will therefore be highly visible from public vantage points. On this basis, the street scene implications are to be considered. In this instance, Eastland Close consists of a mix of single storey and two storey dwellings with varying designs and appearances. On this basis, it is not considered that the proposed extension would appear out of keeping with the site and surrounding area in terms of the street scene impact.

3.3 The size and scale of the proposed extension is considered to be a proportionate and subservient addition to the host dwelling given its modest footprint and ridge height set lower than that of the existing dwelling. Additionally, the proposed materials to match the existing dwelling are considered to be in keeping with the existing dwelling and surrounding street scene.

3.4 The proposal is overall considered to satisfy the requirements of Policy DC16 in terms of design and appearance.

#### 4.0 Impact on amenities of adjoining neighbours

4.1 The impact on the amenities of adjoining neighbours was considered with regard to Policy DC1. Given that the proposed extension is single storey in nature and is a modest size and height, it is not considered that the proposal would result in a detrimental impact in terms of overbearing on the adjoining property, Number 8 Eastland Close.

4.2 Additionally, the siting of the proposed extension benefits from a separation distance of approximately 7m to the adjoining property, Number 8. It is considered that this separation distance would serve to further minimise the impact of the proposed development.

4.3 The proposal is therefore considered to satisfy the requirements of Policy DC1 in terms of the preservation of neighbour amenity.

#### 5.0 Conclusion

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

### CONDITIONS

- 1 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.
- 2 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.
- 3 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.

**4 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.