

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2019/0433/HOU	CASE OFFICER	Joe Barrow
LOCATION:	DEREHAM Springfield South Green Dereham	APPNTYPE:	Householder
APPLICANT:	Mr & Mrs L Chant Springfield South Green	POLICY:	In Settlemnt Bndry
AGENT:	Jonathan W Burton 12 Park Road Dereham	ALLOCATION:	N
PROPOSAL:	First Floor Extension to side and single storey extension to rear		
		CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

This application is referred to planning committee because the applicant is an employee of Breckland District Council.

KEY ISSUES

Impact on character & appearance
Residential amenity
Parking & access

DESCRIPTION OF DEVELOPMENT

This proposal is for a single storey rear extension and first floor side extension. The single storey rear extension would have a depth of 3m, span the entirety of the rear elevation, and be constructed from matching brickwork and concrete tiles, with a lean-to roof design of maximum overall height of approximately 3.6m.

The first floor side extension extends solely over the existing single storey element to the southern side of the dwelling. The eaves height proposed matches the existing at the rear, at a height of approximately 5.2m. To the front, the proposal takes the form of a catslide roof with a front projecting dormer. The eaves height at the front therefore remains unaltered; approximately 2.6m. From the side, the form would therefore appear asymmetrical. The additional sideways projection of this element brings the first floor elevation completely in line with the existing ground floor. The proposed ridge height is marginally set down from the existing. The materials palette for this element also includes matching brickwork and concrete tiles.

SITE AND LOCATION

The application site is a part single part two storey dwelling in the parish and settlement boundary of Dereham. It is sited to the east of the A1075, towards the end of a private, unsurfaced access road. There

are neighbouring residential properties to the north, west and south, with industrial units to the east (rear). The first floor extension proposed is sited on the southern portion of the dwelling.

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
DC.19	Parking Provision
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

DEREHAM T C

No objections.

CONTAMINATED LAND OFFICER

No objections subject to conditions.

ENVIRONMENTAL HEALTH OFFICERS

No Comments Received

REPRESENTATIONS

13 Neighbours consulted - No representations received (21 day consultation period expired 16/05/2019).

ASSESSMENT NOTES

1.0 Principle of development:

1.1 The principle of an extension to this dwelling is acceptable by way of its location within Dereham's Residential Settlement Boundary as defined by Policy SS1 - Spatial Strategy of the Local Planning Authority (LPA)'s Adopted Core Strategy. The key issues for consideration, therefore, are the proposal's impact on character & appearance, residential amenity, and parking & access, having regard to Policies DC1 - Amenity, DC16 - Design & DC19 - Parking Provision of the LPA's Adopted Core Strategy as well as the National Planning Policy Framework (NPPF) (2019).

2.0 Character & appearance:

2.1 The scale and massing of the rear extension is wholly subservient to the main dwelling, and its siting to the rear minimises any impact on the character & appearance of the area. The architectural form and materials of this element also match that of the existing dwelling, aiding its integration with both the host dwelling and wider area. This element is therefore considered acceptable in terms of impact on character & appearance, having regard to Policy DC16 of the LPA's Adopted Core Strategy and paragraph 127 of the NPPF (2019).

2.2 With regard to the first floor element to the side, the use of a catslide roof design with dormer mitigates the impact of the additional storey by breaking up the massing. The ridge height does not exceed that of the existing, nor does the first floor element extend beyond the existing footprint. It is therefore considered that this proposal is acceptable in terms of its scale and massing.

2.3 This element would also integrate well with the host dwelling and surrounding area by way of the matching form and materials palette. It is not considered to be out of keeping with the surrounding area, and the separation distances in the area are large enough so that a first floor extension does not harmfully impact a sense of openness in the area.

2.4 Taking account of the above, the proposal is considered acceptable in terms of impact on character & appearance, having regard to Policy DC16 of the LPA's Adopted Core Strategy and paragraph 127 of the NPPF (2019).

3.0 Residential amenity:

3.1 The site is positioned at the bottom of a long, unsurfaced private access road off the A1075 in Dereham. It is one of the larger plots for properties in this area with amenity space to the east and north, along with its own additional section of driveway to the front. The nearest property to the application site is Hainsworth House to the south which is located approximately 8m from the applicant property's southern side elevation.

3.2 With regard to the scheme's broader impact on amenities for residents in the wider area the appropriate form, scale and massing minimise any impact of overdominance on the wider area, with the proposal not considered to detract from the amenities of residents in the vicinity of the property.

3.3 A more specific assessment is required in terms of impact on Hainsworth House. This property has a one and a half storey element projecting northwards. This element has three ground floor side facing windows, one of which serves a utility, two of which serve a living room. The living room is also served by a larger set of glazed doors to the front, which would be considered the room's primary light source, particularly considering the side facing windows face north.

3.4 The new first floor side elevation would be sited approximately 8m to the north of Hainsworth House.

Taking account of this separation distance, the catslide roof design, its siting due north, and the alternative light sources to the affected principal room, it is considered that any loss of light/overbearing impact would be minimal.

3.5 Taking account of the above, the proposal is considered acceptable in terms of its impact on residential amenity, having regard to Policy DC1 of the LPA's Adopted Core Strategy and paragraph 127(f) of the NPPF (2019).

4.0 Parking & access:

4.1 The proposal would increase the number of bedrooms in the applicant property from three to four, in accordance with Norfolk County Council Parking Standards and Policy DC19 of the LPA's Adopted Core Strategy this increases the requirement for off-street parking provision from two to three spaces.

4.2 Upon site inspection the LPA are satisfied that the three required spaces can be provided within the curtilage of the site to the front, making use of the substantial existing driveway and garage. It is therefore considered that this proposal is acceptable in terms of impact on parking & access, having regard to Policy DC19 of the LPA's Adopted Core Strategy as well as Norfolk County Council parking Standards.

5.0 Conclusion:

5.1 On balance, it is considered that the siting, scale and design of the scheme are acceptable in terms of impact on character & appearance, residential amenity and parking & access, having regard to Policies DC1, DC16 and DC19 of the LPA's Adopted Core Strategy, along with the NPPF (2019).

RECOMMENDATION

Grant planning permission, subject to conditions.

CONDITIONS

- 1 Time Limit**
The development hereby permitted shall be begun before the expiration of THREE YEARS from the date of this permission.
Reason for condition:-
To comply with section 91 of the Town & Country Planning Act 1990 (as amended).
- 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 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 Contaminated Land - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP9 of the Breckland Adopted Core Strategy.

This condition will require to be discharged

7 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.