

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 23RD JULY 2007

THETFORD: 3 MINSTERGATE - CONVERT HOUSE TO PROVIDE 2 NO. ONE BEDROOM APARTMENTS, NEW BUILD BLOCK TO PROVIDE 11 NO. ONE BEDROOM APARTMENTS

REFERENCE: 3PL/2007/0686 APPLICANT: HENSTEAD HALL ESTATES LTD

REPORT OF DEVELOPMENT SERVICES MANAGER

AUTHOR: Phil Perkin – Senior Development Control Officer

DEFERRED ITEM REPORT

Summary: At the Development Control Committee meeting on 2nd July 2007 this application was deferred to enable the dimensions of the proposal to be compared with the previously approved scheme on the site.

Background

This application proposes 13, one-bedroom apartments within a three storey block. Planning permission currently exists on the site for eight units. The increase in the number of units is achieved primarily by internal alterations, including converting a basement parking area, providing four parking spaces, to three one-bedroom flats.

A comparison between the dimensions of the two schemes is set out as follows:-

	Height (m)	Width (m)	Depth (m)
Approved scheme	9.5	15.2	7.7
Proposed scheme	9.9	16.3	8.4

Gap between the proposal and the Charles Burrell Museum:

Approved Scheme	4.0m
Proposed Scheme	2.9m (reduces to 1.4m on the ground floor)

On the ground floor the gap reduces to 1.4m due to the addition of the cycle/bin store.

Recommendation

The application is recommended for approval as set out in the attached report.