

<b>ITEM:</b>		<b>RECOMMENDATION:</b>	APPROVAL
<b>REF NO:</b>	3PL/2018/1370/HOU	<b>CASE OFFICER</b>	Tom Donnelly
<b>LOCATION:</b>	STOW BEDON/BRECKLES Sandwade Mere Road Stow Bedon	<b>APPNTYPE:</b>	Householder
<b>APPLICANT:</b>	Ms K Purdy Sandwade, Mere Road Stow Bedon	<b>POLICY:</b>	In Settlemnt Bndry
<b>AGENT:</b>	Cowen Consulting Chiara Mere Road Stow Bedon	<b>ALLOCATION:</b>	N
<b>PROPOSAL:</b>	Erection of two storey side and rear extension including balcony and erection of single storey extension to the rear.	<b>CONS AREA:</b>	N
		<b>LB GRADE:</b>	N
		<b>TPO:</b>	N

#### **REASON FOR COMMITTEE CONSIDERATION**

The application is brought to Planning Committee as the Agent is a Councillor.

#### **KEY ISSUES**

Design and appearance  
Impact on amenities of adjoining neighbours

#### **DESCRIPTION OF DEVELOPMENT**

The proposal seeks the erection of a two storey extension to the side and rear of the property and a single storey extension to the rear. The proposed single storey extension measures 4.2m in depth, 10.4m in width and 2.5m in height. The proposed two storey element measures 4.4m in depth, 4.2m in width, 4m in height to the eaves and 5.1m in height to the ridge. The proposed materials are timber cladding and roof materials to match the existing dwelling. There is also a small alteration proposed to the north elevation in the form of a relocated front door.

#### **SITE AND LOCATION**

The application site is at Sandwade, Mere Road in Stow Bedon. It is a two storey residential property situated in the settlement boundary of Stow Bedon and is adjoined by other residential properties.

#### **EIA REQUIRED**

No

#### **RELEVANT SITE HISTORY**

3PL/2003/0218/F Extension to Sandwade Cottage, Permission granted  
3PL/2009/0880/F Kitchen/Breakfast Room & Annexe, Permission granted  
3TL/2012/0014/TL- Extension to time limit condition 3PL/2009/0880/F, granted

**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**

**STOW BEDON & BRECKLES P C**

No objection

**ENVIRONMENTAL HEALTH OFFICERS**

No objection

**NORFOLK COUNTY COUNCIL HIGHWAYS**

No objection

**PRINCIPAL PLANNER MINERAL & WASTE POLICY** No Comments Received

**REPRESENTATIONS**

4 neighbours were consulted on the application with the 21 days expiring on 17-12-18.

No responses were received.

**ASSESSMENT NOTES**

1.0 Principle

The principle of an extension to the property is acceptable, the key issues of consideration are the design and appearance of the extension and the impact on the amenities of adjoining neighbours having regard to

Policies DC16 and DC1 of the Core Strategy.

## 2 .Design and appearance-

2.1 The proposal seeks the erection of a two storey extension to the side and rear of the property and a single storey extension to the rear. The proposed single storey extension measures 4.2m in depth, 10.4m in width and 2.5m in height. The proposed two storey element measures 4.4m in depth, 4.2m in width, 4m in height to the eaves and 5.1m in height to the ridge. The proposed materials are timber cladding and roof materials to match the existing dwelling. The proposed works are sited to the rear of the existing property and it is therefore not considered that it will have an impact in street scene terms.

2.2 Whilst, the cladding would provide a contrast in materials to the existing dwelling, it is not considered that this would be harmful to the character and appearance of the dwelling or street scene. The size and scale of the proposed additions are considered to be proportionate and appropriate in the context of the scale of the existing dwelling. The proposal is overall considered to satisfy the requirements of Policy DC16 in terms design and appearance.

## 3. Impact on amenities of adjoining neighbours

3.1 The impact on adjoining neighbours was considered with regard to Policy DC1 ( Amenity). The siting of the proposed extension is a considerable distance to any adjoining neighbours. The balcony element of the scheme appears to only overlook land within the applicants ownership and is therefore not considered to result in an overlooking impact on adjoining neighbours. Accordingly, it is not considered that the proposed extension would result in an overbearing or overlooking impact on adjoining neighbours, and satisfies the requirements of Policy DC1 in terms of the preservation of neighbour amenity.

## 4. Conclusion

4.1 In terms of the overall planning balance of the scheme the proposal is considered acceptable and is accordingly 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.