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| ITEM: | | RECOMMENDATION: | APPROVAL |
| REF NO: | 3PL/2021/0947/HOU | CASE OFFICER | Sandra Bunning |
| LOCATION: | OLD BUCKENHAM 42 Fen Street | APPNTYPE: | Householder |
| APPLICANT: | J. A. Askew & Partners Scales Farm Hargham Road | POLICY: | In Settlemnt Bndry |
| AGENT: | Brown & Co Ground Floor The Atrium St Georges Street | CONS AREA: | N |
| PROPOSAL: | Single storey side and rear extensions | LB GRADE: | N |
| | | TPO: | N |

REASON FOR COMMITTEE CONSIDERATION

The applicant is a Ward Representative

KEY ISSUES

Scale, design and materials appropriate to dwelling and locality
Visual impact
Impact on neighbour amenity

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission to extend an existing dwelling, to the north and east elevations, to provide additional living space and a further bedroom. A 3.7m extension to the east of the dwelling would provide a new master bedroom and would occupy the entire width of the gable. An extension to the north would provide the main living area for the dwelling. An existing garage structure would be removed to facilitate the extension, it would occupy the width of the protruding element of the dwelling in this location and extend 7 metres into the garden.

The existing access to the south east would be retained and resurfaced, and a new parking and turning area would be provided to the south of the dwelling.

The existing dwelling and proposed extensions would be finished in render and timber effect composite cladding, replacing the existing grey concrete roof tiles with red clay pantiles, and replace the brown timber windows with dark grey pvc double glazed units

SITE AND LOCATION

The site is 42 Fen Street, which is a single storey older style residential dwelling, lying within the Old Buckenham Settlement Boundary. The site is bounded by a residential dwelling to the north west, a farm

track to the south east with further residential dwellings beyond, open countryside to the north east and highway to the south west.

The site itself is a substantial size, with the existing dwelling sitting centrally, with front and rear gardens. A parking area to the south east side of the site can accommodate a number of vehicles.

RELEVANT SITE HISTORY

3PL/1995/0621/F Permission 25-07-95
Removal of agricultural occupancy condition (Ref. No. W.6143)

POLICY CONSIDERATIONS

The following policies of the Breckland Local Plan, 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

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|-------|---|
| COM01 | Design |
| COM03 | Protection of Amenity |
| GEN02 | Promoting High Quality Design |
| NPPF | National Planning Policy Framework (Revised 2021) |
| NPPG | National Planning Practice Guidance |

CONSULTATIONS

OLD BUCKENHAM P C

Old Buckenham Parish Council are happy to support this application on the condition that there is a clear Traffic Management Plan submitted and approved. The residents of Fen St have had to endure a lot of building work recently which has caused a lot of mess and disruption to the road. It is a small single track road and therefore the PC would like to see all construction traffic clear of the road at all times and the road cleared of mud regularly.

NORFOLK COUNTY COUNCIL HIGHWAYS

My records indicate that the highway boundary extends several metres into the site - certainly behind the existing hedge and the red edging and it would appear that the new fence may also be encroaching onto the highway. I have therefore included an informative note to make the applicant aware that they need to have the highway boundary verified before erecting any boundary fencing.

I note the Parish Council comments regarding a CTMP. Whilst the development is not of a scale where I would request such a condition, you may wish to include a suitably worded informative note.

No objection, subject to condition and informative note.

REPRESENTATIONS

21 day consultation expired (20.7.21)

Site notice expired (29.7.21)

Weekly list expired (23.7.21)

Six neighbours consulted; no representations received.

ASSESSMENT NOTES

1.0 Principle

1.1 The key issues of consideration are the design and appearance of the proposed single storey extensions and change in materials in streetscene terms, as well as the impact on residential amenity having regard to Policies COM3, GEN2, and COM1 of the Breckland Local Plan (adopted 2019) in particular.

2.0 Design

2.1 Policies GEN2 and COM1 of the Breckland Local Plan (adopted 2019) seeks to ensure the highest standards of design are achieved in all new development. The proposed development represents an acceptable design outcome for the following reasons:

- the siting of the development is well considered having regard to its immediate built form context;
- the scale, form and profile of the development is respectful of the host building and character of the broader locality;
- finishing materials, fenestration pattern and design detailing is not out of keeping with the host building and character of the broader locality;
- the development will not appear overly prominent in views from public or private vantage points and in so doing will not result in an adverse character outcome.

2.2 In light of the above observations it is concluded that the proposal responds favourably to Policies GEN2 and COM1 of the Breckland Local Plan (adopted 2019).

3.0 Amenity

3.1 Policy COM3 of the Breckland Local Plan (adopted 2019) seeks to protect residential amenity. It is considered that the relationship of the development to neighbouring dwellings and private open space is such that visual dominance, loss of light, overlooking and overshadowing impacts all fall within acceptable parameters.

3.2 The domestic nature of the development will ensure the proposal does not give rise to any undue form of disturbance. It is concluded that the proposal would maintain an acceptable level of residential amenity for neighbouring occupants, consistent with Policy COM3 of the Breckland Local Plan (adopted 2019).

4.0 Character

4.1 The siting, design and depth of the proposed extension and alterations is not considered to adversely impact on the amenities of adjoining neighbours having regard to Policy COM3 of the Breckland Local Plan

(adopted 2019).

5.0 Other Issues

5.1 Old Buckenham Parish Council commented that they would be happy to support the application on the condition that there is a clear Traffic Management Plan submitted and approved. They state 'the residents of Fen Street have had to endure a lot of building work recently, which has caused a lot of mess and disruption to the road. It is a small single track road, and therefore the Parish Council would like to see all construction traffic clear of the road at all times and the road cleared of mud regularly'.

5.2 Following consultation with Norfolk County Council Highways, this development is not of a scale that they would normally impose such a condition. In addition, the site is of a size to accommodate up to two construction vehicles, particularly given that the dwelling is currently unoccupied, there would not be any residents vehicles on site. Furthermore, the construction period is unlikely to be so significant to warrant refusal of planning permission. An informative note will be added to the decision notice to request that the highway is kept clear during construction works. Highways have requested a condition be imposed to ensure that the parking and turning area shall be laid out, demarcated, levelled, surfaced and drained and retained thereafter available for that specific use, as well as an informative note to advise that is the applicants responsibility clarify the boundary with the public highway.

6.0 Conclusion

6.1 In conclusion, in terms of the overall planning balance of the scheme, the development is acceptable in planning terms and is therefore recommended for approval.

RECOMMENDATION

The application is recommended for approval

CONDITIONS

- 1 Full permission 3 year 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, in accordance with Policy COM01 of the Breckland Local Plan (adopted 2019).
- 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 COM3, GEN2 and COM1 of the Breckland Local Plan

(adopted 2019).

4 Provision of parking and servicing areas

Prior to the first use of the development hereby permitted the proposed parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason for condition:-

To ensure the permanent availability of the parking/ manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with Policies TR01 and TR02 of the Breckland Local Plan (adopted 2019).

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.