

ITEM:		RECOMMENDATION: APPROVAL
REF NO:	3PL/2022/1415/HOU	CASE OFFICER Lisa ODonovan
LOCATION:	MATTISHALL Rimington, 93 Dereham Road	APPNTYPE: Householder POLICY: In Settlemnt Bndry CONS AREA: N LB GRADE: N TPO: N
APPLICANT:	Mr L Burtenshaw Rimington, 93, Dereham Road Mattishall	
AGENT:	S Moore Architectural Services 3 Sunny Grove Costessey	
PROPOSAL:	Conversion to chalet bungalow, dormers to front & rear and extensions to front & rear	

REASON FOR COMMITTEE CONSIDERATION

This application has been brought back to committee to allow representations by the applicant and other third parties to be re-stated.

KEY ISSUES

Principle of Development
Appearance and Scale
Amenity impact
Other matters

DESCRIPTION OF DEVELOPMENT

The application seeks extensions to the front and rear, including dormer windows to create a chalet bungalow comprising of 4 bedrooms.

SITE AND LOCATION

The site is located within the settlement boundary of Mattishall. It is located in a predominantly residential area with a mix of residential properties, including single storey and two storey dwellings on a staggered building line. The property to the east, 91a, is a two-storey property on the same building line. The property to the west, 95, is located forward of the application property with its rear wall forward of the front wall of the application property.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2021/1270/HOU Withdrawn 03-11-21

Raising of roof height to add additional living accommodation, including front & rear extensions and detached garage.

3PL/2022/0220/HOU Refusal 12-09-22

Conversion from Bungalow into House with Front & Rear Extensions and Detached Garage with Annex above.

3PL/2022/0220/HOU - Conversion from Bungalow into House with Front & Rear Extensions and Detached Garage with Annex above - Refused

3PL/2021/1270/HOU - Raising of roof height to add additional living accommodation, including front & rear extensions and detached garage. - Withdrawn 3-11-2021

The application history of 91a Dereham Road:

3PL/2021/1577/HOU - Proposed rear extension - Approved 05-01-2022

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

COM01	Design
COM03	Protection of Amenity
GEN02	Promoting High Quality Design
HOU06	Principle of New Housing
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework (Revised 2021)
NPPG	National Planning Practice Guidance
TR02	Transport Requirements

OBLIGATIONS/CIL

Not applicable

CONSULTATIONS

MATTISHALL PARISH COUNCIL

The Parish Council notes the design improvements compared to the previously refused application. However, the Parish Council asks the LPA to consider whether the proposal is acceptable in terms of overdevelopment of the application site and impact on neighbouring properties. The LPA is specifically asked to assess the proposal against the Mattishall Neighbourhood Plan policies HOU04 and HOU06, and

Breckland Local Plan policies COM01, COM03, GEN02.

NORFOLK COUNTY COUNCIL HIGHWAYS

There are no highway objections to the proposal.

REPRESENTATIONS

Consultations issued: 03-01-22

Four representations received, 2 in support, advising that the proposal will improve the appearance of the existing bungalow and 1 raising the following concerns:

- side elevations closer to neighbouring property
- loss of light
- overshadowing
- colour of materials proposed -out of keeping
- Overdevelopment

ASSESSMENT NOTES

1.0 Principle of Development

1.1 This application seeks full planning permission for extensions and alterations to an existing residential property within the settlement boundary of Mattishall. The principle of the development is acceptable subject to compliance with policies GEN02, COM01, COM03 and TR02 of the Breckland Local Plan and policies HOU4, HOU5 and HOU6 of the Mattishall Neighbourhood Plan. It should be noted that the Mattishall Neighbourhood Plan pre-dates the Breckland Local Plan. Policy HOU11 relates to the replacement, extension or alteration of rural buildings and is not, therefore, relevant in this instance.

2.0 Appearance and Scale

2.1 Section 12 of the NPPF and Policies GEN02 and COM01 of the of the Breckland Local Plan (adopted 2019) together with policies HOU4, HOU5 and HOU6 of the Mattishall Neighbourhood Plan seek to promote high quality design and protect the character of an area.

2.2 These policies seek to ensure that the Council achieves high quality design in all development and that development of poor design that does not respect or improve the character of the area should be refused. This part of Mattishall has a range of differing architectural styles. The dwellings either side of the application site comprising of a two storey dwelling and a one and a half storey dwelling, the one and a half storey dwelling also benefits from a sizeable garage forward of the dwelling.

2.3 The application site (93) and no. 91a are set back within the site further than the majority of the immediate dwellings either side.

2.4 The application is a re-submission of a previously refused application. The current submission results in a significant reduction in the amount of extension proposed and will result in a one and half storey dwelling at the same height as the existing dwelling.

2.5 The front elevation will comprise of a central bay porch/entrance area with rooms in the roof served by two dormer windows. This element has been reduced by 1.5m during the course of the application process.

2.6 The rear elevation comprises of a wider rear gabled extension with a larger single flat roof dormer to the side. The resulting dwelling will comprise of 3 bedrooms and a bathroom at first floor and 1 bedroom, living room, kitchen/breakfast room, office and entrance at ground floor.

2.7 The resulting dwelling is considered in keeping with the existing street scene and surrounding dwellings, whilst retaining a spacious plot size with ample circulation and garden space for future occupiers. The proposed materials are also considered sympathetic given the range of materials used in the area, although a condition will be imposed to ensure that details are agreed as there is some ambiguity in terms of the type and colour of the roof tiles.

3.0 Amenity impact

3.1 Policy COM03 of the Breckland Local Plan (adopted 2019) seeks to avoid unacceptable effects on the residential amenity of neighbouring occupants, or development which does not provide for adequate levels of amenity for future occupants. Of particular relevance to the consideration of this application are the points which relate to the overlooking of windows of habitable rooms and private amenity space, overbearing impact/visual dominance, overshadowing of private amenity space, loss of daylight and/or sunlight to existing windows of habitable rooms.

3.2 The main properties to be impacted by this development are 91a and 95 Dereham Road. In relation to 91a Dereham Road the principal concern is about the loss of sunlight through windows, particularly a ground floor window at the side of the property which gives light to a dining/living area. This half of that property has a kitchen window to the front (south) of the property, and double French doors to the rear (north). The kitchen window is impacted by the existing garage building to the front of the house. The kitchen/dining/living area is 7.6m long when measured internally. The French Doors have a width of 3.36m and are full height. The existing side window measures 1.10m x 0.9m. The property has planning consent for a single storey rear extension which would include French Doors and two windows to the rear as well as a roof lantern. That scheme appears to show the existing side window reduced in size to 0.9m x 0.9m.

3.3 The existing bungalow is located approximately 2.2m from the side wall of 91a extending to a distance of 3.4m where the side window is. The front part of the existing bungalow is flat roofed, with the rear part being single storey with a ridge height of approximately 5.8m. The proposed development would see the gap between the properties reduced to approximately 2.2m as a consistent distance between the properties.

3.4 The proposed extension and works will not exceed the existing bungalows ridge height, with the eaves height of the rear extended element measuring approximately 3.4m, with a roof then sloping into the application site, away from the neighbouring boundary with 91a. Whilst it is acknowledged that the development will bring the dwelling closer to the neighbouring boundaries, the proposed scale and orientation of the works proposed are considered sufficient so as to limit the amenity impact to the nearest bounding properties, particularly in respect of loss of light, overshadowing and overdominance. The two roof lights facing this side will serve a bedroom and will provide limited/oblique views therefore overlooking is not considered to be likely to an unacceptable degree.

3.5 In respect of the impact to No. 95, the proposed works and extension do not include any side, first floor windows to this side. The proposed dormer window includes two windows, one serving a bathroom (non-habitable room) and one a bedroom, but this window will provide oblique views across the end portion of the neighbours garden. Consideration also has to be given to what could be added to the existing dwelling under

permitted development rights, a 50 cubic metres rear dormer could be added without permission. Whilst it is acknowledged that the proposal will bring the dwelling closer to this boundary (west), there is still ample separation distance between the side elevation and the boundary line (approximately 1.3m) so as not to cause significant loss of light or overshadowing. In light of these factors, the proposal is considered acceptable in terms of amenity impact to this property.

3.6 The proposal is considered to leave ample garden space for use by any occupiers, current or future.

3.7 In light of the above factors, the proposal is considered to have due regard to Policy COM03 of the Local Plan.

4.0 Other issues

4.1 The comment in respect of overdevelopment is noted but this concern is not shared by the Local Planning Authority. As stated, the proposal leaves ample circulation space, garden space and parking space.

4.2 Permitted development rights have been removed for extensions and roof alterations to enable control over the future development of the site in terms of amenity impact to neighbouring properties but also the loss of garden space serving no. 93.

4.2 Policy TR02 of the Breckland Local Plan and TRA1 of the Neighbourhood Plan requires satisfactory access and parking. The site will utilise the existing access and sufficient parking is provided within the site without utilising the garage space. The development is considered to comply with that policy.

5.0 Conclusion

5.1 In light of the above factors, the proposal is considered to comply with relevant adopted Development Plan Policies, as set out above and is accordingly recommended for approval, subject to conditions.

RECOMMENDATION

Recommended for approval, subject to conditions, listed below.

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 shall 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 wall and roof materials to be agreed

No development shall commencement above slab level, unless or until precise details, (including samples where required), of the materials used in the construction of the external walls and roof(s) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This condition shall apply notwithstanding any indication as to these matters that have been given in the current application. The materials to be used in the development shall be in accordance with the approved details.

Reason for condition:- To enable the Local Planning Authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policies COM03, GEN02 and COM1 of the of the Breckland Local Plan (adopted 2019).

This condition will require to be discharged

4 No PD for extensions or roof alterations.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification), no extensions or roof alterations as defined within Classes A, B, C and D of Part 1 of Schedule 2 of that Order shall be carried out on the land unless an appropriate planning application is first submitted to and approved in writing by the Local Planning Authority.

Reason for condition:- In the interests of the satisfactory appearance of the development and/or the amenities of adjoining residents in accordance with Policy COM03 of the Breckland Local Plan (adopted 2019).

5 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.