

AGENDA ITEM NO: 8/3(a)

Parish:	Brancaster	
Proposal:	Two storey side extension, first floor rear extension and new garage	
Location:	Annalea Cross Lane Brancaster King's Lynn	
Applicant:	Mr And Mrs Chamberlain	
Case No:	16/01938/F (Full Application)	
Case Officer:	Mr M Broughton	Date for Determination: 28 December 2016 Extension of Time Expiry Date: 13 February 2017

Reason for Referral to Planning Committee – Called into the Committee by Councillor Watson.

Case Summary

The land is situated on the south side of Cross Lane, Brancaster, at the junction with Stockings Lane and approximately 170m north of A149 Main Road and 208m east of the entrance to the relatively new housing estate of Brandonum, which includes Roman Way. This is an Area of Outstanding Natural Beauty (AONB)

The site comprises a detached two storey dwelling (Annalea) with two and single storey projections, a single garage and a garden storage shed.

The application seeks to construct a two storey side extension, a first floor rear extension and an additional garage

The National Planning Policy Framework 2012 (NPPF), the King's Lynn and West Norfolk Core Strategy 2011 and the King's Lynn and West Norfolk Site Allocations and Development Management Policies 2016 (SADMP) are relevant to this application

Key Issues

Principle of development
Previous applications
Form and character
Scale, design, residential and visual amenity
Impact on the Area of Outstanding Natural Beauty
Other considerations

Recommendation

APPROVE:

THE APPLICATION

The land is situated on the south side of Cross Lane, Brancaster on a corner plot at the junction with Stockings Lane. This rectangular shaped plot, approximately 26m x 33m, is sited 170m north of A149 Main Road and approximately 208m east of Brandonum junction (modern mixed housing - south and west), in an Area of Outstanding Natural Beauty (AONB)

To the north and east, on the opposite side of Cross Lane, is open agricultural and marsh land, leading the sea. To the east is a Scheduled Ancient Monument - the site of a Roman fort and settlement known as Branodunum.

The site comprises a detached, two storey dwelling, with the main ridge-line orientated north-west / south-east. The dwelling is angled on the site but within the central area of the plot. The dwelling has single storey projections on the side elevation (south-east) and rear elevation (south-west) and a subservient two storey side extension (north-west).

It is of note that the ground floor provides sleeping accommodation, whilst the first floor provides day-to day living rooms

There is a raised balcony to the front elevation (north-east), a single garage, attached to the neighbour's garage at Little Rising on the north-west boundary and a garden storage shed sited on the rear south boundary with 14 Roman Way.

Materials comprise a light colour (pale blue-grey) timber cladding to the first floor walls, white painted brick to ground floor walls, red pantiles and painted timber windows.

The existing point of access into the site from Cross Lane rises from road level. It is initially shared with the neighbouring bungalow (Little Rising) before it is separated by a 2.5m hedge and leads off to the gravelled frontage of Annalea with ample parking and turning.

The boundary treatment for the site comprises:

- North (Cross Lane) and East (Stockings Lane) – mixed hedge and other foliage at minimum 2/3 m high
- South (with 14 Roman Way) 2m close boarded fence with one tall tree and a collection of smaller growth trees planted within the site boundary
- South-west (with 16 Roman Way) minimum 3m high hedge
- West (with Little Rising, Cross Lane) – mixed fencing, the shared garage block and 2m hedge

The application seeks to construct:

- A two storey side extension on the south-east side elevation, encompassing the existing south-east ground floor projection and actually extending the existing width of the building from 12m to 13.8m. Thus, the proposed ground floor area would effectively extend an existing bedroom and the new first floor area provides a lounge extension. The existing balcony is extended across the extended façade. There are two first floor windows on the south-east side elevation but none on the rear south-west elevation.
- A first floor rear extension over the ground floor bedroom forming the existing single storey rear projection (south-west elevation) to create a snooker room. There are no windows detailed in the rear south-west elevation. However, there is a one window at first floor level on the north-west elevation and two windows at first floor level on the

south-east elevation, the latter reduced in number from 4 windows in the amended scheme.

- A double garage, with storage space over accessed by a loft hatch. The garage has a ground floor area 6.75m x 5.8m and eaves level at 2.6m. The siting of the garage (as amended) is on the south-east corner of the site, set 1m minimum off the eastern hedged boundary and 2m minimum off the 2m boundary forming the south boundary. The ridge is orientated north-west to south-east at height 5.3m and there are two velux roof windows in the north-east facing roof plane

Materials are proposed to match, in keeping with that existing

The current arrangement in the dwelling, utilising the ground floor for sleeping accommodation (4 bedrooms) and the first floor for day-to-day living, will continue. There is no increase in the number of bedrooms.

SUPPORTING CASE

Comments supplied by the Agent and Applicant in response to objections:

In relation to overshadowing, the Agent has supplied a plan (GA.05), in effect overlaying the proposed block plan and identifying the rotation of the sun (against the backdrop of the proposed garage) and splay during the year affecting ground floor windows (northern elevation) of 14 Roman Way in comparison to objections raised (overshadowing). The result identifies minimum disruption will be created by the siting of a garage in the site.

The applicant identifies the requirement to extend the dwelling is with a view to future permanent occupation by the family, thus becoming much needed full time residents in a predominantly second home owner village.

The site is 'substantial' and well able to accommodate the extensions and an additional garage. Generally, Permitted Development regulations for garages / outbuildings suggest that a maximum of 50% of the site area can be covered by such buildings; in this case the impact is minimal at roughly 5% of the total site area. The matter of whether the garage can be converted at a later date can be adequately controlled by planning regulations.

Foundation depth: Matters relating to garage foundations will be assessed by Building Control. This is not a planning matter. The correct 'party-wall' procedure will be followed in due course and if garage foundations are deeper than the neighbour (south) and within 3 metres of their property, then a 'three metre notice' will be served in the normal manner.

Mains drainage: Building Control and Anglian Water will be consulted and will require a satisfactory engineered technical solution to be approved before building work starts

Loss of light / garage siting: The proposed single storey garage will not have an impact on neighbour light levels. It is orientated politely with the eaves and ridge parallel to the boundary on the northern side of the neighbouring site. In amending the original scheme, a lower ridge, now orientated east to west, has been applied and the southern elevation of the garage is now sited 2m away from the southern neighbour boundary.

Loss of view: Any views the neighbour currently enjoys (which must already be minimal on account of tall hedges and boundaries) are not a right that he can continue to expect under planning law.

Impact on the historical Roman fort of Branodunum: The suggestion to site the garage in the north gravelled area of the house is impractical, as indeed reported in the response from Historic England suggesting that a garage closer to the 'fort ditch' known to run close by would clearly be detrimental to the setting of the Scheduled Ancient Monument. It would also contravene the recommended location for garages in the permitted development regulations, that is 'not to be forward of the principal elevation of the house'.

Covenants applying to Annalea: This is a civil issue, not a planning matter and will be attended to in due course.

Highways: An additional point raised is about the traffic in Cross Lane and Stocking Lane. Many major developments have been undertaken in the vicinity and this project is very modest in comparison. Highways have not raised an objection to the proposal.

PLANNING HISTORY

09/01226/F: DCB Permitted: 08/09/09 - Ground floor and first floor extension including balcony – Annalea (Not built to date)

08/01674/F: Refused: 09/09/08 - Remove roof of existing single storey section of house, extend footprint and add second storey with roof terrace over – Annalea

- Appeal Dismissed 05/05/09

08/00149/PREAPP: Withdrawn: 20/06/08 - First floor extension and roof terrace - Annalea

03/1785/F: Permitted: 30/10/03 - Ground floor and first floor extensions to dwelling including balcony's - Annalea

02/0500/F: Permitted: 23/07/02 - Extensions to dwelling and detached garage (modified scheme) - Annalea

RESPONSE TO CONSULTATION

Parish Council: OBJECT - comments:

- Vast overdevelopment of a site and thoughtless siting of a new garage.
- Neighbours loss of privacy - overlooked to an unacceptable degree.
- Neighbourhood Plan applies.
- AONB.

Local Highway Authority: NO OBJECTION – informal advice on the highway boundary applies

Historic England - Archaeological: NO OBJECTION

NCC Historic Services - Archaeological: NO OBJECTION – conditions apply

The proposed development site lies within 15m of the scheduled area of Brancaster Roman fort (protected by the Ancient Monuments and Archaeological Areas Act 1979). Cropmarks and previous excavations immediately to the southwest of the site indicate that it lies on the edge of the fort ditch and within the civilian settlement associated with the fort. It is likely that

important archaeological remains and artefacts will be present at the proposed development site.

Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance would be affected by the proposed development

Representations: Two neighbour objections with comments:

The upper storey builds will be clearly visible from 14 Roman Way and further restrict light on the northern elevation of the kitchen, which is already restricted for six months of the year by a mature tree which overhangs the property. During the winter period, the proposed side extension will further restrict light to this key family room.

The situation of loss of privacy already exists. Further development increases the issues – resulting in loss of value

The double garage being erected just a few feet from the boundary will also restrict light to the window providing the main light source to the kitchen (northern elevation) and this will affect the quality of our life in a room which is one of the key areas of our house. The kitchen side window is restricted for six months of the year by a tree.

Annalea occupies a substantial plot and the garage could be sited in the north east corner. The views from the decked patio area on the eastern elevation and from all the windows to the rear of our house (kitchen, lounge and bedrooms) again a few feet from the proposed construction, will be changed completely. There will be an increase in diesel/petrol fumes given the closeness of this garage. This aspect is one of the most pleasant features of our home, and a clear quality of life issue and be completely out of keeping with the immediate area.

Instead of the tree line that marks the boundary of the Branodunum historic site, owned by the National Trust, we will be presented with a 15-16 foot high solid structure looming over the garden and house. We are residents of Brancaster and we should not be placed in a significantly worse position for the sake of the provision of the extensions to what is currently a holiday home occupied for 6-8 weeks per year. Works will involve months of noise, disturbance and mess and impact on the mains drainage channels for this house are not clearly identified

Amended plans do not address concerns raised. The issue of sunlight relates to the effect of the development on total daytime ambient light, not direct sun light.

NATIONAL GUIDANCE

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

CS12 - Environmental Assets

CS07 - Development in Coastal Areas

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

OTHER GUIDANCE

Brancaster Parish Neighbourhood Plan 2015

PLANNING CONSIDERATIONS

- Principle of development
- Previous applications
- Form and character
- Scale, design, residential and visual amenity
- Impact on the Area of Outstanding Natural Beauty
- Other considerations

Principle of development:

The application site lies to the north-east of the central area of Brancaster and comprises a two and single storey dwelling at the Cross Lane / Stockings Lane junction, approximately 170m north of the A149.

The National Planning Policy Framework (NPPF):

Nationally, the NPPF seeks a high standard of design that takes the opportunity to improve an area. Some of the key objectives referred to in the NPPF are for development which responds to the local context and creates or reinforces local distinctiveness, are visually attractive as a result of good architecture and appropriate landscaping.

The importance of design in protecting the AONB is identified in Paragraph 115 of the NPPF.

In terms of the KLWNBC Core Strategy 2011:

- Policies CS01 and CS02 identify Brancaster, with Brancaster Staithe and Burnham Deepdale as a Key Rural Service Centre in the settlement hierarchy, where local scale development will be concentrated, including new housing, employment and retail development.
- Policies CS06 and CS08 state that good design are a key element of sustainable development, but should not be to the detriment of the character or surrounding area or landscape.

Policy CS07 (development in coastal areas) seeks to balance the sensitivity of the coastal area / AONB with the development and advises that new development should enhance the local character

Policy DM15 (environment, design, amenity) states that development must protect and enhance the amenity of the wider environment including its heritage and cultural value and that proposals will be assessed against their impact on neighbouring uses and their occupants. Furthermore, proposals will be assessed against a number of factors including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

Brancaster Neighbourhood Plan 2015:

This Neighbourhood Plan includes Policies to limit the size of new dwellings, influence design and layout, and conserve the character of the area. It is considered in context with the aforementioned Policies.

The Brancaster Plan (para.3.14) identifies support for development necessary to sustain and accommodate communities living in the village, be they working families, retired, second home owners or tourists

Policy 2 – design, style and materials: refers to extensions being carefully designed to blend to maintain the village character with the use of traditional materials encouraged

Policy 3 – footprint: advises that extended buildings should occupy no more than half the plot

Policies 8/9 – protection of heritage assets and landscape: states new development shall have due regard for heritage assets and AONB

This application seeks to extend the dwelling with two storey extensions and a detached double garage, the latter on the south-east side of the dwelling. There is no increase in the height nor on the number of bedrooms. The design, style and material proposed are considered to be in keeping with that existing and acceptable to the locality

The status of the locality (AONB) and that of the adjacent historic asset (site of Brandonum - east) are both acknowledged but in principle do not outright restrict the proposed works. Archaeology works are accounted for by way of conditions. There are no other known restrictions affecting the proposed development site.

The main issues for consideration in this case, therefore, are whether the proposed extensions are appropriate in terms of design and scale for this site to be in harmony with the character of the surrounding development, whether the development is likely to have an adverse impact upon the amenity of existing residents and whether the proposed development will have a harmful impact upon the natural beauty of the landscape in this designated area.

It is considered that the principle of the proposal is acceptable, as it accords with the provisions the NPPF, the Core Strategy, Local Policy and the Brancaster Neighbourhood Plan.

Previous applications:

Application 08/0167/4F related to an increase in footprint, the removal of the roof from the existing single storey south-east projection and constructing a flat roof, second storey over, with a roof terrace thereon. The application was refused for two reasons:

- The proposed extension, by reason of its design and scale will appear unduly prominent in its setting and not in harmony with the building characteristics of the area

- The proposed extension, by reason of its design, form and scale, will have a detrimental impact upon the amenity of the occupants of the neighbouring properties in terms of overlooking.

The resulting Appeal raised no objection to a ground floor extension and, in principle, no objection to a second storey. However, it was dismissed on the grounds that the roof terrace would adversely affect the residential environment of neighbours and considered the design / scale of the building, having a bulky, box like shape, was not in keeping and would detract from the Area of Outstanding Natural Beauty

Application 09/01226/F, determined by the Planning Committee, was approved in 2009, though has not been built to date. The scheme proposed differed notably from the 2008 application in that a more traditional gabled ended roof span was proposed, with no roof terrace included. This addressed the concerns cited by the Inspectorate in the appeal decision.

Form and character:

Dwellings on the northern side of Cross Lane, to the west of the site, comprise a vast mix of two and single storey, generally detached dwellings, but mixed vastly in age, scale and design. The land directly north of the site is open marsh with views towards the sea.

The proposal site lies at the eastern most fringe of the settlement boundary and, whilst of earlier construction, is viewed in context with the relatively modern dwellings forming the Brandonum estate, a rectangular area which lies between Cross Lane and the A149 and is east of the Conservation Area. The Brandonum estate dwellings are mixed in scale and design, with red/brown brick and brown pan-tiles the norm, but with occasional timber cladding and / or light colour painted brick

This area of land is at a higher level than Cross Lane (north) and Stockings Lane (east)

To the southern boundary of the site lies a two storey detached dwelling (14 Roman Way), with ridgeline orientated east/ west, whilst to the south-west at an angle lies 16 Roman Way and to the west lies a detached bungalow 'Little Rising', also angled in its siting.

Scale, design, residential and visual amenity:

South-east projection:

The proposed south-east, two storey projection provides a gable to the front and rear, proportionate in width to that existing with a matching ridge height. Otherwise, it mimics the existing façade and that approved in 2009 with a continuation of style to the front elevation, no overlooking rear windows and use of matching external materials (clay pan-tiled roof, timber cladding and painted brick).

The similar pattern of fenestration, and the extension of the existing front balcony, provides a continuation to the front elevation. The narrower width of the extended balcony, in comparison to that of existing, prevents this feature visually dominating the front elevation of the dwelling, whilst contributing positively to the appearance of its north-east facade.

The principle to increase the footprint of the south-east elevation and effectively construct a first floor extension to the existing ground floor projection was considered acceptable in 09/01226/F, both in terms of residential amenity and adverse impact on the AONB. That element of the current overall proposal differs little from that approved (but not built). Notwithstanding a change in the roof alignment, there is no gain in ridge height, no issue with overlooking or overbearing on the neighbouring site (south) 14 Roman Way, the

boundary fence of which is a minimum 7.3m from the extreme south-east corner of the proposed extension. Orientation identifies there should be no overshadowing from this part of the proposal. There are two first floor windows on its end elevation (south-east). The angle of the dwelling on the site dictates the view will be over the proposed garage towards Stockings Lane. There is no direct overlooking to neighbouring sites.

South-west projection:

The proposed south-west facing projection would create a first floor extension (snooker room) over the existing rear south-west facing projection (bedroom 4). The works create no increase in ground floor area, has a lower ridgeline, with a south-west facing gable end, in keeping with that proposed on the south-east elevation. There are no first floor windows on the rear south-west facing gable and therefore no overlooking issues south-west towards 16 Roman Way. The distance to the boundary is limited to 3.5m where the boundary treatment comprises a 3m minimum high mature hedge. However, taking into account favourable orientation and site layouts, overshadowing or overbearing issues are unlikely.

On its south-east facing elevation, the proposal has two first floor windows (sunken dormers). These windows overlook the rear garden of the dwelling but have an outlook towards the south boundary of the site where there is a 2m fence, one tree @ 4m minimum and a row of small 'fence-high' trees, the latter fence forming the boundary with 14 Roman Way (south)

Comments, as listed, have been received from 14 Roman Way and these are supported by the Parish Council. Material objections in the main relate to:

- Overbearing - extensions and proposed garage
- Restricting light, view and overlooking of windows to north elevation.

The proposed south-east facing wall of the south-west projection will be a minimum 11m distant from the south boundary fence and 13m minimum from the area of the said kitchen door and window. It is acknowledged that there may be some view into this kitchen window of 14 Roman Way at certain times of the year when the foliage is thinner, but overall, the said separation distance, taking into account layouts and boundary treatment, is considered adequate to negate direct overlooking into a kitchen living area or first floor window. The separation is considered sufficient to negate overbearing and orientation is favourable sufficient to negate overshadowing.

The north-west elevation of the south-west projection has one central first floor window (sunken dormer). Taking into account the position of the existing semi-detached garage unit on that boundary (shared with the neighbouring bungalow site of Little Rising), separation distance and hedge on the boundary, overlooking and overbearing are unlikely issues.

Detached double garage:

The garage would be constructed from timber cladding, with matching pan-tiles proposed, in keeping with the dwelling and creating minimal impact on the locality in terms of appearance.

The garage proposal has been amended since the original objection, by lowering the ridge to 5.3m and specifically by rotating the ridgeline to an east/west gable ended arrangement, such that the roof planes are north and south. The amended siting provides a minimum 2m separation gap from the southern boundary, as detailed previously under 'The Site and Application', with dense high hedge on the eastern side.

Given the amended layout, with orientation favourable, there should be no overshadowing and the angle of the roof plane will allow natural light to the southern boundary, and reduce an aspect of the development, considered in objection as 'overbearing', to an acceptable level, taking into account site layouts.

There is no right to a view and other matters have been addressed elsewhere in this report

Notwithstanding the comments of the Parish Council (reference to the Brancaster Neighbourhood Plan) and those received by way of objection, overall the design and scale of the extensions and garage are considered to be appropriate to, and in keeping, thus maintaining the existing character, without undue adverse impact on the neighbouring sites

Impact on the Area of Outstanding Natural Beauty

The site, on the edge of the settlement on a corner plot, is within the AONB. Notwithstanding high hedges which surround the site, there are public views of the property – mostly from across the fields from the coastal path (north). However, the dwelling is seen against a backdrop of other development. With this regard it is necessary to assess whether the proposed development will be significant enough to have a significantly detrimental impact upon the natural beauty of the landscape in this designated area.

The extension, given its two storey height and siting at the edge of the built environment, will increase the scale of the building resulting in it becoming more prominent within a protected landscape. However despite the dwellings increased scale, given the extension continues the existing form, maintains the buildings existing height and uses the same external materials, the development is not considered to result in a building which is out of proportion within the landscape.

Notwithstanding the Parish Council comments, the revised facade is considered to compliment the dwelling without compromising the setting of the AONB and Roman Fort

Other considerations:

Historic Services:

The nature of the historical site of Brandonum (east) is acknowledged. A programme of archaeological work is required in accordance with paragraph 141 National Planning Policy Framework 2012.

The programme of archaeological mitigatory work will comprise the monitoring of groundworks for the development under archaeological supervision and control.

NCC Highways:

Notwithstanding the narrow width of the access routes (particularly Stockings Lane) the application identifies no increase in traffic, with adequate on-site parking and turning. The Highway Authority has raised no objection and that response accords with Policy 4 of the Brancaster Neighbourhood Plan

Ecology:

There is no information to support the presence of endangered species on the proposal site

Crime and disorder:

There are no issues affecting the development site

Other matters:

- Noise during works is considered temporary.
- Drainage is covered by Building Control
- Party Wall issues are civil matters

CONCLUSION:

This is a proposal to extend a residential dwelling within Brancaster, and in these terms is acceptable in principle.

In terms of residential amenity, it is acknowledged the development will create some view towards neighbouring dwellings, but any intrusion should be minimal and taking into account site layouts and neighbour amenity areas, this does not amount to adverse impact. Likewise, amendments to the siting and design of the proposed garage have accounted for undue overbearing, overshadowing and perceived loss of light to the southern neighbour.

In relation to the protection of the locality it is considered that the scale, form, design and matching materials proposed would result in an acceptable form which has due regard for, and will not adversely impact on, heritage assets and the Area of Outstanding Natural Beauty.

In the light of National Guidance, Development Plan Policies and other material considerations, it is recommended that this application is approved.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Layout – drawing GA01 revision 2 – receipt dated 6/12/16
 - Block plan – drawing GA02 revision 3 – receipt dated 6/12/16
 - Elevations – drawing GA03 revision 3 – receipt dated 6/12/16
 - Garage elevations / layout – drawing GA04 revision 2 – receipt dated 6/12/16
 - Block plan of site in context with neighbouring sites – drawing GA05 – receipt dated 6/12/16
- 2 Reason For the avoidance of doubt and in the interests of proper planning.

- 3 Condition No demolition / development shall take place / commence until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:
- An assessment of the significance of heritage assets present
 - The programme and methodology of site investigation and recording
 - The programme for post investigation assessment of recovered material
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - Provision to be made for archive deposition of the analysis and records of the site investigation
 - Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 3 Reason To safeguard archaeological interests, in accordance with the principles of the NPPF 2012. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks / construction.
- 4 Condition No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 3.
- 4 Reason To safeguard archaeological interests in accordance with the principles of the NPPF 2012.
- 5 Condition The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 5 Reason To safeguard archaeological interests in accordance with the principles of the NPPF 2012.
- 6 Condition The use of the garage building hereby approved shall be limited to purposes incidental to the needs and personal enjoyment of the occupants of the dwelling and shall at no time be used for independent residential occupation, or for any business or commercial purposes.
- 6 Reason In the interests of residential amenity, in accordance with NPPF 2012
- 7 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and D 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), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or

construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.

- 7 Reason In the interests of residential amenity, in accordance with the NPPF 2012
- 8 Condition 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 new windows/dormer windows (other than those expressly authorised by this permission), shall be allowed at first floor level on the proposed south-east, south-west and north-west elevations without the granting of specific planning permission.
- 8 Reason In the interests of residential amenity, in accordance with the NPPF 2012