

Parish:	Shouldham	
Proposal:	First floor and single storey extensions to dwelling	
Location:	4 Norwich Road Shouldham Norfolk PE33 0DA	
Applicant:	Mr Ben Hipperson	
Case No:	18/01988/F (Full Application)	
Case Officer:	Bradley Downes	Date for Determination: 31 December 2018 Extension of Time Expiry Date: 14 January 2019

Reason for Referral to Planning Committee – The applicant is a relative of Councillor Hipperson

Neighbourhood Plan: No

Case Summary

The site is located on the west side of Norwich Road, set back some 55m from the carriageway. The site is located within the Shouldham Conservation Area.

The application is for the erection of a single storey rear lean-to, a first floor side extension, and a front porch.

Key Issues

- The principle of development
- Design and impact on the character and appearance of Conservation Area
- Impact on neighbour amenity
- Any other matters requiring consideration prior to the determination of the application

Recommendation

APPROVE

THE APPLICATION

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SUPPORTING CASE

The application proposes a two storey extension to the side of the existing dwelling, a single storey extension to the rear of the dwelling and a porch to the front of the dwelling, as shown on drawing 1519.

The property is owned by A.C.Hipperson and Son farming of Shouldham, a multi generational family farming operation, farming land within the immediate locality.

The dwelling has always provided residential accommodation for members of the Hipperson family, and will now be occupied by Ben Hipperson who is Farm Manager, together with his young family.

Ben is the son of Councillor Geoffrey Hipperson, who although still involved with the family farming operation, is now handing over the management of the farm to Ben.

PLANNING HISTORY

No relevant planning history.

CONSULTATIONS

Shouldham Parish Council: SUPPORT on the following grounds:

The proposals were felt to fit in with the character of the surrounding houses. In addition, it is also noted that the property is set well back from the road.

NCC Highways: NO OBJECTION

Conservation Officer: NO OBJECTION

The property is well set back from the road and is largely screened from the public domain by a variety of trees and shrubs. The proposal will therefore not affect the character of the conservation area or the street scene. However it is suggested that materials be conditioned to match existing.

Arboricultural Officer: NO OBJECTION

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

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

PLANNING CONSIDERATIONS

The main considerations are:

- The principle of development
- Design and impact on the character and appearance of the Conservation Area
- Impact on neighbour amenity
- Any other material considerations that require consideration prior to the determination of the application

The principle of development

The site lies within the development boundary, and within the Conservation Area of Shouldham. In accordance with Policies CS06 and CS08 of the Core Strategy 2011 and Policies DM2 and DM15 of the SADMP 2016, the principle of extending the property is acceptable subject to the detail.

Design and the impact on the character and appearance of the Conservation Area

The existing dwelling is set-back approximately 55 m from the highway, and is screened from view by an area of greenery that lies between. Whilst the site lies in the Conservation Area, there are no nearby listed buildings which would be affected, but the site is surrounded by a number of important unlisted buildings, while the dwelling itself is not. Some of the trees in this area have been the subject of an application to be felled, to which the Council had no objection. It is considered that even after the felling of these trees, the visibility of the dwelling from Norwich Road would be very limited.

The front porch element would be modest, and subservient to the rest of the dwelling. It is considered the porch would enhance the appearance of the dwelling. The single-storey rear element would also be small in scale, and as it would lie behind the dwelling, would be even more secluded in nature. As a result, the single-storey rear element would maintain the character of the area. The two-storey side element would be set-down in height and set-back from the principle elevation of the existing dwelling, therefore this element would be subservient and relate well to the form of the dwelling.

The materials proposed for the elevations and roofing would match the existing dwelling. The window materials of the proposed extension are to be reserved by condition, following a discussion with the Agent. The door frame would change from white upvc to black anodized aluminium and the existing timber door itself would be retained. The only difference taking

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place at this point is the proposed door frame, which in isolation is considered acceptable. All other materials are proposed to match the existing dwelling.

Therefore in terms of scale, form and materials, the proposed development would be appropriate and would not adversely affect the character or appearance of the Conservation Area. The proposal is therefore in accordance with Policy CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMP 2016.

Impact on Neighbour Amenity:

The closest potentially affected neighbours in this case are No. 25 Lynn Road and Strand Cottage to the north of the site. The application would not cause any overshadowing, overlooking or overbearing on either of these two neighbours. There are no other neighbouring properties which would be effected. Overall, the proposal would have no adverse impact on residential amenity and would be in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMP 2016.

Any other material considerations that require consideration prior to the determination of the application

The Local Highway Authority has no objection to the scheme.

The Arboricultural Officer has no objection to the scheme.

CONCLUSION

The development would not bring any harm to the character or appearance of the street scene or Conservation Area, or to the amenity of nearby occupiers. The proposal is therefore in accordance with the NPPF, Policies CS06, CS08 and CS12 of the Core Strategy 2011 and Policy DM15 of the SADMP 2016.

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. Location Plan (received 05/11/2018), Block Plan (received 05/11/2018), drawing no. 1519.1 (Proposed Floor Plans), and drawing no. 1519.2 (Proposed Elevations).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The replacement windows and new windows hereby permitted shall not be installed, until the colour and texture of all window materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
4. Condition: All other materials (not covered by condition 3) to be used in the construction of the external surfaces of the extensions hereby permitted shall match, as closely as possible, the type, colour and texture those used for the construction of the existing building.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.