

## AGENDA ITEM NO: 8/2(b)

<b>Parish:</b>	<b>Downham Market</b>	
<b>Proposal:</b>	<b>Extension to rear of dwelling</b>	
<b>Location:</b>	<b>6 Foxglove Court Downham Market Norfolk PE38 9GW</b>	
<b>Applicant:</b>	<b>Client of Ian J M Cable Architectural Design</b>	
<b>Case No:</b>	<b>19/01095/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 16 August 2019</b>

**Reason for Referral to Planning Committee** – Council staff involved in planning process.

**Neighbourhood Plan:** No

### **Case Summary**

The existing dwelling is situated at No. 6 Foxglove Court, Downham Market, approximately 25m west of the access with Richmond Road.

The application seeks to construct a single storey rear extension along the north boundary of the existing detached dwelling.

### **Key Issues**

Principle of Development  
Form and Character  
Impact on Neighbours  
Other Material Impacts

### **Recommendation**

**APPROVE**

## **THE APPLICATION**

The land is situated on Foxglove Court, Downham Market.

The site comprises a detached two storey dwelling with detached garage to the rear of the property towards the west boundary.

The rear of the property is surrounded by existing close-boarded timber fencing, with neighbouring properties' garages in close proximity to both the north and east boundaries.

The application seeks the construction of a single storey extension with flat roof along the rear (north) elevation.

### **SUPPORTING CASE**

None received.

### **PLANNING HISTORY**

13/01164/FM - Original application for construction of estate, Committee Decision

### **RESPONSE TO CONSULTATION**

**Parish Council:** Recommended Approval.

### **REPRESENTATIONS**

None received.

### **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

### **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

### **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

- Principle of Development
- Form and Character
- Impact on Neighbours

### **Principle of Development:**

The proposal is for the construction of a single storey rear extension at a detached house at 6 Foxglove Court, Downham Market which is acceptable in principle.

The main issues in relation to this application are whether the proposal is acceptable in design terms and whether it will be of detriment to the amenity of neighbours.

### **Form and Character:**

Foxglove Court comprises a row of detached houses directly opposite a small playing field. The existing dwelling is of fairly traditional style, comprised of red brick with buff quoin detailing. It has a front porch and detached garage, which separates the property from its eastern neighbour.

The single storey extension is proposed to project 4m from the existing rear elevation (north). It is of contemporary design with a flat roof at 3.1m high and is proposed to be clad with vertical timber cladding. Given the proposed positioning of the extension, it will be visible from the front elevation, however considering the overall size of the extension; this will not have an impact on the form and character of the area. Existing close boarded fencing further shields the extension from view.

### **Impact on Neighbours:**

The proposed rear extension will extend in fairly close proximity to the neighbour to the east; however this neighbouring dwelling is angled slightly away from this shared boundary, reducing the impact of this proposed extension on this neighbour. Given the orientation of the proposal and its limited scale, it is not considered to adversely impact on neighbours in relation to overlooking, overshadowing or overbearing. There are no other material impacts on any other neighbours.

## **CONCLUSION:**

It is considered that the proposed extension would have no adverse impact on the form and character of the area and would not have an adverse impact upon neighbour amenity.

Overall, the proposal is considered to be in accordance with the requirement of National Planning Policy Framework 2019 and other relevant Policies of the Development Plan. It is recommended this application be 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:
  - 1055-05
  - 1055-04
  - 1055-03
- 2 Reason For the avoidance of doubt and in the interests of proper planning.