

Parish:	Downham Market	
Proposal:	Two storey front extension	
Location:	3 Oakfield Close Downham Market Norfolk PE38 9BN	
Applicant:	Mr Stephen Moore	
Case No:	20/01058/F (Full Application)	
Case Officer:	Helena Su	Date for Determination: 16 September 2020

Reason for Referral to Planning Committee – Applicant related to Councillor

Neighbourhood Plan: No

Case Summary

The site is No. 3 Oakfield Close, Downham Market, located approximately 81m south of the junction of Trafalgar Road and Oakfield Close.

The application seeks to construct a two-storey front extension, towards the east of the existing dwelling.

Key Issues

- Principle of Development
- Form and Character
- Impact on Neighbours
- Other Any Matters

Recommendation

APPROVE

THE APPLICATION

The site is situated on the southern side of Oakfield Road, Downham Market.

The site comprises of a semi-detached two-storey dwelling, finished in brick and concrete interlocking tiles.

There are no existing boundary treatments to north of the site, within the public domain.

The application seeks the construction of a two-storey front extension to the east of the dwellinghouse.

SUPPORTING CASE

None

PLANNING HISTORY

None

RESPONSE TO CONSULTATION

Parish Council: Unable to reach a decision, with the following comment:

"Downham Market Town Council's Planning Committee were unable to reach a majority decision for this application and therefore are not making a recommendation."

Highway: NO OBJECTION

REPRESENTATIONS

NONE Received.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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)
National Design Guide 2019

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development

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- Form and Character
- Impact on Neighbours
- Any Other Matters

Principle of Development

The application is for a two-storey front extension, on the east of the dwellinghouse at 3 Oakfield Road, Downham Market.

The principle of two-storey front extensions has already been established along Oakfield Close, with a number of the immediate neighbours having similar extensions. The principle of the development is therefore acceptable in accordance with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Form and Character

Oakfield Close comprises of semi-detached dwellings along the south west and detached dwellings to the north and north east.

The existing dwelling is the east dwelling of a semi-detached pair (east facing), finished in facing brick and concrete hanging tiles.

The two-storey extension will extend from the front (north) elevation by 3.6m and be 3.1m from the adjoining neighbour to the west. The extension will match the existing dwellinghouse by being finished in facing brick and cement-based plank cladding, with concrete interlocking roof tiles. Given the scale and positioning, the extension will not extend beyond the existing building line of Oakfield Close (already established via other extensions). Therefore, the proposal would not have a detrimental impact on the form and character of the area.

The proposal is therefore acceptable in design terms and complies with Policy CS08 and the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Neighbours

The extension will be to the east of the adjoining neighbour, no. 4. Based on the orientation of the dwellings, the extension may have a minimal overshadowing impact in the early hours of the day on the neighbour's windows, which serve habitable rooms such as the sitting room on the ground floor and bedroom on the first floor. However, due to the orientation, these windows currently experience less light and shadowing being north facing. Given that the roof of the extension slopes away from the neighbour, is set lower than the main ridge line and is 3.1m away for the common boundary, the proposal is considered acceptable.

Any potential overbearing impact is mitigated as the extension will be 3.1m from no. 4 and the ridge height of the extension will be approximately 0.5m lower than the existing dwellinghouse.

The proposed windows on the east and north elevation will not overlook the private amenity space of the neighbours. The window on the east elevation, serving the bathroom, will be obscure glazed and the window on the north elevation, serving the entrance hall, bedroom and en-suite, will look on to public domain. Therefore, no windows will overlook the private amenity space of the surrounding neighbours.

The proposal is therefore acceptable in terms of the impact on neighbours and complies with Policy CS08 and the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Any Other Matters

The proposal will not increase the number of bedrooms and complies with Norfolk's parking standard for dwellinghouses. Therefore, there are no Highway concerns, as indicated by Highway's comments.

CONCLUSION

It is considered that the proposed two-storey extension will not have an adverse impact on the form and character of the area and would not have an adverse impact upon neighbour amenity.

Overall, the proposal is in accordance with the requirements of the National Planning Policy Framework 2019 and other relevant Policies of the Development Plan. It is recommended that 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 using only the following approved plans:

*Dwg no. 20071 02p2. Plans & elevations as proposed. Block/roof plan. Dated 07 2020
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Before the first occupation of the extension hereby permitted the windows at the east elevation, serving the bathroom, and north elevation, serving the en-suite, shall be fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
- 3 Reason: To protect the residential amenities of the occupiers of nearby property.