

<b>Parish:</b>	<b>Feltwell</b>	
<b>Proposal:</b>	<b>VARIATION OF CONDITION 2 OF PLANNING PERMISSION 20/00601/F: Construction of one dwelling</b>	
<b>Location:</b>	<b>24 Long Lane Feltwell Thetford Norfolk IP26 4BJ</b>	
<b>Applicant:</b>	<b>S&amp;V Geddes-Green</b>	
<b>Case No:</b>	<b>22/01798/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Bradley Downes</b>	<b>Date for Determination: 5 December 2022</b>

**Reason for Referral to Planning Committee** – Parish Council response contrary to officer recommendation and Sifting Panel referred to planning committee

**Neighbourhood Plan:** No

**Case Summary**

The application is for the variation of condition 2 to make alterations to the approved plans to increase the height of the dwelling and add second storey accommodation with dormer windows. Proposed eaves of the dwelling will be approximately 0.2m higher than approved, and the proposed ridge height of the dwelling will be approximately 0.8m higher than approved. These changes will be set out in more detail below. The application site lies north of Long Lane and down a private track that currently serves 8 dwellings (or 6 not counting those which front Long Lane).

**Key Issues**

- Principle of development
- Form and character
- Impact on neighbour amenity
- Other material considerations

**Recommendation**

**APPROVE**

**THE APPLICATION**

The application is for the variation of condition 2 to make alterations to the approved plans to increase the height of the dwelling and add second storey accommodation with dormer windows. Proposed eaves of the dwelling will be approximately 0.2m higher than approved, and the proposed ridge height of the dwelling will be approximately 0.8m higher than

approved. These changes will be set out in more detail below. The application site lies north of Long Lane and down a private track that currently serves 8 dwellings (or 6 not counting those which front Long Lane).

The site lies in the development boundary for Feltwell. Permission under 20/00601/F was originally refused by delegated decision, however the scheme was ultimately allowed under appeal. Permission was also refused for a dwelling under 04/01502/O, and a subsequent appeal was dismissed. The development has commenced, and this variation of condition application is only concerned with the alterations proposed.

## **PLANNING HISTORY**

20/00601/F: Application Refused: 17/09/20 - Construction of one dwelling - 24 Long Lane, Feltwell - Appeal Allowed 01/02/21;

2/03/0975/F: Application Permitted: 22/09/03 - Two storey and first floor extensions to dwelling - 24 Long Lane, Feltwell

04/01502/O: Application Refused: 23/11/04 - Outline Application: Construction of dwelling - Adjacent 24 Long Lane, Feltwell - Subsequent appeal dismissed.

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECTION** on the following grounds

It will be out of character with the street scene and the height of the now three-storey house will be an intrusion on the surrounding properties.

**NCC Highways: NO OBJECTION**

**Natural England: NO COMMENTS**

## **REPRESENTATIONS**

**ONE** letter was received which raised concerns with the application as follows:

Position of the new build at an increased height and roof pitch is out of character and would impose on the neighbouring properties greatly.

## **LDF CORE STRATEGY POLICIES**

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

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

**DM2** – Development Boundaries

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## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)  
National Design Guide 2019

## **PLANNING CONSIDERATIONS**

### **Principle of Development**

The site has existing permission for the construction of a dwelling under 20/00601/F which has been commenced. The development was allowed at appeal, the decision of which is attached for information. This application seeks permission for changes to the design of the dwelling. The consideration of this application therefore is limited to the merits of the proposed amendments, as the principle of making amendments to the design of an approved residential dwelling is considered acceptable.

### **Form and Character**

The application involves alterations to the approved scheme as follows. Raising the eaves of the dwelling from approximately 5m to 5.2m, raising the ridge height of the dwelling from approximately 8m to 8.8m, introducing second floor accommodation in the roof and adding dormer windows in the front roof slope. It is worth noting that the neighbouring property to the north is also approximately 8.8m tall to the ridge and also has second floor accommodation. Where the approved dwelling had 3 bedrooms at first floor level, the proposed dwelling has 2 bedrooms at first floor level and 2 bedrooms at second floor level.

The Parish Council and a third party both raised concern with the height of the proposed dwelling. However, it is considered a raise in height of approximately 0.8m which would bring it up to the same height as the neighbouring dwelling to the north would not have any significant adverse impact on the character and appearance of the area.

While there are no examples of dormer windows elsewhere in the private drive, there is a mix of dwelling scale and styles and due to the discrete site location, it is considered the proposed dormer windows would not have any significant adverse impact on the character and appearance of the area. Overall, it is considered the development would maintain the character of the area.

The development is therefore considered to comply with Policy CS08 of the Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).

### **Impact on residential amenity**

The neighbouring dwelling to the north lies approximately 8m away from the north elevation of the proposed dwelling and No. 24 to the west lies approximately 10m away. It is considered the increase in height of the eaves by approximately 0.2m and the increase in height of the ridge by approximately 0.8m would not have any significant overbearing or overshadowing impact on surrounding neighbours. The proposed dormer windows on the

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front elevation would not have any significant overlooking impact as they would face towards the private track and the blank rear elevation of No. 24.

## CONCLUSION

The proposed alterations to the design of the dwelling, which involve raising the ridge height and introducing dormer windows, when assessed on their merits, are not considered to have any adverse impacts on the character and appearance of the area, and would not have any additional impact on residential amenity over and above that already approved.

As such, it is considered the proposed dwelling is in accordance with Policy DM15 of the SADMPP 2016, Policies CS06 and CS08 of the Core Strategy 2011, and in accordance with the NPPF. It is recommended that the Planning Committee approve this application.

## RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing nos. 13662 (Location Plan and Site Plan), 13663 (Floor Plans and Typical Cross Section) and 13664 (Elevations).
- 1 Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Condition: Prior to first occupation of the dwelling hereby permitted the vehicular access shall be upgraded in accordance with the Norfolk County Council residential access construction specification TRAD 1 for the first 5 metres as measured back from the near channel edge of the adjacent public highway.
- 2 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety and traffic movement.
- 3 Condition: The development hereby permitted shall be carried out in accordance with the recommendations of the submitted Flood Risk Assessment ref: ECL0234 dated April 2020 by Ellingham Consulting Ltd. In particular:
  - The finished floor level of the dwelling shall be set to 6.3m AOD (or 0.3m above ground level).
  - Flood resilient construction shall be used for the first 0.3m above finished floor level.
  - Surface water run off shall be discharged to soakaways to BRE365 requirements.
- 3 Reason: To ensure the development is safe from the risks of flooding for its lifetime.
- 4 Condition: The development hereby permitted shall be constructed of the materials shown on Drawing no. 13664 (Vandersanden Old Farmhouse facing bricks and Marley Lincoln clay pantiles in rustic red) unless otherwise agreed in writing by the local planning authority.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

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