

Parish:	Middleton	
Proposal:	Single storey extension to front of house	
Location:	2 Two Acres Middleton King's Lynn Norfolk	
Applicant:	Mr D Hazelhurst-Jeavons	
Case No:	23/00361/F (Full Application)	
Case Officer:	Charlotte Castell-Smith	Date for Determination: 5 May 2023 Extension of Time Expiry Date: 9 June 2023

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

Neighbourhood Plan: No

Case Summary

The application relates to the construction of a single storey front extension at a detached dwelling, 2 Two Acres, Middleton. The site is located approximately 115m south-west of the highway, Hill Road.

The site is located within the development boundary of Middleton which is a Rural Village as by Policy CS02 of the Core Strategy.

Key Issues

Principle of Development
Form and Character
Impact on Neighbours

Recommendation

APPROVE

THE APPLICATION

The land is situated on the southern side of 2 Two Acres, Middleton.

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

Boundary treatments include a mix of low brick wall, close-board timber fencing and hedges.

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The application seeks the construction of a modest single storey extension with mono-pitched roof which would extend the study. It would be located on the north-west facing front elevation to the south west of the porch. The ridge height of the proposed extension would be 3.7m, and the eaves height would be 2.7m. The materials are to match those existing which are a red multi brick and a concrete interlocking roof tile, with brown upvc glazing.

SUPPORTING CASE

The aim of this proposal is to extend a single small room to the front of the dwelling. At present this box room is quite diminutive in scale which greatly limits its use. The proposal seeks to extend the room outwards by 1710mm (measured internally) which will provide the additional space required but leaves the front wall of the extension set back from that of the existing storm porch.

This arrangement maintains the visual balance of the elevation and also ensures that the extension remains subservient in its relationship with both the porch and the main house itself.

The proposal will be constructed using materials that closely match those of the existing structure and this will further limit the impact of this modest addition on the appearance of the existing dwelling.

PLANNING HISTORY

09/00923/F: Application Permitted (Delegated): 20/08/09 - Extensions to existing dwelling - 2 Two Acres Middleton
2/02/0345/F: Application Permitted (Delegated): 12/04/02 - Extensions to dwelling - 'Carinya' Two Acres Fair Green

RESPONSE TO CONSULTATION

Parish Council: NO RESPONSE received.

REPRESENTATIONS

None received.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS01 - Spatial Strategy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

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NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Form and character
- Impact on neighbour amenity

Principle of Development:

The application proposes the construction of a single storey front extension to an existing detached dwellinghouse at 2 Two Acres, Middleton. The site is located within the development boundary for Middleton, and within the curtilage of the existing dwelling. The development proposed is in accordance with CS08 of the Core Strategy (2011) and DM1 of the Site Allocations and Development Management Policies Plan (2016).

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

Form and Character:

Two Acres is a small private road that composes of detached two-storey dwellings, with large, relatively modern dwellings situated to both the east and west of the application site.

The existing dwelling is a somewhat modern, two-storey detached dwelling built of red brick and concrete interlocking roof tiles. It has a front porch also constructed of brick. The proposed extension would adjoin the porch to the south-west side of the dwelling, measuring approximately 4.5m in width, 1.7m in depth and 3.6m in height. The proposal would be slightly set back from the porch, approximately 0.25m, and would be finished with facing brick and roof tiles to match the existing dwelling. Given the scale, positioning, and design of the proposal, which does not extend beyond the existing building, the proposal is considered to have no detrimental impact on the form and character of the area.

The proposal is therefore acceptable in design terms and complies with Policies CS06 and CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Impact on Neighbour Amenity:

The proposed extension is located to the north west elevation of the property adjoining the existing porch. There are no side facing windows to the south west facing 3 Two Acres. The proposed extension would be situated approximately 10.5m from the boundary and a further 2.5m (approx.) to the neighbour's garage. The site is also well screened to the west by close-board fencing.

The proposal would not impact the neighbour to the north-east (1 Two Acres) as the extension would be constructed on the south-west end of the dwelling and would be entirely screened by the existing porch.

There are no dwellings directly to the North of the application site and the land opposite is well screened with dense trees and hedges which serves as garden land for a dwelling situated on Hill Road.

Given the size of the proposal and the substantial distance from the neighbouring dwelling and amenity space, the proposal would result in no material impact with regard to overlooking, overshadowing, and overbearing.

The proposal is therefore acceptable in design terms and complies with Policies CS06 and CS08 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

CONCLUSION

It is considered that the proposed extension will not have an adverse impact on the appearance of the dwelling nor the form and character of the area. Given the modest scale of the extension and the boundary treatments in place, the proposal would not have an adverse impact upon neighbour amenity.

Overall, the proposal is in accordance with the requirements of the National Planning Policy Framework 2021, Policy CS08 of the Core Strategy and Policies DM1 and DM15 of the SADMPP. As a result, 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 in accordance with the following approved plans: 3/440/2A
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.