

AGENDA ITEM NO. 9/2(b)

Parish:	Feltwell	
Proposal:	Replacement of existing kitchen extension and replacement with new lean-to extension, conversion of out building and internal alterations to cottage.	
Location:	25 Short Beck Feltwell Thetford Norfolk	
Applicant:	Mr Storey	
Case No:	24/00890/F (Full Application)	
Case Officer:	Finlay McKenzie	Date for Determination: 8 July 2024

Reason for Referral to Planning Committee – Relates to a development proposal submitted by a direct relative of a Councillor.

Neighbourhood Plan: No

Case Summary

This application seeks permission for the replacement of an existing single storey kitchen extension with a lean-to rear extension and the conversion of an attached outbuilding.

The application site is at 25 Short Beck, Feltwell. The existing dwelling is a two-storey 19th century cottage dwelling and is located within the development boundary for Feltwell.

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Any other material considerations

Recommendation

APPROVE

THE APPLICATION

The site is located on the western side of Short Beck, Feltwell.

The site comprises a detached two-storey dwelling, finished in brick, flint, mixed rubble, and red clay pantiles.

Boundary treatments include a mix of low wooden picket fence, approx. 2m brick wall, post and rail timber fencing, low breezeblock wall, and mature vegetation.

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The application seeks the construction of a single storey extension with mono-pitched roof which would extend the kitchen. It would be located on the west facing rear elevation. The

ridge height of the proposed extension would be 4.2m, and the eaves height would be 2.7m. The materials would be red and buff brick, white timber glazing, and red clay pantiles which consistent with the appearance of the existing dwelling.

SUPPORTING CASE

The works proposed at No 25 seek to sympathetically modernise the cottage providing updated accommodation and amenity spaces within it.

The most obvious alteration sees removal of the existing flat, roofed kitchen to its rear and replacement with a more fitting lean-to element which will provide the dwelling with a more functional kitchen/dining area and separated utility space. Its materials, scale and form complement the existing structure while its placement does not cause overshadowing or overlooking of the neighbouring property and its gardens.

Conversion of the attached outbuilding will provide additional reception accommodation without significant alteration of the building's fabric with the additional benefit of bringing the space into a use commensurate with the scale and nature of the building as a whole.

Internal works are limited to the ground floor level, seeking only to improve sanitary provision and open up the front sitting room to provide more comfortable accommodation.

The proposals will not impact negatively on the street-scene nor how the cottage is perceived from the wider environment. The works, in updating its accommodation, mean that the property will be brought into use benefiting it and its new occupants.

PLANNING HISTORY

2/76/0363/F/BR: APPROVED: Alterations and Extension to existing dwelling.

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION Feltwell Parish Council has no objection to the above planning application.

Environmental Quality: NEUTRAL WITH INFORMATIVE The application is for an extension to the existing dwelling. The applicant has provided a site plan illustrating the proposed changes. We have reviewed our files and the site is on land seen developed for the duration of our records. The surrounding landscape is largely residential.

Due to the age of the property on site there is the potential for asbestos containing materials to be present. With this in mind we recommend the following informative.

The proposed development will include the refurbishment/replacement of the existing building which could contain asbestos materials. The Control of Asbestos Regulations 2012 (CAR 2012) require that suitable and sufficient assessment is carried out as to whether asbestos is or is liable to be present before demolition or other work is carried out. CAR 2012 requires that a suitable written plan of work must be prepared before any work is carried out and the work must be carried out in accordance with that plan. If asbestos is not

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managed appropriately then the site may require a detailed site investigation and could become contaminated land as defined in Part 2A of the Environmental Protection Act 1990.

REPRESENTATIONS

NONE received.

LDF CORE STRATEGY POLICIES

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

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 Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development

Form and character

Impact on neighbour amenity

Any other material considerations

Principle of Development:

Feltwell (with Hockwold-cum-Wilton) is designated in Policy CS02 - The Settlement Hierarchy of the Core Strategy (2011) as a Key Rural Service Centre and has a defined development boundary as set out in Policy DM2 - Development Boundaries and shown on inset G35 of the Site Allocations and Development Management Policies Plan (2016). 25 Short Beck sits within the development boundary.

The principle of development is established and is in accordance with SADMPP (2016) Policy DM2 - Development Boundaries.

Form and Character:

Short Beck is in the centre of Feltwell and composes of detached and semi-detached two-storey 19th century cottage dwellings. To the south of the site is a detached dwellinghouse also of flint and brick.

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The proposed rear extension would replace an existing single storey kitchen and bathroom extension permitted under 2/76/0363/F/BR. The materials of the extant extension are beige buff brick, white painted timber windows and door, and felt flat roof sheeting. The materials at the rear of the main body of the dwelling are red and gault brick quoins and accents with flint, chalk clunch, and brick rubble infill, and red pantiles.

The materials of the proposed rear extension would be gault brick quoins and accents, red brick, red pantiles, conservation rooflights, timber windows and doors, with a timber frame open porch. The proposed extension would measure approx. 3.6m wide, 2m deep, 2.7m eaves height, and 4.2m ridge height. The porch extends approx. 0.8m from the rear, 2.3m wide, 2.2m eaves height, and 3.4m ridge height.

The proposed design and materials reflect the character of the dwellinghouse, and the design is of a high quality. The proposed extension and rooflights would respond sensitively and sympathetically with the local setting and are therefore in accordance with SADMPP (2016) Policy DM15 - Environment, Design and Amenity and Core Strategy (2011) Policy CS08 - Sustainable Development.

Impact on Neighbour Amenity:

The proposed extension would be along the boundary with the neighbour to the south (23 Short Beck) and sits adjacent to the property boundary with a boundary treatment of an approx. 1m high concrete block wall. There are no neighbours to the north or west.

The proposed rooflights would not overlook, nor would the rear windows. The proposed extension would not overshadow or be overbearing given its location, minimal depth, and screening to the north of the neighbour. The extension would be well screened to the street scene by the dwelling and the approx. 2m high red brick wall to the north of the dwelling.

The proposed extension would not be overbearing, overshadow, or overlook the neighbouring dwellings and would have a limited impact on neighbour amenity.

The application therefore complies with Policy CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Any other material considerations:

Environmental Quality indicate that there is a possibility of asbestos-containing material in the stand. This is however covered by separate legislation (Control of Asbestos Regulations 2012), so it is recommended that an informative note is to be attached to any permission.

CONCLUSION:

It is considered that the proposed extension would not have an adverse impact on neighbour amenity and would enhance the design of the dwelling.

The proposed development would represent suitable and sustainable development. The proposal is therefore in accordance with policies CS02, CS06, and CS08 of the Core Strategy (2011) and policies DM2 and DM15 of the SADMPP (2016). 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:
*dwg. 3/488/2B. PROPOSED PLANS. Received 15/05/2024
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.