

<b>Parish:</b>	<b>Dersingham</b>	
<b>Proposal:</b>	<b>HOUSEHOLDER APPLICATION Front Extension</b>	
<b>Location:</b>	<b>Talltrees 7 Centre Vale Dersingham King's Lynn PE31 6JR</b>	
<b>Applicant:</b>	<b>Mr &amp; Mrs Bubb</b>	
<b>Case No:</b>	<b>24/02090/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Tabitha Kaye</b>	<b>Date for Determination:</b> <b>24 January 2025</b> <b>Extension of Time Expiry Date:</b> <b>7 February 2025</b>

**Reason for Referral to Planning Committee** – Applicant is a Borough Councillor.

**Neighbourhood Plan:** No

### **Case Summary**

The application relates to a single storey bungalow situated within the development boundary of Dersingham, which is defined as a 'Key Rural Service Centre' by Policy CS02 of the Core Strategy (2011).

The application seeks full planning permission for a front extension to extend two existing rooms (a study and a bedroom).

The site is located within Flood Zone 1.

### **Key Issues:**

Principle of Development  
Form and Character  
Neighbour Amenity  
Highway Matters  
Flood Risk and Drainage  
Crime and Disorder

### **Recommendation:**

**APPROVE**

## **THE APPLICATION**

The site accommodates a single-storey bungalow constructed of brick and cream render, concrete roof tiles and uPVC windows and doors which presently functions as a residential dwelling with an ancillary Bed and Breakfast element. The dwelling is comprised of 5no. bedrooms: 2 bedrooms serve the B&B and 3 bedrooms the dwelling.

A close boarded timber and concrete post fence of approx. 2m in height treats the south boundary which separates the dwelling from the Dersingham RB5 Public Right of Way. The east boundary is treated by a close boarded timber fence of approx. 2m in height and separates the site from neighbouring property, 9 Centre Vale.

The proposed extension would extend beyond the principal elevation of the dwelling house by some 1.51m, which would enlarge the existing study and bedroom. The extension would be of a gable design with an eaves height of 2.46m and an overall height of 3.95m; the proposal would not exceed the height of the existing eaves, nor of the roof.

Proposed materials include buff brick and render, as well as brown roof tiles to match the existing. The application proposes to re-use the existing uPVC windows, which will be positioned to mirror the existing fenestration. Floor levels are to remain as existing.

## **SUPPORTING CASE**

None received.

## **PLANNING HISTORY**

22/00344/F: Application Permitted: 09/05/22 - Conservatory Extension – Talltrees, 7 Centre Vale, Dersingham (Committee Decision)

2/03/1676/F: Application Permitted: 20/10/03 - Extensions to existing dwelling - Tall Trees, 7 Centre Vale, Dersingham (Delegated Decision)

2/02/0607/F: Application Permitted: 20/05/02 - Construction of pitched roof over existing flat roof - 7 Centre Vale, Dersingham (Delegated Decision)

## **RESPONSE TO CONSULTATION**

**Parish Council: NO OBJECTION.**

**REPRESENTATIONS:** None received at the time of writing report.

## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

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

**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 in the determination of the application are:**

Principle of Development  
Form and Character  
Neighbour Amenity  
Highway Matters  
Flood Risk and Drainage  
Crime and Disorder

### **Principle of Development**

Paragraph 2 of the National Planning Policy Framework (2024) reiterates the requirements of planning law which is that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises the Core Strategy (CS), 2011, and the Site Allocations and Development Management Policies Plan (SADMPP), 2016. The site is located within the existing development boundary and development is therefore acceptable in principle.

### **Form and Character**

Development Plan policies CS08 of the Core Strategy (2011) and DM15 of the SADMPP (2016) outline the importance of sustainable development through being sympathetic to the character of the locality.

Paragraph 135 of the NPPF (2024) outlines that planning decisions *should ensure that developments... are sympathetic to local character and history, including the surrounding built environment.*

The proposal is of an acceptable scale, extending forward of the principal elevation by 1.5m with a width of 5.8m. The overall appearance is sympathetic to the existing street scene as the proposed materials and render finish match those of the existing dwelling. Furthermore, the proposed fenestration would parallel the existing, as to ensure continuity in the interests of visual amenity.

In relation to form and character the development therefore accords with paragraph 135 of the NPPF and Development Plan Policies CS08 and DM15.

### **Neighbour Amenity**

Policy DM15 of the SADMPP stipulates that development should not have an adverse impact upon the amenity of neighbouring residences.

On account of the single storey nature of the proposal, and its location being 10.27m from the east boundary, the proposal would not cause a material impact in regard to overbearing, overlooking or overshadowing of neighbouring properties.

Thus, in relation to neighbour amenity, the proposed development accords with NPPF paragraph 13 and Development Plan policy DM15.

### **Highway Matters**

The agent has confirmed that the property offers four parking spaces; two spaces serve Bed and Breakfast guests, while the remaining spaces serve the dwelling. Therefore, the parking provision on site meets the standards set by Norfolk County Council. Adequate parking provision is therefore available in accordance with Policy DM15.

The proposal would not intensify traffic to, nor obstruct, the Dersingham RB5 Public Right of Way.

### **Flood Risk and Drainage**

The Dersingham RB5 Public Right of Way is shown to be susceptible to groundwater flooding. However, the site is outside of this area and is within Flood Zone 1. Therefore, the area is not at risk of flooding.

Surface water drainage is shown to a soakaway which accords with the drainage hierarchy.

### **Crime and Disorder**

There are no specific crime and disorder issues arising from the proposed development.

### **CONCLUSION**

The proposal is for a modest extension forward of the principal elevation which is of an appropriate scale, design and appearance and would not result in any adverse neighbour or highway safety impacts.

Therefore, the proposal is considered to accord with Development Plan Policies CS02, CS08, and DM15, as well as paragraph 135 of the NPPF, and it is recommended that this application be approved subject to the following conditions.

### **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:
  - EXISTING PLANS, ELEVATIONS AND LOCATION PLAN (1698-01)
  - PROPOSED PLANS AND ELEVATIONS (1698-02 B)

- 2 Reason: For the avoidance of doubt and in the interests of proper planning.