

APPLICATION REFERENCE: PF/24/0113

LOCATION: 83 Grange Close, Hoveton, Norwich
Norfolk, NR12 8EB

PROPOSAL: Single storey rear extension to dwelling; replacement roof with higher ridge level and rear dormer to provide first floor accommodation; porch extension to front; external alterations



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN



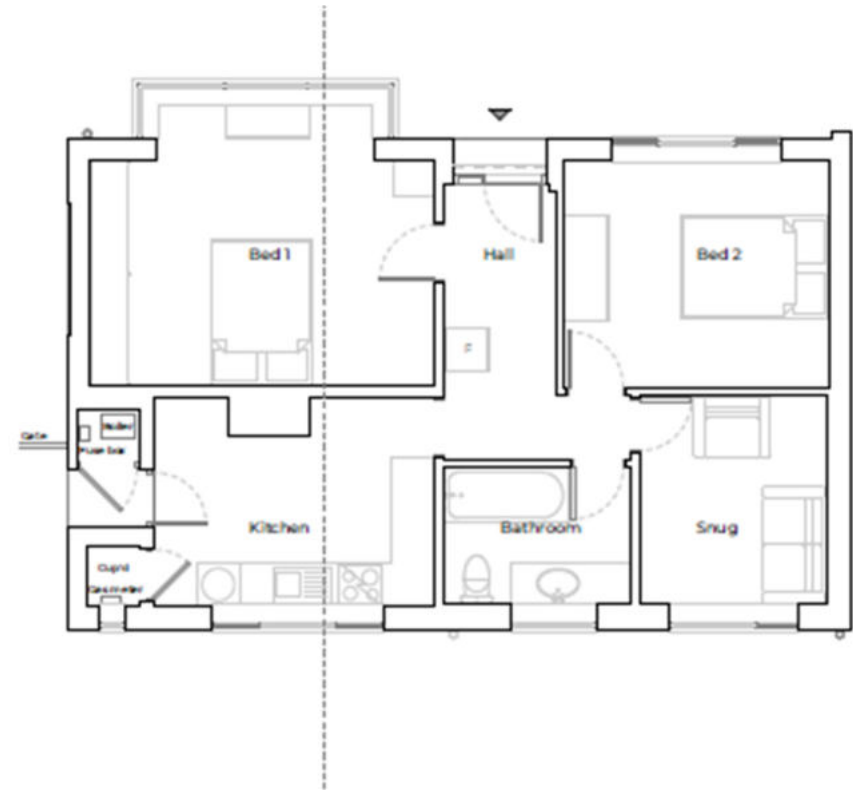
SITE LOCATION AERIAL PHOTO



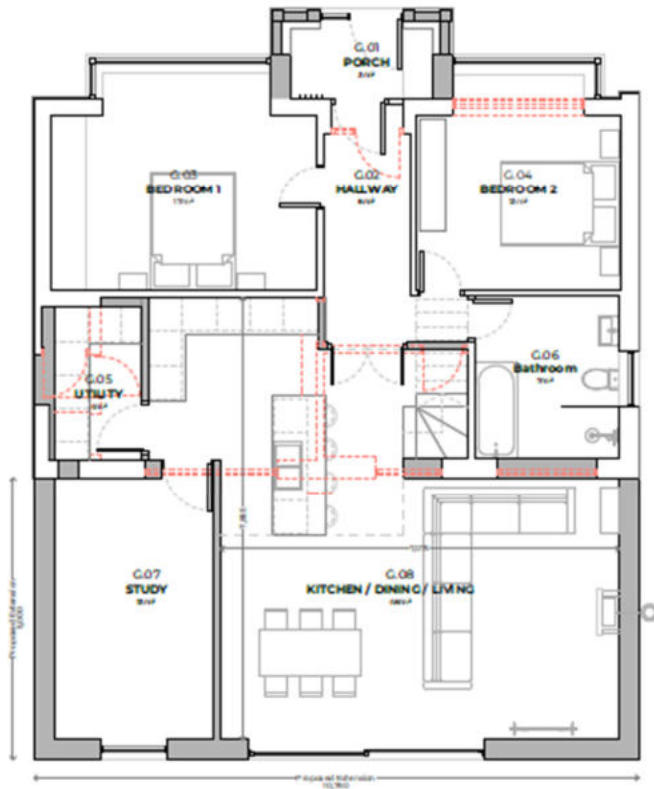
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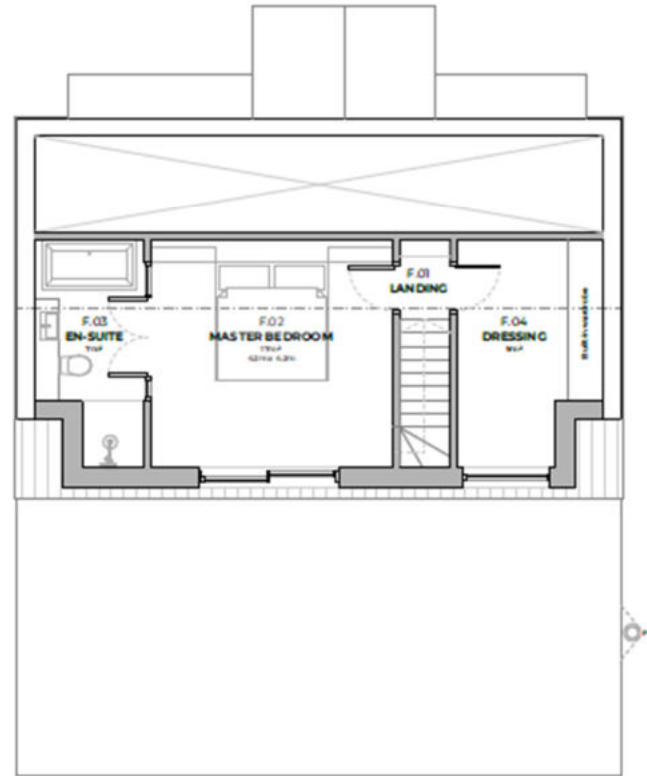
SITE PLAN AND GROUND FLOOR AS EXISTING



PROPOSED FLOOR PLANS



Ground floor



First floor

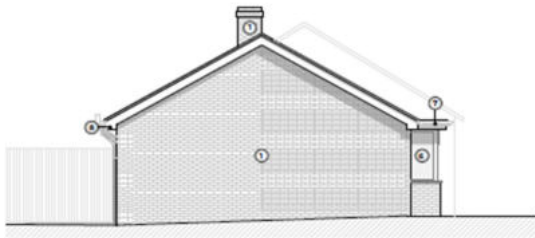
EXISTING ELEVATIONS



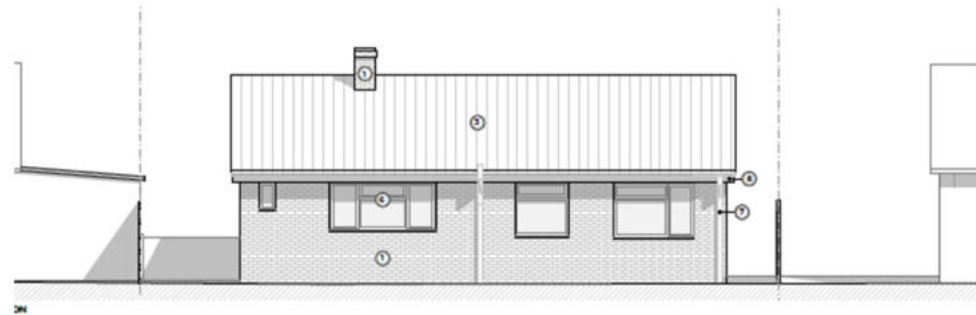
West elevation



North elevation



East elevation



South elevation

PROPOSED ELEVATIONS

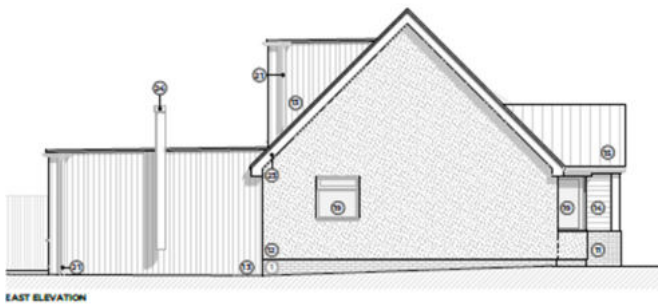
West elevation



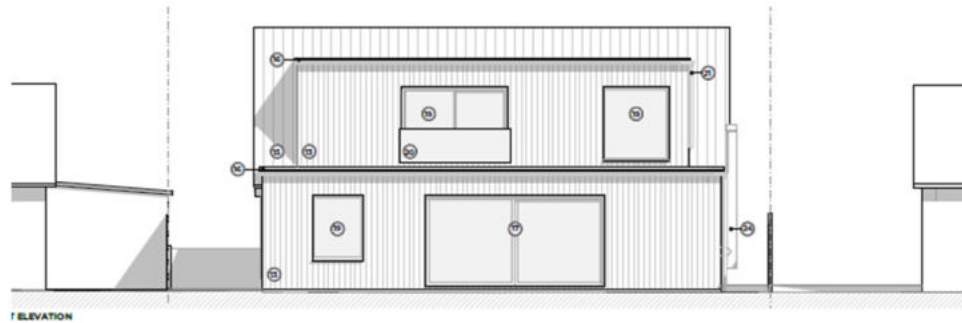
North elevation



East elevation



South elevation



PROPOSED STREETSCENE 3D VIEWS SHOWING RELATIVE ROOF LINES AND SPACING



North elevation



South elevation

LOOKING EAST AT FRONT



LOOKING WEST AT FRONT



LOOKING NORTHWEST



LOOKING EAST AT REAR



LOOKING SOUTH AT REAR



Main Issues

- 1. Whether the proposed development is acceptable in principle**
- 2. The effect on the street-scene from the raising of the building's roofline.**
- 3. The effect on the living conditions of the occupiers of nearby dwellings**

Recommendation

APPROVAL subject to conditions relating to the following matters

- Time limit for implementation
- Approved plans
- Roof materials
- Flat roof not to be used as a balcony or similar
- Obscure glazing to dressing room window

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning