

APPLICATION REFERENCE: PF/24/1901

LOCATION: North View, 29 The Street, West
Raynham, Fakenham, Norfolk, NR21 7EZ

PROPOSAL: First floor extension over existing
single storey extension to form additional
bedroom; external alterations including relocation
of the entrance door, changes to external wall
and layout of single storey extension and,
replacement of existing first floor window and
French window



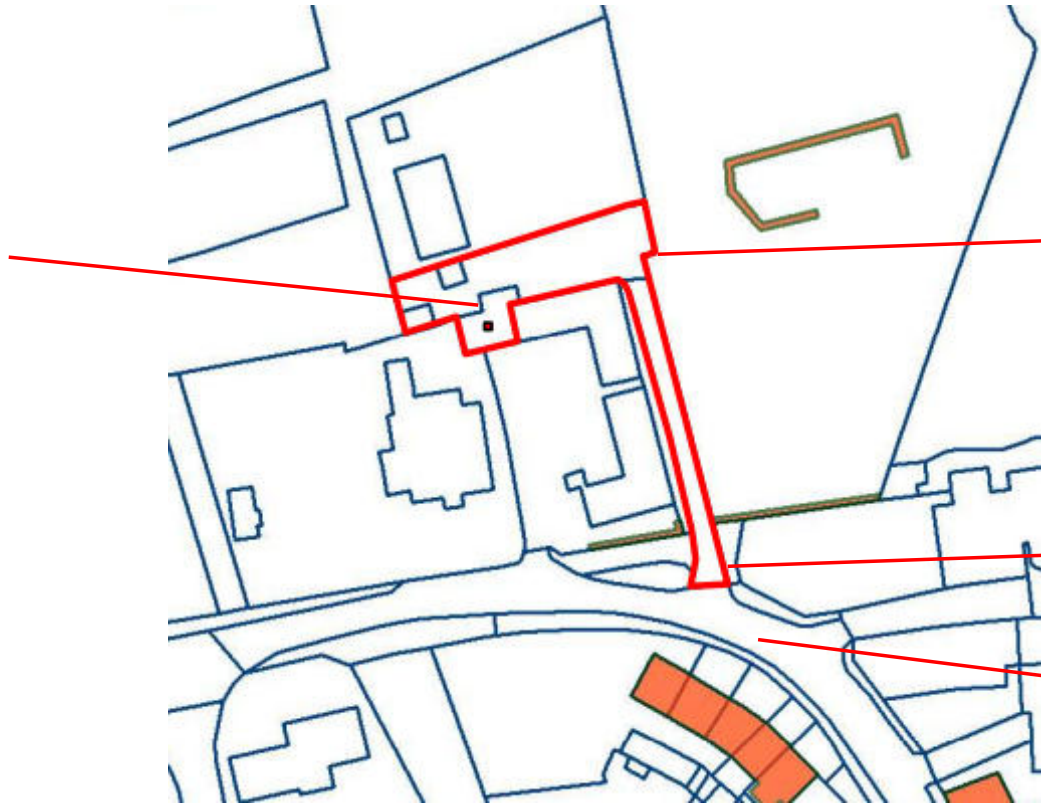
NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

SITE LOCATION PLAN



Application Dwelling



Application Site

Site Access

The Street

AERIAL VIEW



Application Dwelling

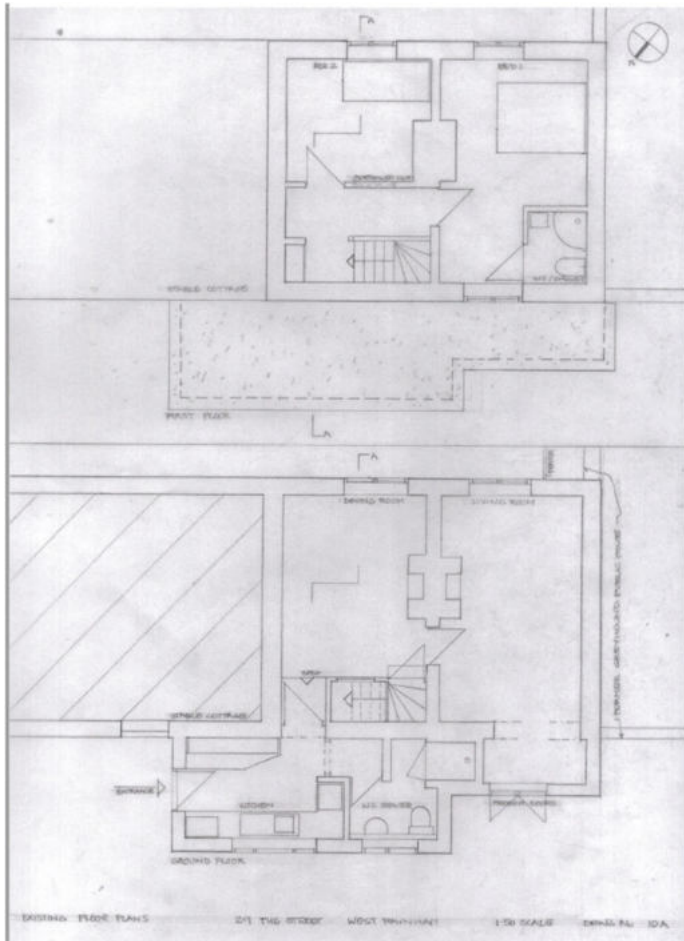


Application Site

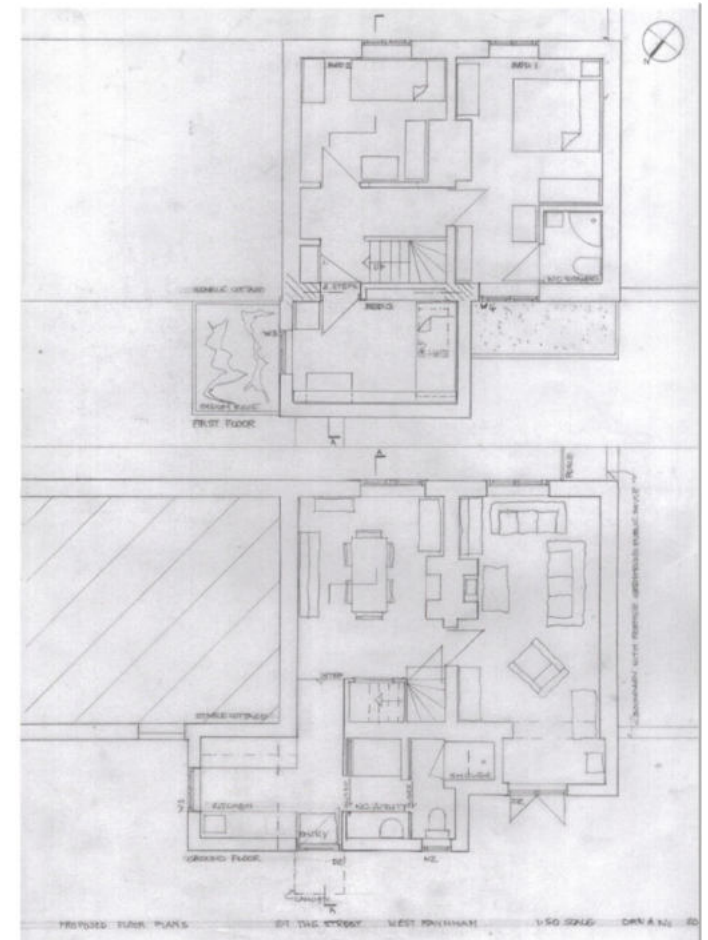
Site Access

The Street

FLOOR PLANS

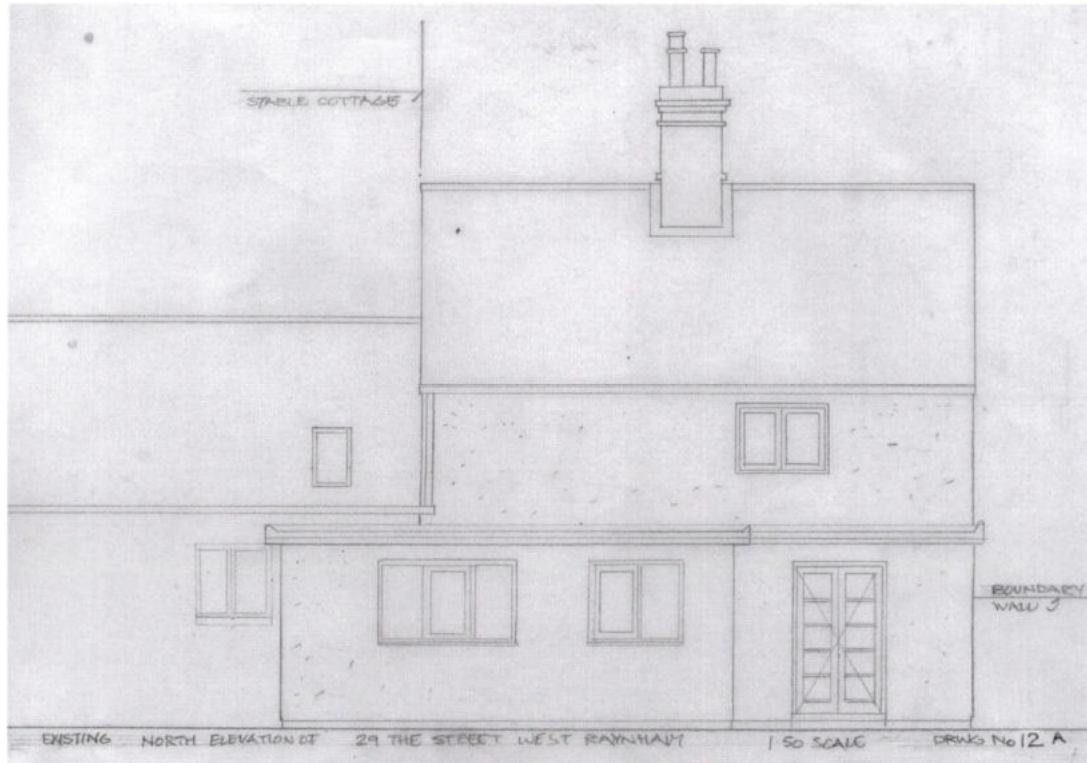


Existing

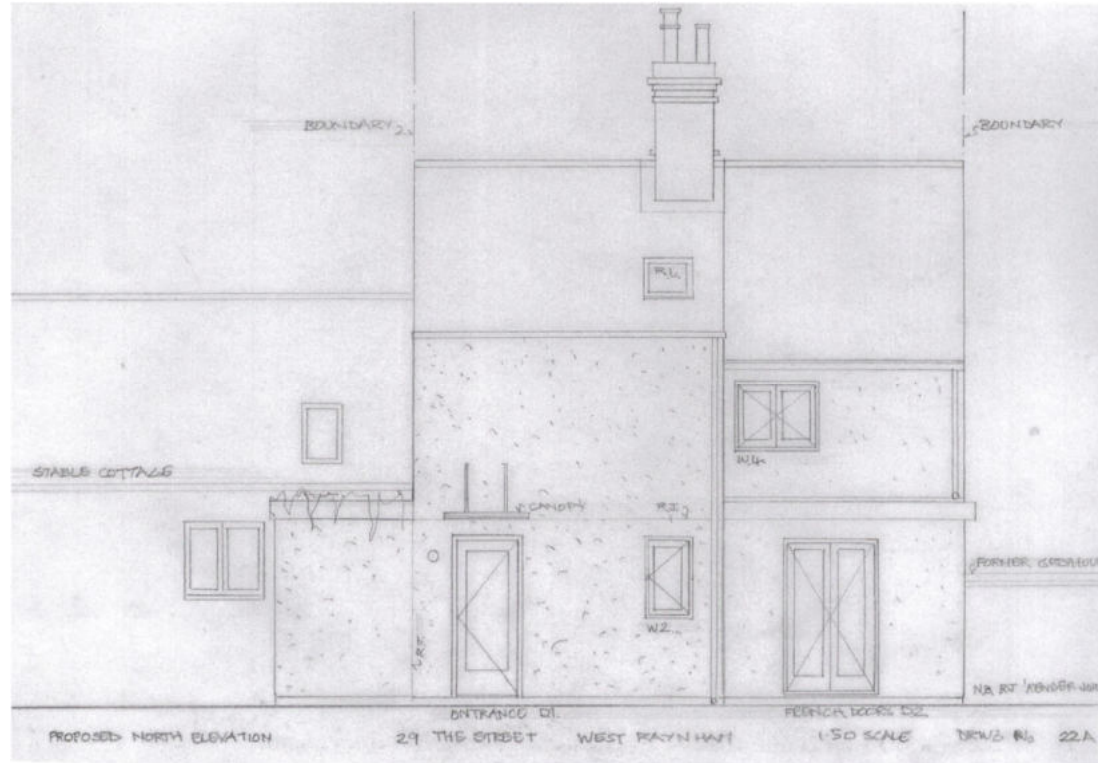


Proposed

NORTH ELEVATION



Existing



Proposed

EAST ELEVATION



Existing

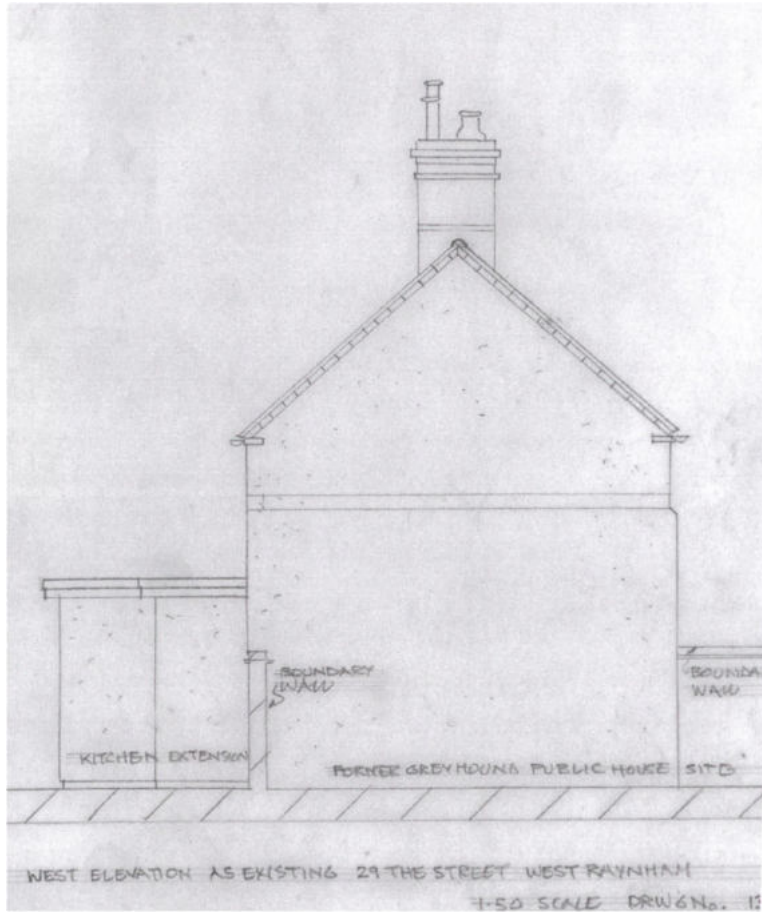
Proposed

SOUTH ELEVATION

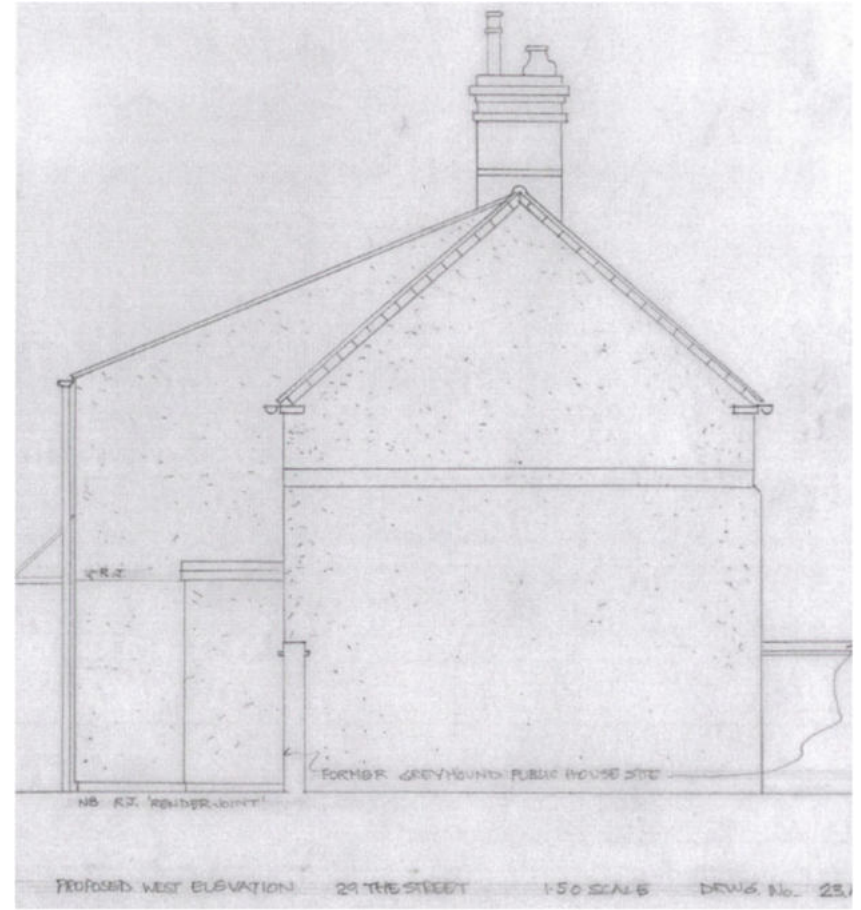


Note: No changes proposed to south elevation

WEST ELEVATION

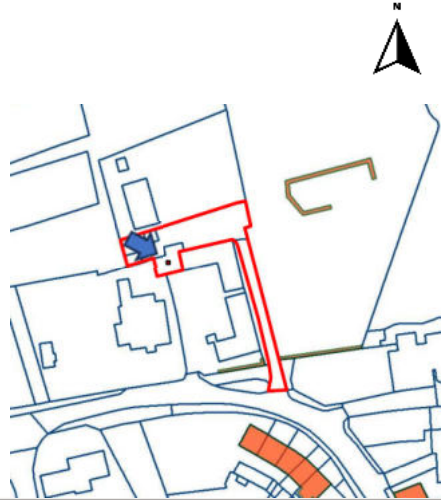


Existing



Proposed

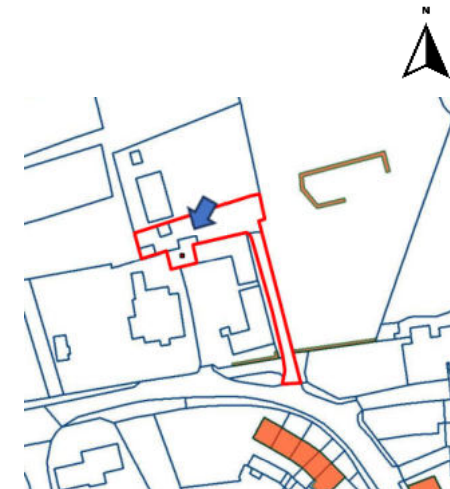
NORTH ELEVATION (VIEW 1)



NORTH ELEVATION (VIEW 2)



Application dwelling

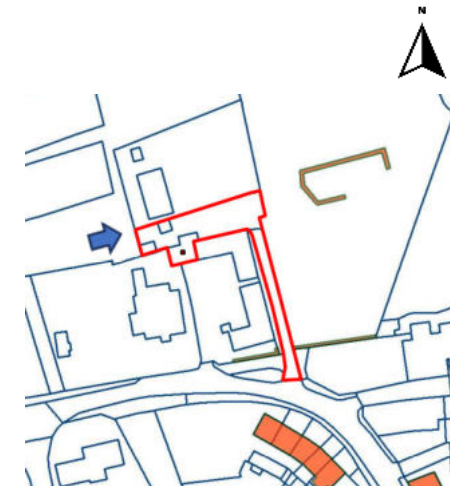


LOOKING EAST TOWARDS APPLICATION DWELLING

Indicative location of proposed first floor extension



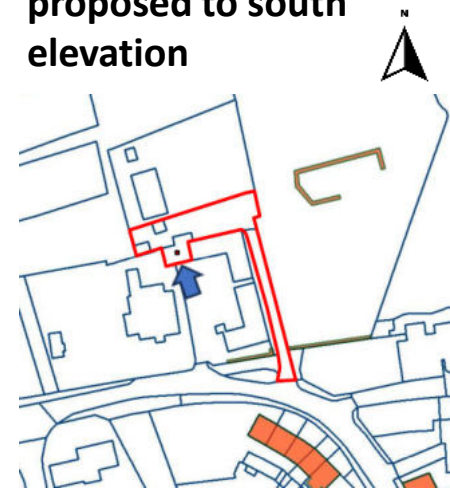
Application dwelling



SOUTH ELEVATION

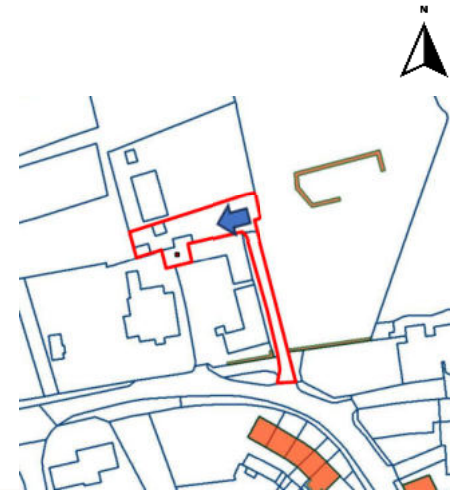


Note: No changes proposed to south elevation



LOOKING WEST

Application dwelling



MAIN ISSUES

- **Principle of development**
- **The external appearance of the proposed development and its effect on the character and appearance of the conservation area**
- **The effect on the living conditions of the occupiers of adjacent dwellings**
- **Highways safety**

RECOMMENDATION

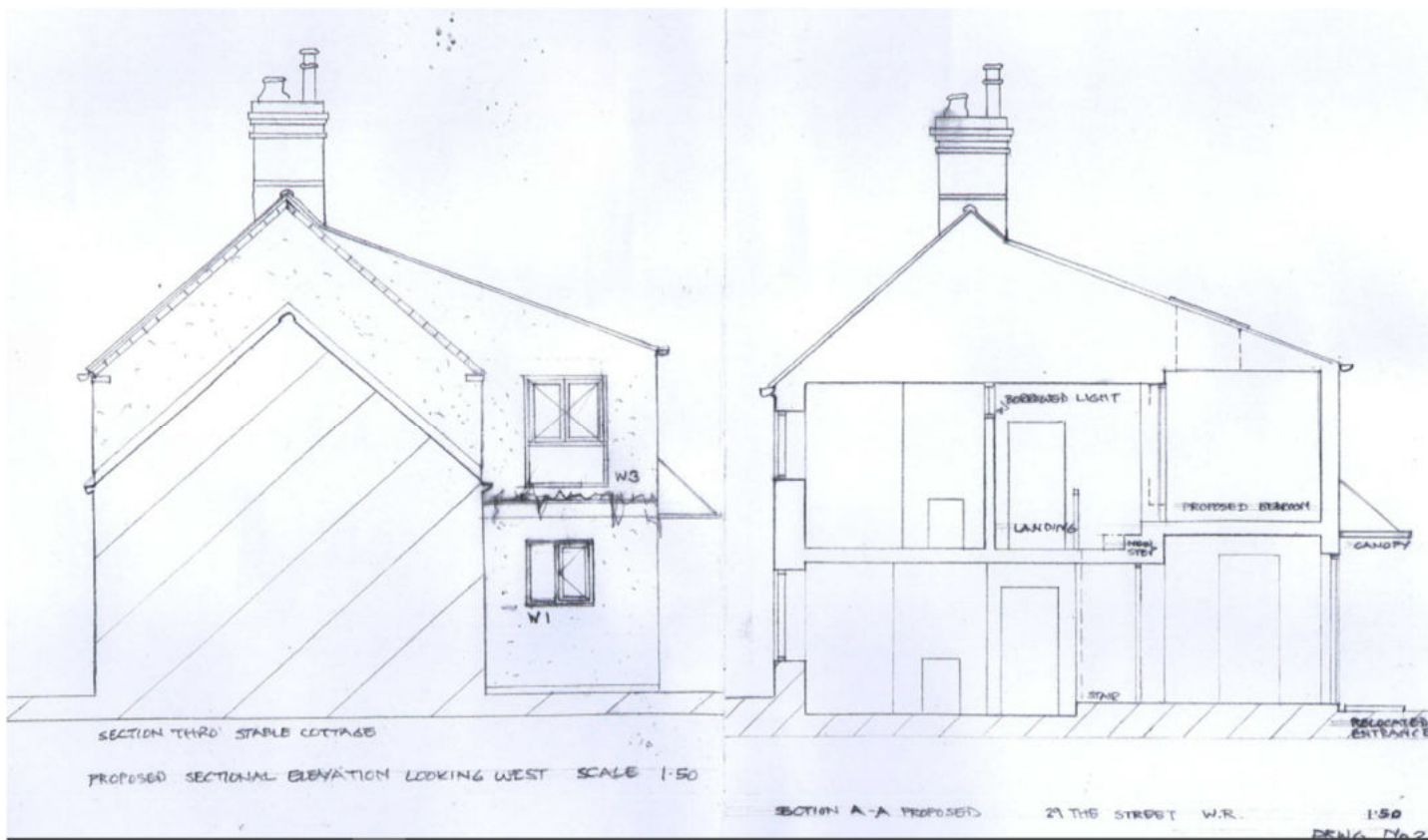
REFUSE

In the opinion of the local planning authority, the design and form of the proposed first floor extension by virtue of its shallow-pitched roof, wedge-shaped form, higher eaves line and tapering abutments, would be an inappropriate and uncharacteristic form of development which would hang awkwardly and heavily off the back of the existing dwelling resulting in a substandard and inauthentic form of development. This would have a harmful impact upon the character and appearance the dwelling and that of the West Raynham Conservation Area in which the dwelling lies.

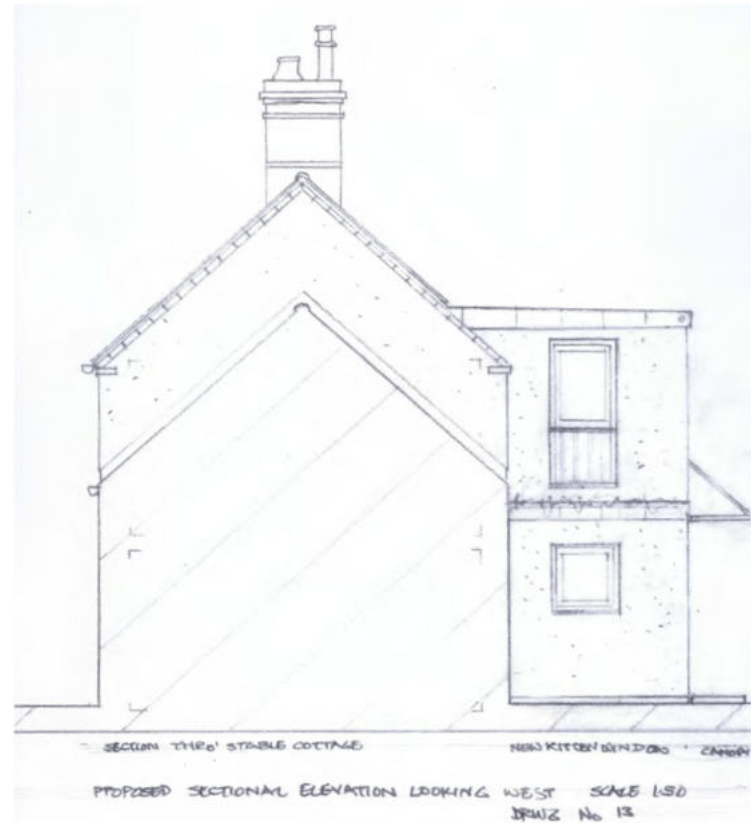
Whilst this harm would be less than substantial, in the absence of any public benefits that outweigh this harm, the proposed development is considered contrary to Policies EN 4 and EN 8 of the adopted North Norfolk Core Strategy and paragraphs 135, 139, 205 and 208 of the National Planning Policy Framework (December 2023).

Final wording of refusal to be delegated to the Assistant Director - Planning.

PROPOSED SECTIONAL ELEVATIONS LOOKING WEST (PF/23/1849) Refused



PROPOSED SECTIONAL ELEVATIONS LOOKING WEST (IS1/23/1051)



PROPOSED ELEVATIONS ROUGH MOCK UP (IS1/23/1051)

PROPOSED WEST ELEVATIONS PF/24/1901



Duo-pitched perpendicular extension

