

**FAKENHAM - PF/19/0729 - Detached cartshed and store to front of property; 21 Jubilee Avenue, Fakenham, NR21 8DG for Mr & Mrs Anthony**

**Target Date: 15 August 2019**

Case Officer: Bruno Fraga da Costa  
Householder application

**CONSTRAINTS**

LDF - Settlement Boundary  
LDF - Residential Area  
Contaminated Land

**RELEVANT PLANNING HISTORY**

None.

**THE APPLICATION**

Is for the erection of a detached cartshed style car port and store to the front of the house.

**REASONS FOR REFERRAL TO COMMITTEE**

At the request of Cllr. Jeremy Punchard, on the grounds of planning precedent in the area, the structure itself not being attached to the main dwelling and, with the addition of conditions, the building is considered to be acceptable.

**PARISH/TOWN COUNCIL**

Fakenham Town Council – no objection and no comment.

**REPRESENTATIONS**

None received.

**CONSULTATIONS**

Environmental Health - No objection and advise there is little risk of any issues relating to contamination. An advisory note relating to potential contamination being found is requested.

**HUMAN RIGHTS IMPLICATIONS**

It is considered that the proposed development may raise issues relevant to Article 8: The Right to respect for private and family life.  
Article 1 of the First Protocol: The right to peaceful enjoyment of possessions.

Having considered the likely impact on an individual's Human Rights, and the general interest of the public, approval of this application as recommended is considered to be justified, proportionate and in accordance with planning law.

**CRIME AND DISORDER ACT 1998 - SECTION 17**

The application raises no significant crime and disorder issues.

**POLICIES**

**National Planning Policy Framework (NPPF):**

Section 12 – Achieving well-designed places: paragraph 130

**North Norfolk Core Strategy Policies:**

SS 1 – Spatial Strategy for North Norfolk

SS 3 – Housing

EN 4 – Design

EN 13 – Pollution and Hazard Prevention and Minimisation

CT 6 – Parking Provision

## **MAIN ISSUES FOR CONSIDERATION**

- Principle
- Design
- Amenity
- Highways
- Environmental Considerations

## **APPRAISAL**

Principle: SS 1; SS 3

The site is within the settlement boundary of Fakenham, which is defined as a Principal Settlement under Policy SS 1 of the adopted Core Strategy. It is also within a designated Residential Area where Policy SS 3 allows for appropriate residential development subject to compliance with other relevant development plan policies.

The proposed development is considered to be acceptable in principle and in compliance with Policies SS 1 and SS 3 of the Core Strategy.

Design: EN4

The host dwelling is a two-storey semi-detached property with a pantile roof and brick work walls. The proposed cart shed would be located to the front of the house facing Jubilee Avenue and adjacent to the southern boundary of the plot. It would be separated from the host dwelling's front elevation by about 1.5 metres. The cart shed would have a dual pitch pantile roof, with timber cladding to the walls and doors to the store area. The car port section would have an open front and sides. It would be approximately 8.5 metres long, 3.2 metres wide and 3.7 metres high.

Jubilee Avenue is characterised by two-storey semi-detached properties. Their frontages comprise a garden/driveway area facing Jubilee Avenue and there are no other houses along Jubilee Avenue that have large buildings such as that proposed to the front of them. Given the proposed building's prominent location, length, scale, separation distance from the existing dwelling and proposed materials, it is considered that it fails to have regard to the local context resulting in a detrimental effect on the host dwelling and character of the wider area. In addition, the building's proposed location would alter the character of the host dwelling's main elevation, resulting in an addition that would harm its appearance in the street scene. As the host dwelling comprises brick work walls, it is considered the proposed timber cladding material would not be compatible with the existing materials, resulting in a form of development that is not suitably designed for the context within which it is set.

Overall, it is considered that the proposal would be detrimental to the character and quality of the area and is therefore contrary to Policy EN 4 of the Core Strategy.

Amenity: EN4

Whilst the proposed building would be located close to the common boundary with 23 Jubilee Avenue, it is considered it would not result in any unacceptable overbearing and overshadowing effects. Therefore, the proposal is considered to comply with Policy EN 4 of the Core Strategy.

Highways: CT 6

Adequate off-road parking facilities exist, and the proposed development would not result in the need for increased parking provision. The proposal therefore complies with Policy CT 6 of the Core Strategy.

Environmental Considerations: EN 13

The site lies west of contaminated land but Environmental Health have advised that there is little risk in this respect. There is therefore no conflict with Policy EN 13.

Conclusion

Whilst the proposed development is acceptable in principle, there are concerns regarding its effect on the character of the surrounding area, for the reasons stated. Refusal of the application is therefore recommended.

**RECOMMENDATION:**

**REFUSE**

For the reasons relating to:

- The effect on the character and appearance of the surrounding area and host property.

Final wording of the reasons to be delegated to the Head of Planning