

FAKENHAM - PF/19/0787 - Erection of single storey rear extension; 151 Holt Road, Fakenham, NR21 8JF for Mr Punchard

Target Date: 15 August 2019

Case Officer: Bruno Fraga da Costa
Householder application

CONSTRAINTS

LDF - Settlement Boundary
LDF - Residential Area

RELEVANT PLANNING

HN/13/0901 HN

151 Holt Road, Fakenham, NR21 8JF

Notification of intention to erect single-storey rear extension which would project from the original rear wall by 4.1m and which would have a maximum height of 2.7m and eaves height of 2.7m

Approved 30/08/2013

THE APPLICATION

Is for the erection of a single-storey flat roofed rear extension.

REASONS FOR REFERRAL TO COMMITTEE

The applicant (Cllr. Jeremy Punchard) is a Member of North Norfolk District Council.

PARISH/TOWN COUNCIL

Fakenham Town Council – no objection or comment.

REPRESENTATIONS

None received.

CONSULTATIONS

None.

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 127

North Norfolk Core Strategy Policies:

SS 1 – Spatial Strategy for North Norfolk

SS 3 – Housing

EN 4 – Design

MAIN ISSUES FOR CONSIDERATION

- Principle
- Design
- Amenity

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 acceptable in principle and complies with Policies SS 1 and SS 3 of the Core Strategy.

Design: EN 4

The scheme involves the erection of a single-storey flat roof rear extension. It would be approximately 5.5 metres in length, 4.5 metres wide and 2.6 metres high with an overall footprint of approximately 25 sq.m. The proposed extension would extend approximately 4.2 metres from the rear elevation and 3.8 metres from the side elevation.

Given the proposed extension would be single-storey and modest in scale, it is considered to be subordinate to the host dwelling and compatible with the form of it. The design of the proposed extension is considered to be acceptable and therefore it complies with Policy EN4 of the Core Strategy.

Amenity: EN 4

As the proposed development would be single-storey and would be screened from existing dwellings by a 1.8 metre high fence and trees, it is considered that the proposal would not result in any significant detrimental effects on the residential amenity of nearby occupiers. Therefore, it complies with Policy EN 4 of the Core Strategy.

RECOMMENDATION:

APPROVAL subject to conditions relating to:

- Time limit for implementation
- Approved plans
- External materials

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