

**LUDHAM - PF/19/1499 - Single storey extension following demolition of conservatory;
20 Broad Reaches, Ludham, Great Yarmouth, NR29 5PD for Mr and Mrs Blathway**

Target Date: 29 November 2019

Case Officer: Mr R Arguile
Householder Application

CONSTRAINTS

Landscape Character Area
LDF - Residential Area
LDF - Settlement Boundary
SRFA - Dry Island

RELEVANT PLANNING HISTORY

PLA/19900867 PF
20 Broad Reaches, Ludham, Great Yarmouth
SUN LOUNGE EXTENSION
Approved 24/07/1990

THE APPLICATION

The application is for the erection of a single storey rear extension following the demolition of the existing extension which was approved in 1990 (application ref. no PF/90/0867). The proposed extension is of a more contemporary design. Its footprint would be approximately 6 sq.m larger than the existing.

The dwelling is a link detached property at the end of the Broad Reaches. Its garage adjoins that attached to 19 Broad Reaches to the northwest and to the south is No. 21 Broad Reaches a detached dwelling. There is farmland to the rear.

REASONS FOR REFERRAL TO COMMITTEE

The applicant is a Member of North Norfolk District Council

PARISH/TOWN COUNCIL

Ludham Parish Council: no comments supplied.

REPRESENTATIONS

None received.

CONSULTATIONS

Environment Agency - No response received.

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 (February 2019):

Section 2 – Achieving sustainable development

Section 4 – Decision-making

Section 12 - Achieving well-designed places

North Norfolk Core Strategy (September 2008):

SS 1 - Spatial Strategy for North Norfolk

SS 3 - Housing

EN 4 - Design

MAIN ISSUES FOR CONSIDERATION

- Principle
- Design
- Amenity

APPRAISAL

Principle: Policies SS 1 and SS 3

The property is located within the settlement boundary of Ludham, designated as a 'Service Village' under policy SS 1 of the North Norfolk Core Strategy. It is also within a designated residential area where policy SS 3 allows for appropriate residential development. The development as proposed is considered acceptable in principle and in terms of policies SS 1 and SS 3, subject to compliance with other relevant Core Strategy policies.

Effect on the character and appearance of the dwelling and surrounding area: Policy EN 4

The proposed extension would replace the existing conservatory and would similarly be used as a garden room.. The extension would have a flat roof design, the rear elevation would have 3 large fully glazed sliding doors with glazing to the side elevation. The fascia would be timber clad and the new and existing brickwork rendered, giving an overall contemporary appearance. It is considered the proposed extension would assimilate well with the original dwelling and would have no material effect on the surrounding area. The proposal is complies with policy EN 4 in this respect.

Amenity: Policy EN 4

The proposed extension would be slightly larger than that it would replace, but its overall height would be lower. This, in combination with its separation from the neighbouring properties, would be such that the proposal would not result in any detrimental effect on the amenity of their occupiers. The proposal therefore complies with Policy EN 4 in this regard.

RECOMMENDATION: approve, subject to conditions relating to the following matters, and any others considered necessary by the Head of Planning:

- Time limit
- Approved plans
- Materials as submitted

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