

BRECKLAND COUNCIL

Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Tel. (01362) 656873

Planning Permission

THIS IS A HOUSEHOLDER DECISION NOTICE. PLEASE SEE NOTES ATTACHED

Name and Address of Applicant	Location of proposal	Reference No.
Mr David Porter Broadway House Broadway Lane Blo' Norton Norfolk IP22 2JZ	BLO' NORTON Broadway House Broadway Lane	3PL/2015/1381/F
Name and Address of Agent	Description of Proposal	Date of decision
Architectural Technician Russetts 7 Smallworth Common Garboldisham Norfolk IP22 2QW	Erect single storey link from house to outbuilding and form annex bedroom with en-suite	13 January 2016

This decision is made subject to the following CONDITIONS -

1. The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.
Reason for Condition:
As required by section 91 of the Town and Country Planning Act 1990.
2. The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out below:
Drawing numbers 445/3, 445/7A and 445/16 received 14th December 2015
Drawing numbers 445/6, 445/11 V2, 445/12 V2, 445/14 and 445/15 V2 received 25th November 2015
Reason for condition:-
To ensure the satisfactory development of the site.
3. The development hereby permitted shall be constructed using the materials specified on the planning application form and / or submitted drawings.
Reason for condition:-
To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.


Mr Robert Walker Executive Director Place.....

4. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the principal dwelling. At no time shall the development be used, sold, leased or occupied independently from the principal dwelling nor shall the common ownership or occupation of the development and principal dwelling be severed.

Reason for condition:-

In the interests of highway safety.

5. NOTES:

Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

You or your agent or any person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

6. If the formal discharge of any condition is required, it will be necessary for you to submit to the Council all relevant details, together with a completed application for the "Discharge of Conditions" and the fee as appropriate.
7. The Local Planning Authority has acted positively and proactively in determining this application and by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at <http://www.breckland.gov.uk/content/planning-search-0>

8. Appeals against planning decisions

If you are aggrieved by the decision of your local planning authority to attach any particular condition/s to this permission, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Mr Robert Walker Executive Director Place.....

NOTES RELATING TO PLANNING DECISIONS

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county or borough or county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him.

The circumstances in which such compensation is payable are set out in section 114 and related provisions of the Town and Country Planning Act 1990.

Disabled Persons

Your attention is drawn to the following provisions for disabled persons required under section 76 of the Town and Country Planning Act 1990.

In respect of new developments for buildings to which the public are to be admitted, and for developments relating to offices, shops, railway premises and factories, reference should be made to the provisions of Sections 4, 7 & 8a of the Chronically Sick and Disabled Persons Act 1970, and to the British Standards Institution Code of Practice BS 8300:2009 - Design of Buildings and their approaches to meet the needs of disabled people. Your attention is also drawn to the provisions of the Disability Discrimination Act 1995.

Buildings Regulations

There are many cases when approval under the BUILDING ACT and/or the BUILDING REGULATIONS may be required. If you have not already made the necessary applications, you are advised to check with my Building Control Section, to see if such an application is required.

Other Legislation

There may be other legal requirements with which you must comply before you start any construction, and I suggest that you take appropriate legal advice.

If you have any questions relating to this decision please contact Mike Brennan (Operations and Contract Manager) e-mail: mike.brennan@breckland.gov.uk


Mr Robert Walker Executive Director Place.....

OFFICER DELEGATED REPORT - 3PL/2015/1381/F

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3PL/2015/1381/F	CASE OFFICER: Sandra Bunning
LOCATION:	BLO' NORTON Broadway House Broadway Lane	APPN TYPE: Full POLICY: Out Settlemt Bndry ALLOCATION: N CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	Mr David Porter Broadway House Broadway Lane	
AGENT:	Architectural Technician Russetts 7 Smallworth Common	
PROPOSAL:	Erect single storey link from house to outbuilding and form annex bedroom with en-suite	

KEY ISSUES

Scale, design and materials appropriate to dwelling and locality
Visual impact
Impact on neighbour amenity

DESCRIPTION OF DEVELOPMENT

This application seeks planning permission to convert and extend an existing store to create an annexe, linking the existing detached garage to the main dwelling. The proposed annexe would be single storey and create an additional footprint of 15.49m2 and would be constructed of timber barn cladding stained black.

SITE AND LOCATION

Broadway House is a two storey detached residential dwelling situated outside of any defined settlement boundary in a semi-rural location. The dwelling is bordered by residential dwellings to the north, west and south and highway to the east. Natural hedging runs along the southern boundary.

EIA REQUIRED

No

RELEVANT SITE HISTORY

3PL/2011/0262/F Minor material amendment to planning permission 3PL/2010/0061/F in respect of position of house and removal of patio doors to south elevation Approved

OFFICER DELEGATED REPORT - 3PL/2015/1381/F

3NM/2010/0086/NMA Amendment to planning permission 3PL/2010/0061/F Removal of brick plinth Approved
3PL/2010/0061/F Proposed new 3 bed detached dwelling with detached garage Approved
3PL/2009/0684/O Proposed erection of two storey chalet cottage style dwelling and detached garage Approved
3PL/2008/1395/O Proposed two no. detached 2 storey chalet cottage style dwelling houses with associated garages Dismissed on Appeal

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies & the adopted Site Specific Policies & Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework & National Planning Practice Guidance have also been taken into account, where appropriate

DC.01	Protection of Amenity
DC.03	Replacement Dwellings and Extensions in the Countryside
DC.16	Design
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CIL / OBLIGATIONS

Not applicable

CONSULTATIONS

Historic Buildings Consultant No objection

Norfolk County Council Highways Provided the annexe is tied to the main dwelling and is not let or sold separately there would be no highway objections to the proposal.

REPRESENTATIONS

None

ASSESSMENT NOTES

Policy DC16 seeks to ensure the highest standards of design are achieved in all new development. The proposed development represents an acceptable design outcome for the following reasons:

- the siting of the development is well considered having regard to its immediate built form context;
- the scale, form and profile of the development is respectful of the host building and character of the broader locality;
- finishing materials, fenestration pattern and design detailing is not out of keeping with the host building and character of the broader locality;

OFFICER DELEGATED REPORT - 3PL/2015/1381/F

- the development will not appear overly prominent in views from public or private vantage points and in so doing will not result in an adverse character outcome.

In light of the above observations it is concluded that the proposal responds favourably to Policy DC 16.

Policy DC 1 seeks to protect residential amenity. The relationship of the development to neighbouring dwellings and private open space is such that visual dominance, loss of light, overlooking and overshadowing impacts all fall within acceptable parameters. The domestic nature of the development will ensure the proposal does not give rise to any undue noise, odour or other form of disturbance. It is concluded that the proposal will maintain an acceptable level of residential amenity for neighbouring occupants, consistent with Policy DC 1.

The size and design of the proposed extension are appropriate to the landscape character to the location and therefore consistent with Policy DC3.

The location of the proposed extension being at the side and front of the dwelling and being well screened from any adjacent neighbouring property, will not unduly impact the historic setting of the adjacent listed building. This application, therefore, complies with Section 66 of the Town and Country (Conservation Area and Listed Buildings) Act 1990.

A condition will be appended to the decision notice to ensure the annexe accommodation shall remain ancillary to the main dwelling and shall not be let or sold separately.

In conclusion, the development is acceptable in planning terms and is therefore recommended for approval.

RECOMMENDATION

Planning Permission

CONDITIONS

- 3007** Full Permission Time Limit (3 years)
- 3047** In accordance with submitted
- MT02** External materials as approved
- HA32** Ancillary condition
- 4000** Variation of approved plans
- 3996** Note - Discharge of Conditions
- 2000** NOTE: Application Approved Without Amendment
- 2011** Criterion B - Householder - Where Approved