

Reference: 06/18/0648/F

Parish: Martham
Officer: Mrs G Manthorpe
Expiry Date: 07/01/19

Applicant: Mr and Mrs D Wlodarczyk

Proposal: Two storey rear extension

Site: 24 Rowan Road Martham

REPORT

1. Background / History :-

- 1.1 The application site is a detached two storey dwelling located on the southern side of Rowan Road Martham.
- 1.2 The previous planning history on the site comprises permission for a kitchen/bedroom extension, deemed permitted development in 1975 and the construction of a bay window to the front of the dwelling in 1998.

2 Consultations :-

- 2.1 Neighbour Consultations – There is an objection to the application which is attached to this report. A summary of the objection is below:
 - The size is disproportionate to the original dwelling.
 - There are no other extensions on that part of Rowan Road.
 - This extension would bring forward the southern window causing overlooking.
- 2.2 Highways – No objection to the application.
- 2.3 Parish Council – no comment.
- 2.4 Building Control Officer – No objection.

3 Local Planning Policy :-

- 3.1 Policy CS9 High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough.

3.2 Saved Policy HOU18 of the Borough Wide Local Plan.

Extensions and alterations to dwellings will be permitted where the proposal:

- (a) is in keeping with the design of the existing dwelling and the character of the area;
- (b) would not significantly affect the amenities of any neighbouring dwelling; and,
- (c) would not result in over-development of the site.

4. National Planning Policy Framework:-

4.1 Paragraph 7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

4.2 Paragraph 11 (partial) For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5 Local finance considerations:-

5.1 Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant such as new homes bonus or the Community Infrastructure Levy. It is noted that the Borough of Great Yarmouth does not have the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case as the development is an application for an extension to an existing dwelling.

6 Assessment:-

6.1 The application is for the erection of a two storey rear extension which will also connect to the existing garage. The garage will remain single storey. The materials proposed are to match the existing dwelling in compliance with saved policy HOU18 of the Borough Wide Local Plan. The garden is of sufficient size to accommodate the development and will not constitute an over development of the site.

6.2 There has been an objection from a rear neighbour to the proposed development. When assessing applications the fall-back position is required to be assessed, in this instance the General Permitted Development Order reads as follows (partial):

Class A – enlargement, improvement or other alteration of a dwellinghouse

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

6.3 The objection states that there are no similar extensions approved within the immediate vicinity; the appearance of the extension is in keeping with the character of the area and the existing dwelling. The increase in size is not, given the size of the dwelling and curtilage disproportionate to the existing dwelling and this does not warrant a reason for refusal.

6.4 There will be a degree of increase in overlooking however given the location of the existing window the increase will not be so significant to warrant a recommendation of refusal of the application. The objection also states that the sunsets will be lost from view; this objection is noted however on balance it is not deemed reasonable to justify refusal of the application as the loss of a view is not a material consideration in planning terms.

7 RECOMMENDATION :-

7.1 Approve - subject to a condition to ensure that the development is built in accordance with the approved plans.

MR & MRS P. STINCHCOMBE,
16, STEAMOLE AVENUE,
MALTHAM,
NORFOLK
NR 29 4DW

8.12.18.

Great Yarmouth Borough Council

11 DEC 2018

Customer Services

Great Yarmouth
Borough Council

11 DEC 2018

Planning
Department

DEAR Sir,

06/18/0648/F

APPLICATION NO: 06/18/0648/F

DEVELOPMENT: TWO STOREY REAR EXTENSION.

LOCATION: 24, ROWAN ROAD, MALTHAM, GT. YARMOUTH NR29 4ET

I HAVE RECENTLY RECEIVED A LETTER FROM YOU CONCERNING
PLANNING PERMISSION FOR THE ABOVE APPLICATION.

I WISH TO MAKE THE FOLLOWING COMMENTS ON THE PROPOSAL:-

- 1) THE SIZE OF THE EXTENSION LOOKS DISPROPORTIONATE TO
THE ORIGINAL PROPERTY, THEREFORE CAUSING IT TO BE
OBTRUSIVE.
- 2) THERE ARE NO EXTENSIONS OF THIS SIZE AND NATURE
ON ANY OTHER HOUSES IN THAT PART OF ROWAN ROAD.
THIS EXTENSION WOULD AFFECT THE LOOK OF CONTINUITY
AND WOULD BE VERY IMPOSING.
- 3) THIS EXTENSION WOULD BRING FORWARD THE SOUTHERN
FACING SIDE OF THE REAR OF THE PROPERTY, BEING
IT NEXT TO OUR PROPERTY, CAUSING US TO BE OVERLOOKED
MORE THAN WE ARE AT PRESENT, ALSO, AESTHETICALLY IT
WILL OBSCURE THE BEAUTIFUL SUNDAYS WE SO ENJOY.

Yours Faithfully



P.P. PH + DR STINCHCOMBE



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