

**Reference:** 06/17/0346/F

**Parish:** Belton

**Officer:** Mr G Clarke

**Expiry Date:** 11-08-2017

**Applicant:** Mr & Mrs Williamson

**Proposal:** Two storey extension, internal alterations and conversion of part of existing garage to form habitable space

**Site:** Rose Havre  
Stepshort  
Belton

## **REPORT**

### **1 Background / History :-**

- 1.1 The property involved in the application is a detached house which is served by an unmade road off the north side of Stepshort, the south western boundary of the site adjoins the rear gardens of dwellings fronting Stepshort, the remaining boundaries of the site adjoin woodland. On the opposite side of the access road is the Rose Farm Touring Park.
- 1.2 The house has had planning permissions granted for various two storey and single storey extensions since 1981 all of which appear to have been built.
- 1.3 The current proposal is for a two storey extension on the south east elevation which faces the road and some internal works including conversion of part of the garage to a bedroom.
- 1.4 The application has been referred to committee as the applicant is a councillor.

### **2 Consultations :-**

- 2.1 Highways – no objection.
- 2.2 Parish Council – no objections subject to neighbours.
- 2.3 Neighbours – no comments received.

### **3 Policy :-**

#### **3.1 POLICY HOU18**

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL:

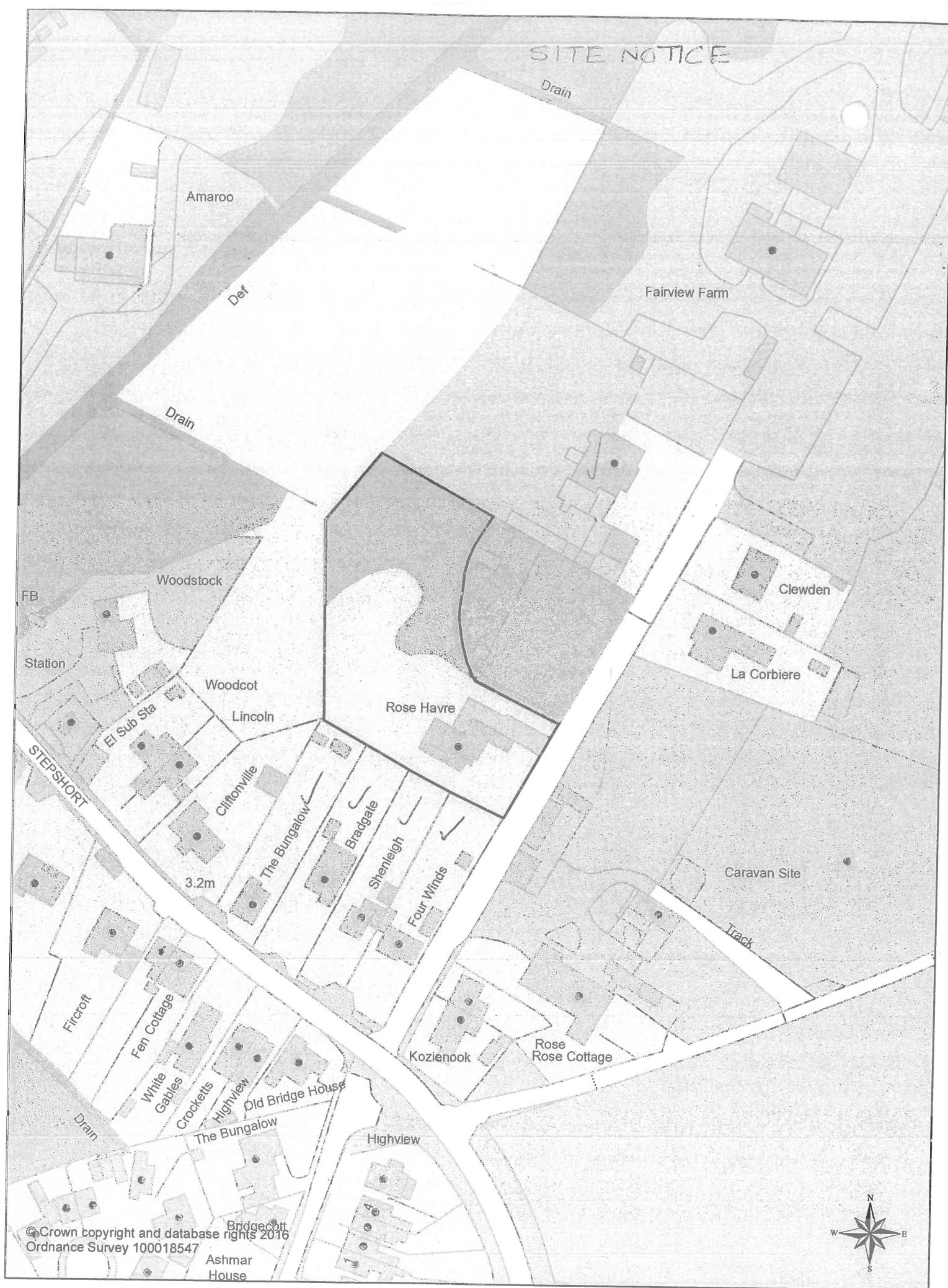
- (a) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA;
- (b) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND,
- (c) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

### **4 Assessment :-**

- 4.2 The description of the proposed development includes internal alterations and the conversion of part of the existing garage to form habitable space however this work will not require planning permission and the only part of the development that requires consent is the two storey extension.
- 4.3 The extension will be built onto the end elevation of the existing two storey part of the house which faces the road, it will have a pitched roof of the same height as the existing and will project 3.6 metres from the existing wall. The extension will form a study on the ground floor and a dressing room and en-suite on the first floor. There will be a window to the dressing room facing the rear gardens of the houses on Stepshort but there are existing first floor windows on this side of the house so the proposal will not introduce any overlooking where it does not already occur.
- 4.4 The extension is in keeping with the design of the dwelling and will not have any adverse effects on the amenities of the neighbours or the character of the area.

### **5 RECOMMENDATION :-**

- 5.1 Approve – the proposal complies with saved Policy HOU18 of the Great Yarmouth Borough-Wide Local Plan.



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**Great Yarmouth Borough Council**

Town Hall, Hall Plain, Great Yarmouth, NR30 2QP

06/17/03461F  
Rose Havre, Stepshort.

Mapping Browser Export

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