

DELEGATED ASSESSMENT

Application no:	PA/2021/135
Proposal:	Planning permission to erect two-storey side extension including removal of existing lean-to conservatory
Location:	Belmont House, 111 High Street, Burringham, DN17 3NQ
Applicant:	Jonathan O`Callaghan
Officer:	Brian Mc Parland
POLICY	
Local Plan:	DS1, DS5 & DS16
Core Strategy:	CS1, CS2 & CS5
NPPF:	Section 12
CONSULTATIONS	
Highways:	No objection received
Drainage:	No objection received
Parish/Town Council	No objection received
PUBLICITY:	Site notice posted
LETTERS OF COMMENT:	No comments received
MATERIAL CONSIDERATIONS:	
	Impact on the character of the area and design; Impact on the amenity of neighbours; Flood Risk.

The Site

The application site is within development limits and is occupied by a two-storey detached dwelling with a two-storey outshot, a single storey outshot (both to the rear) and a single storey side conservatory and sitting room (original features). The surrounding area is predominantly residential and characterised by dwellings of mixed character.

The application site is not within a Conservation Area, does not relate to any Listed buildings and there are no Tree Preservation Orders (TPO's) within the vicinity. It is acknowledged the application site lies within a SFRA flood zone 2/3 (a) Tidal.

The Proposal

The submitted application seeks full planning permission to erect a two-storey side extension including the removal of an existing lean-to conservatory.

Impact on the character of the area and design

Policies DS5 and CS5 are concerned with visual amenity. In respect of impact on character, proposals should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The proposed two storey side extension would be to the south-west elevation and would have the following dimensions: a width of 4.4m x a depth of 4.8m x a maximum height of 7.5m, finished with a pitched roof. New off-white render and grey pantiles are proposed to serve the extension and the dwelling throughout, replacing existing brickwork and roof tiles.

The proposal would have an in-keeping roof height and would appear subservient to the main dwelling. Furthermore, the proposal would benefit from a residential design which would seamlessly integrate

when viewed in the context of the locality. It is acknowledged some of the surrounding properties benefit from a white/grey render finish, most notably no.128 directly across from the application site therefore, the proposed off white render throughout the application dwelling would not appear at odds with the locality.

It is considered the proposal by way of its design would be a modest form of development which would rest comfortably within the site and would not prejudice the local area. As such, the development would be in accordance with policies DS5 and CS5.

Impact on the amenity of neighbours

Policy DS5 is concerned with residential extensions. In respect of amenity it states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.

The proposed two storey side extension would have a modest and a conventional design with a forward and rearward outlook; no side elevation fenestrations are proposed.

It is considered the proposal by way of its design would not prejudice the existing neighbouring amenity such as the of loss of daylight, overshadowing, overbearing or loss of privacy. As such, the development would be in accordance with policy DS5.

Flood Risk

Policy DS16 outlines the criteria with regards to flood risk; development would not be permitted within floodplains where it would i) increase the number of people or buildings at risk; or ii) impede the flow of floodwater; or iii) impede access for the future maintenance of watercourses; or iv) reduce the storage capacity of the floodplain; or v) increase the risk of flooding elsewhere; or vi) undermine the integrity of existing flood defences

The application site is situated within SFRA Flood Zone 2/3 (a) Tidal. The proposal is of a minor nature and would have a use which would be incidental to the main dwelling therefore, in principle the proposal would be acceptable.

The application site is a modest parcel of land and will not result in any significant decrease in permeability and the drainage will remain unaltered. As a result, the proposal would not impede the flow of floodwater; impede access for future maintenance; reduce storage capacity; increase flood risk elsewhere or undermine existing flood defences. The council's LLFA drainage team have been consulted and have raised no objections with regards to flood risk. As such, the development would be in accordance with policy DS16.

Other Matters

- A compliance condition in relation to floor levels is recommended given the location of the site within a flood zone.
- No pre commencement conditions are recommended.

RECOMMENDATION: Grant permission subject to conditions