

PLANNING STATEMENT

HOUSE HOLDER PLANNING APPLICATION

Proposed Works to Two Semi-Detached Properties to enable owner's retirement in one and sale of the other

At

Heath Farm Cottage & Garden Cottage, Paston Road, Paston, NR28 0SQ

for

Mr & Mrs B. Glegg



HEATH FARM COTTAGE



GARDEN COTTAGE

To be read in conjunction with Letter of Enclosure, Application Forms,
Survey Drawing No's R/2350/00 – 04 inclusive
&
Design Proposal Drawing No's P/2350/10 – 15 inclusive

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**Chartered Institute of
Architectural Technologists**

1.0 SITE LOCATION & DESCRIPTION

The Application site sits in an isolated location adjacent to Paston Road in the village of Paston, NR28 0SQ.

There are two semi-detached properties consisting of Heath Farm Cottage and Garden Cottage both owned by the Applicant, which are accessed using a shared entrance drive.

The properties are recognised separately by NNDC as semi-detached. On 17 October 2013 Garden Cottage was re-banded for Council Tax effective from 13 December 2012 including the fact that it was semi-detached with Heath Farm Cottage. Further evidence that the two properties are separate and semi-detached was by letter from Karen Sly -Head of Finance at NNDC to Applicant dated 28 January 2016 stating that Garden Cottage would not be considered as an Annexe to Heath farm Cottage in order to obtain a reduction in Council Tax..

The proposal is to carry out necessary initial upgrading works to Heath Farm Cottage before the upgrading works to Garden Cottage including extension and new detached double garage. These works will allow the Applicant to move from Heath Farm Cottage to Garden Cottage and plan for retirement. All as indicated on the drawings provided which include both As-Built Survey and Design Proposals.

Heath Farm Cottage will then be sold on the 'Open Market' to fund the works to Garden Cottage.

Existing 'shared' vehicular access is from Paston Road running along the south-west side boundary from the main road frontage.

Pedestrian access is available from the road frontage along the drive in the same way.

2.0 OVERVIEW OF DESIGN PROPOSAL

The primary aim is to retain all the external features of the existing buildings, whilst at the same time creating a sympathetic division between the two semi-detached dwellings called Heath Farm Cottage and Garden Cottage.

The Design for the proposed division and associated alterations is based upon the following aspects:

BUILDINGS:

HEATH FARM COTTAGE

The minor changes externally are the new Main Pedestrian Entrance formed by converting the window into a door with a porch feature, which can then be accessed conveniently from the car parking / driveway. Converting the Study to Entrance Hall and providing a Cloak Room and Coats facility.

Re-orientating the windows serving Master Bedroom and Bedroom 2 using existing openings to face the Courtyard and blocking up the windows facing Garden Cottage.

Internally the layout of the Ground Floor has also included re-planning the Shower Room and converting Bathroom to Bedroom 3 with the party wall blocked off. Access to Bedroom 2 and Master Bedroom has been handed with a velux introduced for natural light to the corridor.

GARDEN COTTAGE

The changes externally are the sacrificial removal of the single storey end extension to make way for a one and a half storey extension with catslide roof, linking with the small outbuilding.

A new entrance porch has been added to the existing entrance to break the fenestration of the long elevation.

A new detached double garage has been provided to meet the requirements of this dwelling, adjacent to the south-western boundary, placed to access the existing shared driveway and set back to allow exit in forward gear.

Internally the layout of the Ground Floor has included re-planning with the enlargement of the Living Room using the previous Bedroom segregated from Heath Farm Cottage. The Bathroom has been converted to a wet room with access now directly off the Entrance Hall. The new replacement extension forms a larger Kitchen/Dining area with sliding folding doors to enjoy the view over the open fields. The front of the extension is the Utility Room which is part of a vaulted roof feature under the 'catslide' roof and located on the 'servicing side' of the dwelling.

The First Floor of the extension links to the original Cottage as Bedroom, with triple velux to again enjoy the view over the open fields. A gable end window is also provided for views down the garden. A new door opening connects through to the Bedroom now converted to an Office, before reaching the existing Landing.

From this Landing a Lobby has been created before accessing a Bathroom and then Master Bedroom, which has been enlarged by opening up to the Attic Room previously part of Heath Farm Cottage with space.

EXTERNAL LANDSCAPING:

The natural boundary for the division into two semi-detached dwellings has been shown through the party wall line.

The areas have been designated for the respective garden areas together with drives and car parking.

The existing vehicular access has been retained for use by both dwellings to respect the original point of access, with the existing turning areas retained.

3.0 PROPOSED USE OF BUILDINGS AND LAND

The buildings will continue to be used as Private Residential, known as 'Heath Farm Cottage' and 'Garden Cottage' with their own private garden areas.

4.0 SCALE

The scale and massing remain unchanged as the original footprint of the buildings and their vertical elevations and profiles will be retained with the exception of new porches and replacement extension.

5.0 THE LAYOUT

The external layout has been re-designed to improve the use of the two dwellings as indicated on Drawing No. P/2350/10.

Internally the layout of the Ground Floors has had the original party wall closed at the new division of the semi-detached properties. Upgrading and re-planning works have been described above to improve the use both dwellings and **bring them up to present day standards by using green micro-technology where applicable.**

6.0 THE LANDSCAPE

No changes are being made to the existing external landscaping. The natural features have been used as part of the sympathetic division of garden areas providing more than ample curtilage for both dwellings.

The existing shared driveway will be extended into Garden Cottage to access new garage and the creation of a parking and turning area.

7.0 THE APPEARANCE

Most of the existing external fenestration detailing will be retained with only adjustments to allow the new Porch Entrances, sacrificial extension and re-orientation of existing openings.

Any new detailing will match the existing immediately adjacent to proposed changes or additions. Windows, doors, fascia's, soffite's and barges will match as required.

Rainwater goods will remain the same with additional provision where changes deem necessary.

8.0 THE ACCESS

Vehicular

No change from existing shared, with the turning area retained for Heath Farm Cottage and 'shared' drive to Garden Cottage.

Pedestrian

No change from existing from road frontage for both Heath Farm Cottage and Garden Cottage.

9.0 TREES & HEDGES

The existing trees and hedges have been retained where appropriate and are indicated on Drawing No. P/2350/10.

The line of leylandii along the north-eastern boundary of both Heath Farm Cottage and Garden Cottage have been reduced as these have outgrown their location as part of the planned husbandry and the same time release the natural views over open fields.

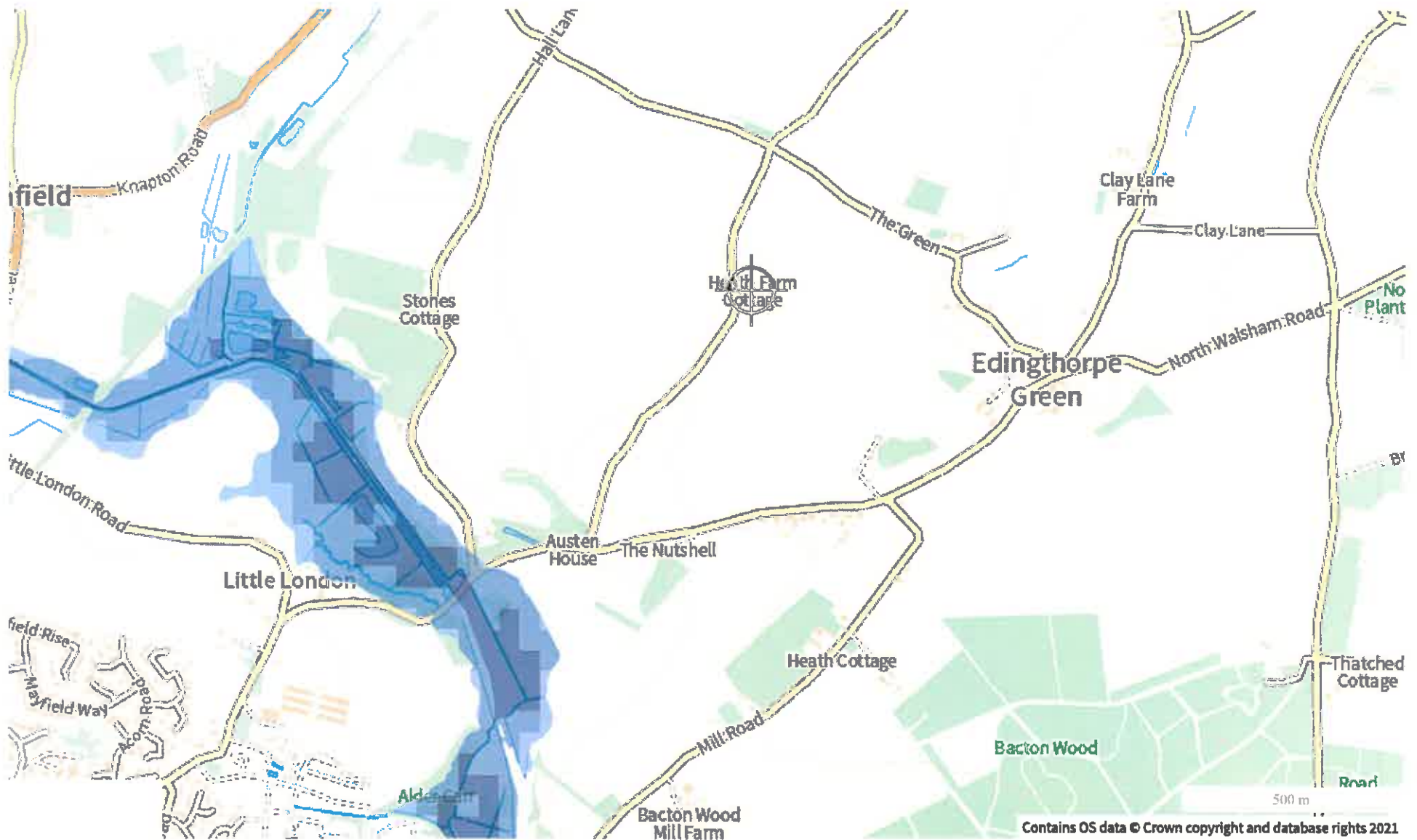
Husbandry has also been carried out to the orchard fronting Heath Farm Cottage.

10.0 WILDLIFE

This area is part of an environment which has been accessible to and continues to attract wildlife. Although sympathetic husbandry work has been carried out, the site remains suitable as a 'wildlife corridor' as there is a more than adequate mature planting environment left in place.

11.0 FLOOD RISK

The read out from the **Environment Agency** is attached together with the map which confirms that this site is **VERY LOW RISK** and not in danger of flooding from reservoir flooding or ground water.



Extent of flooding from rivers or the sea

[High](#)

[Medium](#)

[Low](#)

[Very low](#)

Location you selected

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HEATH FARM COTTAGE, PASTON ROAD, PASTON, NORTH WALSHAM, NR28 0SQ

Rivers and sea risk

Very low risk

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

Surface water risk

Very low risk

Very low risk means that each year this area has a chance of flooding of less than 0.1%.

Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Norfolk**.

Reservoir risk

There is no risk of reservoir flooding

Groundwater risk

No risk of groundwater flooding
