



Design and Access Statement

The Elms, Hawkes Lane, Bracon Ash, NR14 8EW Norwich

New Balcony to the rear of the house

Lawful development of rear extension

30 May 2022

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1. Introduction

This Statement has been prepared in support of the application for Householder Planning Permission for a new balcony at The Elms, Hawkes Lane, Bracon Ash, NR14 8EW Norwich.

Design and Access Statement has been prepared by Isle Architects (the Agent) on behalf of Andrew Shannon and Siobhan Patton - (the Applicants).

This Statement aims to demonstrate the effect of the works on the existing site and how the proposals address the requirements of the planning policies and guidance.

The Statement has been prepared to satisfy the requirements of current regulations and planning policies of the National Planning Policy Framework (NPPF, revised 2021) and Local Planning Policies of South Norfolk Council.

In accordance with best practice, it is informed by fieldwork and by desk-based documentary research and addresses the impact of the proposal on the existing site and its surroundings.

2. Application Site Appraisal

Setting and site analysis



Figure 1 Site Location, rear porch location to the rear shown with red.



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The application site is located in Bracon Ash, Hawkes Lane. The house facing Hawkes Lane is set away from the street, surrounded by trees and mature hedges. Proposed balcony and kitchen extension are both to the rear (Figure 1).

The proposal does not involve any removal or changes to the existing trees or hedges.

The application site is accessed via gates from Hawkes Lane to the north of the house.

3. Design Proposal

The proposed balcony would be created on top of the existing rear porch. It will serve the first floor master bedroom. To prevent any issues of overlooking of the neighbouring gardens screens have been introduced to both sides of the balcony. Etched glass panels will prevent from overlooking and being overlooked.

Height of the proposed side panels will be 1.8m and balcony will project approx..1.5m (the existing porch).

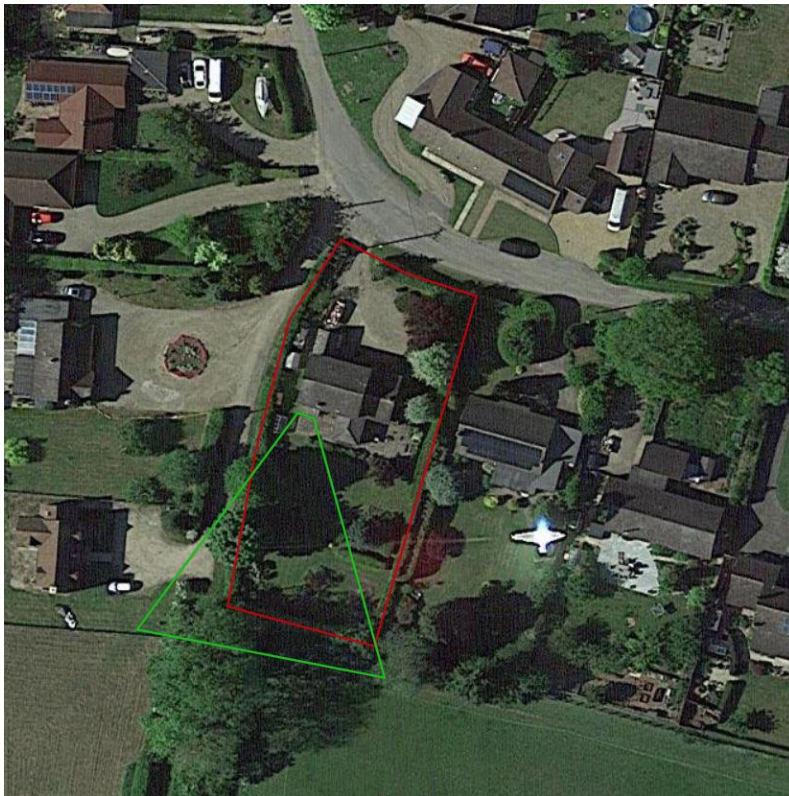


Figure 2 Restricted view from the proposed balcony (use of side screens).

Proposed finishes:

- Roof edging and balcony deck – grey/antracite finish, single ply roof/ Polyroof or similar products.
- Balustrade and screen construction – metal with glass infills, etched side panels.



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Figure 3 Balcony finishes, example.

New kitchen extension will be approx. 15sqm an in line with exiting office walls. It will project approx. 4m from the original building. The roof will be flat with two rooflights. The roof and edging will have the same finish, waterproofed single ply of similar. Walls will be rendered.

The Applicant aims to achieve a high standard of design and finishes.



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4. Highway Considerations

There are no Highway considerations relevant to this proposal, as the existing access from Hawkes Lane is to be used.

5. Trees And Hedges

All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary.

6. Flooding

There are no flooding implications for this site.

7. Policies

This proposal has been designed with regard to National Planning Policy Framework (NPPF) 2021 and Local Policies,

8. Access

This application does not propose any changes to the access.

9. Conclusion

The enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials. In our view, it complies with the NPPF and BDC requirements.

10. Previous Planning Applications

N/A



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