



Design and Access Statement
For the erection of timber orangery
at

The Red House
The Street
Great Snoring
Norfolk
NR21 0AH

On behalf of

Mr and Mrs Edwards

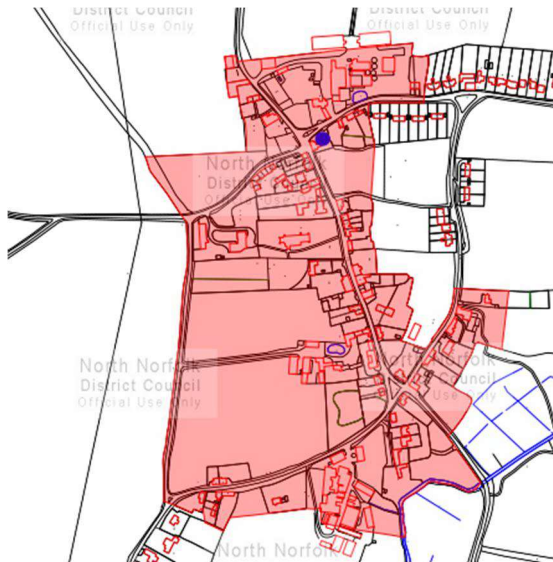
This Design and Access statement has been prepared as part of a Planning application to erect a timber orangery at The Red House, The Street, Great Snoring.

The site and surroundings

Great Snoring

Great Snoring is a small village located approximately 25 miles north-west from Norwich, and 2 miles north from the larger village of Little Snoring.

Great Snoring is a designated Conservation Area.



The above map (courtesy of North Norfolk Council) is a map showing the boundaries of the Conservation Area.

The Red House is highlighted blue.

There is one listed building within close proximity to the host dwelling.

This is Manor Farmhouse and cottage a Grade II listed building.



House. Datestone "1619 RNA". Flint walls with brick dressings and stone quoins, red pantiled roof. Two storey house with 2 storey south wing continued as single storey cottage forming a T plan. Main house, south entrance front: one late C19 sash window and 2 tripartite casements. First floor one tripartite sash, two 2-light casements. Brick dressings to apertures. Brick porch with bracketted canopy and C20 door. Dogtooth brick eaves cornice, kneeler and parapet; end stack of brick with flue of brick flush with flint west gable with 2 blocked brick dressed attic windows. Off-centre stack on axis with south wing of knapped flint with brick dressings. One ground and one first floor 2-light casement. Brick parapet and stack, red pantiled roof. One blocked window and door, one door and one 3-light casement window. Beyond to east a further bay of the main house, with one ground floor 3-light casement and one first floor C20 window. Rear with one blocked brick dressed mullioned window, extra stone courses at eaves level. Interior: central ground floor room with moulded spine beam and joists; room to west with roll moulded spine and bressumer beam.

Manor Farmhouse is located 42 metres to the north of The Red House as shown below.



The proposed orangery at the Red House will be located on the southern elevation and will therefore have no impact on the setting of the listed building.

The Red House



The Red House is a two storey detached property, brick construction with a tiled roof.

It is located on the eastern side of The Street and is set within 500 square metres of private domestic curtilage.

The rear boundaries to the property comprise mature trees and hedging making the location of the proposed orangery private and secluded.

There are residential properties to the north, east and west with open fields to the south.

The Red House is not listed but does fall within Great Snoring Conservation Area.

Planning History

No available planning history.

The Proposal

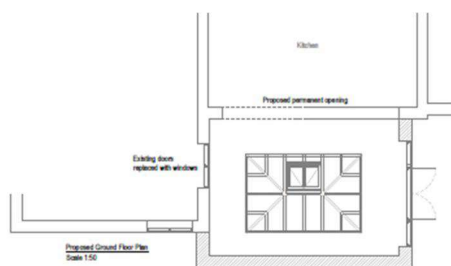


The above is a photo of the southern elevation of The Red House and the location of the proposed orangery. The proposed orangery will be located in the corner of the two storey element of the property.



The doors shown in the first photo above will be removed and replaced with a new window.

The doors and window shown on the second image will be removed along with brickwork between and below to form a permanent opening into the proposed orangery, as shown below.



The proposed works will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Materials

Existing

Walls – Brick/Render

Roof –Tile

Doors/Windows – Timber

Proposed

Wall/Base – Brick/Render

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern rooflight

Doors and Windows – Timber – White

Compatibility:

The proposed design has been chosen is to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

Impact on neighbouring properties

The proposed works are located to the southeast elevation of the property. The proposal will have no impact on the amenities currently enjoyed by any neighbouring properties.

Planning Policy

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system. The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.

Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. *The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

North Norfolk Planning Policy

Policy SS 2

Development in the Countryside

In areas designated as Countryside development will be limited to that which requires a rural location and is for one or more of the following:

Agriculture;

Forestry;

The preservation of Listed Buildings;

The re-use and adaptation of buildings for appropriate purposes;

Coastal and flood protection;

Affordable housing in accordance with the Council's 'rural exception site policy';

The extension and replacement of dwellings;

Extensions to existing businesses;

Sites for Gypsies and Travellers and travelling showpeople;

New-build employment generating proposals where there is particular environmental or operational justification;

Community services and facilities meeting a proven local need;

New build community, commercial, business and residential development where it replaces that which is at risk from coastal erosion, in accordance with Policy EN 12 'Relocation and Replacement of Development Affected by Coastal Erosion Risk' ;

Development by statutory undertakers or public utility providers;

Recreation and tourism;

Renewable energy projects;

Transport;

Mineral extraction; and

Waste management facilities

Proposals which do not accord with the above will not be permitted.

Policy HO 8

House Extensions and Replacement Dwellings in the Countryside

Proposals to extend or replace existing dwellings within the area designated as Countryside will be permitted provided that the proposal:

Would not result in a disproportionately large increase in the height or scale of the original dwelling, and

Would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

In determining what constitutes a 'disproportionately large increase' account will be taken of the size of the existing dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the prevailing character of the area.

For the purposes of this policy 'original dwelling' means the house as it was built, or as existed on the 1st July 1948, whichever is the later.

Policy EN 4

Design

All development will be designed to a high quality, reinforcing local distinctiveness. Innovative and energy efficient design will be particularly encouraged. Design which fails to have regard to local context and does not preserve or enhance the character and quality of an area will not be acceptable.

Development proposals, extensions and alterations to existing buildings and structures will be expected to:

Have regard to the North Norfolk Design Guide;

Incorporate sustainable construction principles contained in policy EN6;

Make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area;

Be suitably designed for the context within which they are set;

Retain existing important landscaping and natural features and include landscape enhancement schemes that are compatible with the Landscape Character Assessment and ecological network mapping;

Ensure that the scale and massing of buildings relate sympathetically to the surrounding area;

Make a clear distinction between public and private spaces and enhance the public realm;

Create safe environments addressing crime prevention and community safety;

Ensure that places and buildings are accessible to all, including elderly and disabled people;

Incorporate footpaths, green links and networks to the surrounding area;

Ensure that any car parking is discreet and accessible; and

Where appropriate, contain a variety and mix of uses, buildings and landscaping.

Proposals should not have a significantly detrimental effect on the residential amenity of nearby occupiers and new dwellings should provide acceptable residential amenity.

Development proposals along entrance routes into a settlement should have particular regard to their location. Important Approach Routes are identified on the Proposals Map which should be protected and enhanced through careful siting, design and landscaping of any new development.

Policy EN 8

Protecting and Enhancing the Historic Environment

Development proposals, including alterations and extensions, should preserve or enhance the character and appearance of designated assets (xxix), other important historic buildings, structures, monuments and landscapes (xxx), and their settings through high quality, sensitive design.

Development that would have an adverse impact on their special historic or architectural interest will not be permitted.

The re-use of Listed Buildings and buildings identified on a Local List will be encouraged and the optimum viable use that is compatible with the fabric, interior and setting of the building will be permitted. Evidence supporting this should be submitted with proposals. New uses which result in harm to their fabric, character, appearance or setting will not be permitted.

Demolition of Listed Buildings and those identified on a Local List will only be permitted in exceptional circumstances where it can be demonstrated that all reasonable efforts had been made to sustain existing uses or find viable new uses.

Proposals involving the demolition of non-listed buildings will be assessed against the contribution to the architectural or historic interest of the area made by that building. Buildings which make a positive contribution to the character or appearance of an area should be retained. Where a building makes little contribution to the area, consent for demolition will be given provided that, in appropriate cases, there are acceptable and detailed plans for any redevelopment or after-use.

Where required, development proposals affecting sites of known archaeological interest will include an assessment of their implications and ensure that provision is made for the preservation of important archaeological remains. The character and appearance of

Conservation Areas will be preserved, and where possible enhanced, and, in consultation with all relevant stakeholders, area appraisals and management plans will be prepared and used to assist this aim and to encourage the highest quality building design, townscape creation and landscaping in keeping with the defined areas.

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed orangery will: -

- be aesthetically pleasing.
- cause minimal harm.
- create additional living space

We believe that the proposed orangery satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed works will result in an improvement in the quality of the residential amenity for the applicants and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of The Red House without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owners of this property Mr and Mrs Edwards are keen to make certain changes to enhance their enjoyment of this area. The applicants also want to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Mr and Mrs Edwards are also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.