

Design and Access statement relating to proposals for a rear extension to the existing dwelling and minor window and door alterations to No. 4 Green Lane, Thornham, Norfolk PE36 6NQ

This statement should be read in conjunction with drawings GL / 03, 07 and 08 and accompanying documents submitted as part of the planning application

### **Proposals**

These proposals form part of a more continued and larger extension and refurbishment package of work which was approved under a previous planning consent 22/00649/F. Initial strip out of the existing building and below ground works for the approved extension have commenced on site.

Our client however has reviewed the previous consent which unconventionally had the bedrooms on the ground floor and the reception rooms on the first floor. Our client has made a number of internal changes which reposition in a more traditional manner some of the reception rooms to the ground floor and bedrooms to the first floor. In the process the original consent for four bedrooms is to be reduced to three bedrooms

This has meant that the ground floor requires a little more useable reception space with garden access for a three bedroomed family home.

The proposals compared to the previously approved consent 22/00649/F are therefore to :

#### Rear elevation

1. Extend the rear of the building at the ground floor only to a further 2400mm depth into the garden. This new building line is to be set just short of that of the neighbours recently constructed rear extension at No.3 Green Lane and which is the adjoining semi-detached house
2. Add two small roof lights to the rear flat roof
3. Add a French door set at first floor level with a glass Juliet balcony so that the flat roof cannot be accessed, but allows views out to the Western aspect
4. Very minor alterations to the rear window and door arrangements

#### Front elevation

1. Increase the width of the first floor window

#### Side / North elevation

1. Add a new side door to the property

It has to be said that the previous four bedroomed house was probably designed primarily as holiday letting accommodation, whereas these proposed alterations are for an owner occupier who will live in this house.

### **Listing**

4 Green Lane is not a listed building

### **Highways**

No alterations to the existing access and driveway to and from the property are to be made

## **Local requirements**

### **(i). Affordable housing**

This is not applicable to this application

### **(ii). Air quality**

No detrimental air quality issues will be created by this application

### **(iii). Biodiversity**

The existing house sits within a large domestic garden where there already exists a high degree of biodiversity. The area of this garden is very marginally reduced by the extension, but in overall terms this will not be detrimental to the overall biodiversity of the garden space

### **(iv). Daylight / Sunlight**

Due to the sites' position relative to the sun's path, the proposed development will not have any detrimental effects to the neighbouring buildings in terms of daylight and sunlight. A formal assessment is therefore unnecessary

### **(v). Environmental assessment**

The proposals are for a modest extension to the rear of the building and no environmental impact will be created by its construction.

### **(vi). Flood risk assessment**

The environmental Agency's flood risk assessment maps show no flood risk to this part of Green Lane

### **(vii). Waste management**

No detrimental effects will be created by these proposed alterations  
The existing bin collection and storage is unchanged

### **(viii). Foul sewage assessment**

Application has already been made to Anglia Water for a small diversion to the existing shared drain run which is positioned at the back of the property. No other alterations to the existing foul sewer connection will be created by the proposals

### **(ix). Land contamination**

The site is not contaminated and no detrimental effects will be created by the proposed alterations. A desk top study has been undertaken and a standard environmental search has confirmed that the area is low risk with no contamination markers for this site

### **(x). Noise assessment**

It is not envisaged that there will be any increase in noise and or any disruption to any neighbouring property due to these proposals and as such an assessment is unnecessary

### **(xi). Heritage Statement**

The original property has had a number of reiterations and extensions over its life. The house was originally constructed shortly after the war as social housing, at a time when plots were given large gardens. It was assumed that owners would need sufficient land to grow their own fruit and vegetables, which today is not considered necessary.

This portion of Green Lane contains six pairs of semidetached identical houses all would have been built with single glazing to the windows, very basic insulation and plumbing, rudimentary bathrooms and kitchen (albeit by today's standards), no central heating and no vehicle driveways and off street parking

Over the years all of the buildings to varying stages were modernised, extended and or altered. Presumably under 'rights to buy' the property at some point was taken into private ownership and more recently the internal accommodation was semi-split into two separate occupancies within the one house.

The previous consent allows for the modernisation and reconfiguring of the existing building into a single dwelling with extensions to the front and rear of the property. These proposals already approved and together with this application must be seen as the next stage of development and modernisation of this house which will see further improvement of the building fabric, internal equipment and fittings all of which is considered more suitable for the 21st century.

(xii). Conservation Area

The property is not positioned within the defined conservation area for Thornham

(xiii). Arboricultural implications

There are no trees on the property

(xiv). Sustainability assessment

The proposed extension and general modernisation of the existing dwelling makes the reuse of this building more sustainable for future owners and extends the life of this building. The wholesale demolition of the existing and reconstruction of a new house is considered unnecessary and would be in material and energy terms extremely wasteful. The house is effectively being modernised and reused in a most environmentally efficient manner.

(xv) Renewable Energy Statement

These proposals will dramatically improve the thermal efficiency of this dwelling. A new air source heat pump is also to be installed replacing an oil fired boiler which will also improve the efficiency of the heating system. Both of these proposals will substantially reduce the old building's carbon footprint.

(xvi) Landscaping details

No additional landscaping proposals are intended for the garden.

(xvii). Lighting assessment

No additional external lighting is proposed

(xviii). Open spaces assessment

There are no public open spaces connected to this application and an assessment is therefore unnecessary.

(xix) Planning statement

The existing house has an existing planning consent for the bulk of the proposed alterations and where we assume that the principal and rationale of the house extension and modernisation has previously been fully accepted.

This application is for very modest alterations to the originally approved scheme, so that it should be fully compliant with current planning policy.

The proposals relate to the improvement and increased sustainability of an existing house and which will be able to be enjoyed by the current owner and future owners of this house. As such we trust that the planning authority can fully support this application

(xx). CIL

No new dwellings are being proposed and the community infrastructure levy is not applicable to this application.

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Big Brown Dog Limited