

Planning Statement for 19 Grove Road, Hethersett.

Capka Holdings Limited

The Proposal is to demolish the existing bungalow, as it has been vandalized and is in a state of disrepair, coupled with the poor quality pre-fabricated construction method from its origin, it is now not in a saleable state and the bungalow was last sold at auction because of this.

The proposal is to replace the existing 3 Bedroom bungalow with a modern family 3 Bedroom bungalow and Cart Lodge to accommodate modern living styles and standards. There will be no increase in bedrooms or occupants, but instead an increase in footprint to accommodate working from home and modern living standard such as thicker walls and insulation values to achieve current building regulations and make the home a more efficient dwelling for its proposed occupants.

The dwelling will be constructed using a mixed Norfolk redbrick to blend into its surroundings along the road. The finishes will be light grey/green facias, bargeboards and windows, with a traditional treated wood door. The Garage will be clad in anthracite grey for a contrasting modern colour match against the bungalow.

The bungalow will increase its roof height for aesthetics, but will still be over 1m below the roof heights of existing dwellings along Grove Road. The road itself has been subject to multiple redevelopment and extensions recently with some much larger two story dwellings being built just two doors along from the site.

The site will not impact upon nutrient neutrality as it will be replacing like for like a 3 bedroom bungalow, which will have enhanced features such as dual flush toilets and reduced water usage, meaning it, will most likely offer betterment to the current situation.