

Planning Section

North Norfolk District Council
 Holt Road, Cromer, Norfolk NR27 9EN
 Telephone: 01263 516150 / 516151 / 516143
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Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

Raymond

Company Name

Address

Address line 1

Rosina Brewery Road

Address line 2

Address line 3

Town/City

Trunch

County

Norfolk

Country

United Kingdom

Postcode

NR28 0PU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

To extend the existing porch on our bungalow, Rosina, Brewery Road.
The new porch will measure 3.5m x 1.7m and is single storey with a flat roof. The current porch measures 1.7m x 1.7m, again with a flat roof.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Brick & block

Proposed materials and finishes:

Brick & block

Type:

Roof

Existing materials and finishes:

Flat fibreglass

Proposed materials and finishes:

Flat rubber

Type:

Windows

Existing materials and finishes:

Plastic double glazed

Proposed materials and finishes:

Plastic double glazed

Type:

Doors

Existing materials and finishes:

Plastic

Proposed materials and finishes:

Plastic

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

IS1/23/1882

Date (must be pre-application submission)

08/11/2023

Details of the pre-application advice received

1. Principle of development

The proposed porch would replace the existing porch, albeit with a larger built form. The size and scale of the proposed porch would prevent a disproportionately large increase in the height or scale of the original dwelling and it would not materially increase the impact of the dwelling on the appearance of the surrounding countryside.

As such, the application would likely be found to be acceptable in principle, having regard to Policies SS 2 and HO 8

2. Impact on the character of the area and design.

Although flat roof forms are not normally considered acceptable, as detailed in the North Norfolk Design Guide, the relatively small scale of the proposal would likely prevent a significant objection, in this regard. Furthermore, the existence of the existing flat roof porch, coupled with the compatible materials proposed, would likely help to further prevent an objection.

Overall, it is considered that such a proposal would likely be acceptable in terms of design, in accordance with Policies EN 2 and EN 4 of the Adopted

3. Residential Amenities

The location of the porch on the front elevation and its location in relation to neighbouring properties would likely prevent significant concerns being raised in relation to residential amenities.

As such, the development would likely be considered to comply with Policy EN 4 and the guidance contained within the Design Guide in this respect

4. Highways and parking

It is considered that the proposal would likely not give rise to any highways or parking concerns. As such, the development would likely be considered to be in accordance with Policies CT 5 and CT 6 of the adopted North Norfolk Core Strategy

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Christopher

Surname

Raymond

Declaration Date

23/11/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Christopher Raymond

Date

2023/11/23