

## PLANNING STATEMENT

### *1073 – Development at No.1 Rectory Cottages, Low Rd, Forncett St Peter NR16 1HY*

**HOUSEHOLDER AND LISTED BUILDING CONSENT APPLICATION FOR A SINGLE STOREY FRONT AND REAR EXTENSION. NEW FIRST / SECOND FLOOR EXTENSION OVER EXISTING GARAGE / KITCHEN. NEW GARAGE / WORKSHOP AND FENESTRATION CHANGES.**

*January 2024*



Existing West Elevation of Main Dwelling

## 1.0 - Introduction to Site and Development

- 1.1 This statement is in support of a Householder Planning and Listed Building Consent application, submitted to South Norfolk Council for development at No.1 Rectory Cottages, Low Rd, Forncett St Peter. The proposed works include:
- Front extension to form new entrance, kitchen, and dining area.
  - First / second floor extension over the ex. single storey garage and kitchen.
    - West elevation dormer windows in new high-level roof.
  - Rear single storey garden room extension.
  - Fenestration changes to the main house.
  - New double garage, workshop, and log store building.
  - Associated hardstanding and landscaping.
- 1.2 The proposed site area as shown edged in red on existing site / location plans measures approx. **750m<sup>2</sup>**. The property has been in the applicant's family for over 70 years, and they also own both, separate, attached properties (No. 2 and 3) edged in blue on the submitted site plans.
- 1.3 Three attached properties make up No. 1, 2 and 3 Rectory Cottages. The 'L' shaped unit sits North of St Peters Church, the group is listed under the name *1, 2 AND 3 CHURCH COTTAGES, THE STREET*. As can be seen from the accompanying site plans and image above, No. 1 Rectory Cottages is the Southern portion of the block.
- 1.4 Partly white painted, red brick masonry walls, with traditional red / orange pantiles and painted windows / doors. The property extends over three floors with dormer windows to the second floor, as shown above and is of traditional cottage aesthetic.

- 1.5 The vehicle access road (Low Rd) sits to the West, the site is surrounded by neighbouring amenity grassland to the South and East and arable Farmland to the North. Proposed works will be within the existing amenity of No.1 Rectory Cottages.

## 2.0 – Justification

- 2.1 The cottage is over three floors (ground, first and second). As can be seen from the existing images below the two sets of stairs are typical period cottage / farmhouse style, extremely tight and frankly dangerous.
- 2.2 A separate staircase to the second floor is accessed through one of the existing bedrooms, which is not convenient. **These new proposals will include a large (stairlift friendly) staircase, which will take up most of the existing kitchen area. The new staircase will be configured to access both the first and second floor, futureproofing the applicant's ability to stay at the property.**



*Existing Stairs which are difficult to navigate and dangerous to use.*

- 2.3 A new office area will be created at first floor landing off the new staircase over the existing garage. New dormer windows (two shown, could be one) are proposed to match in with the existing and **bring in natural light to the stairs, office / landing.**
- 2.4 Secure storage for their vehicles and equipment is important and **the new garage unit will be mono-pitch, single storey to reduce the impact on the attached neighbour who occupies the applicant's property.**
- 2.5 The **garden room is desired so the property can maximise exposure to the morning sun** and is modestly sized.

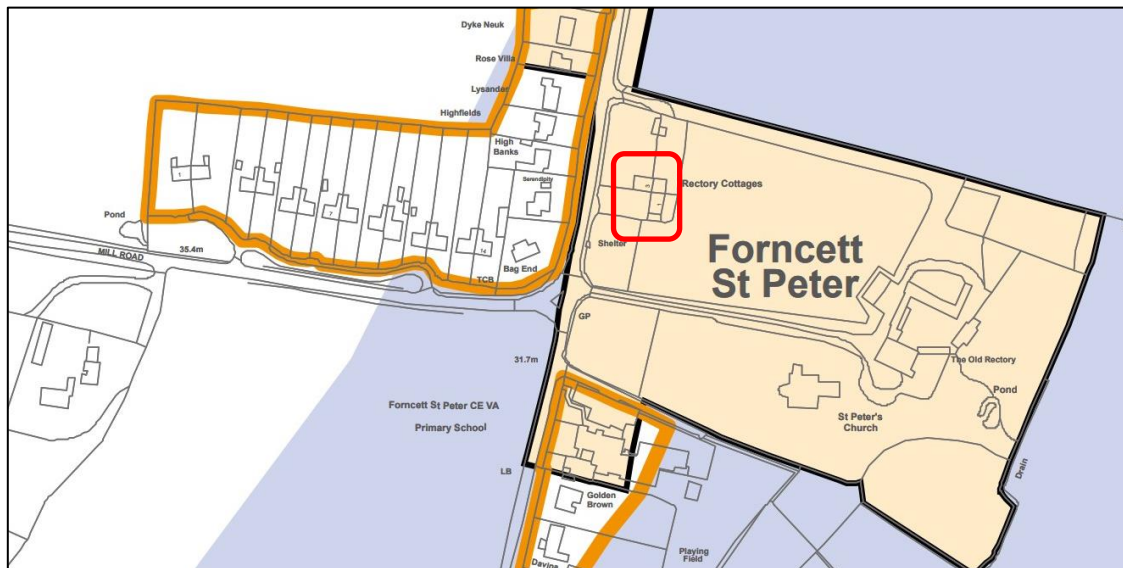
2.6 The applicants are soon to be retired and would like to future proof their home for health reasons. Along with modernising the entire property, including both attached units under tenancy, the applicants seek to create a layout which fits their needs.

2.7 Combining one or both separate but attached units into their property is an option to gain more space but it is not preferred over an extension to No. 1.

### 3.0 - South Norfolk Council Local Plan Policy

3.1 As can be seen from the image below showing our site within the Forncett St Peter (and St Mary) Local Plan Policy map, our site is outside the settlement boundary and inside the local conservation area, it should be noted:

*The development boundary has been drawn around the cluster of linear development form at Forncett St Mary leaving its more dispersed outlying areas outside and around the existing built-up area of Forncett St Peter in order to prevent the linear spread of the settlement into the surrounding valley landscape.*



Snippet from Forncett St Peter Policy Map 069

3.2 As the site (of three units) sit North of the Church, they have been excluded from the tight settlement boundary. See below **relevant Policy 3.6 from the SNC Local Plan for extending properties, deemed in the countryside.**

[Policy DM3.6 – House extensions and replacement dwellings in the Countryside](#)

*Proposals to extend or replace existing dwellings in the Countryside or the erection of outbuildings or boundary treatments for such dwellings, will be permitted **provided that the proposals comply with the criteria of Policy DM 3.4 and 2.8 and in addition:***

a) *The design and scale of the resultant development must be compatible to the area's character and appearance, and the landscape setting; and*

*b) The original dwelling must have a lawful permanent residential use and be capable of residential occupation without major or complete reconstruction.*

**3.3 The proposed Oak frame will be a significant investment**, which we believe will complement the existing property.

**3.4** We believe the proposed benefits outweigh the harm on the neighbouring property, **it should be noted both attached separate units are owned by the applicant**. Also, the property has limited grounds to the rear (East) and the applicants would like to **enhance their existing asset by utilising the large space to the West**.

**3.5** The main house is a lawful residence in good condition structurally. Proposed external facing materials will be in keeping with the surrounding area.

**3.6** Policy 3.4 relates to extensions within settlement boundaries, we believe our proposals also adhere to the general points listed below.

*Policy 3.4*

*a) Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and*

*b) Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring commercial uses.*

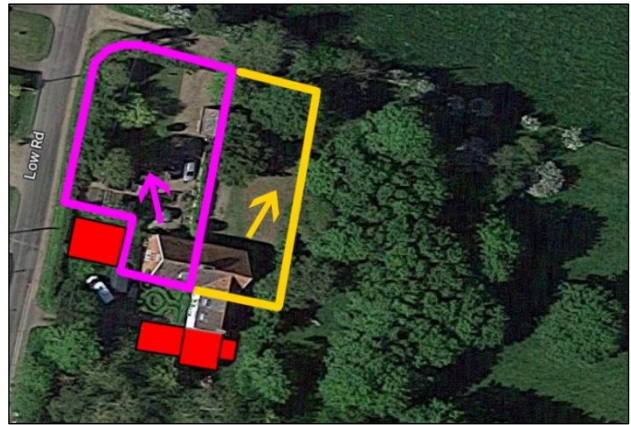
*Specifically, proposals must provide and maintain:*

*c) Suitable amenity and utility space; and*

*d) Adequate access and parking*



**3.7** The images above show how heavily screened the site is from Low Road by the existing trees and hedging which is to remain as part of these proposals.



Existing South Elevation of Neighbour (from within No. 1) and Image Showing Amenity Views for Neighbours

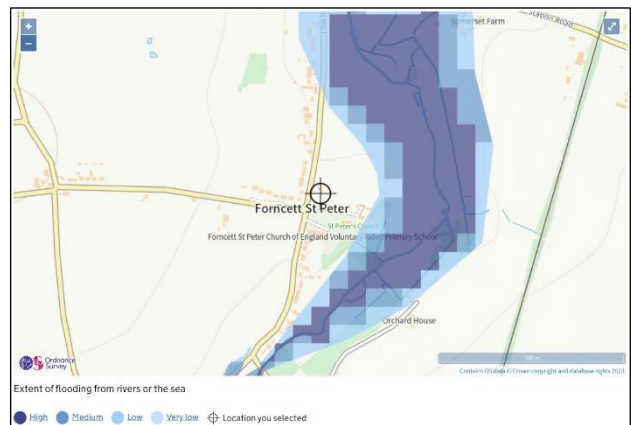
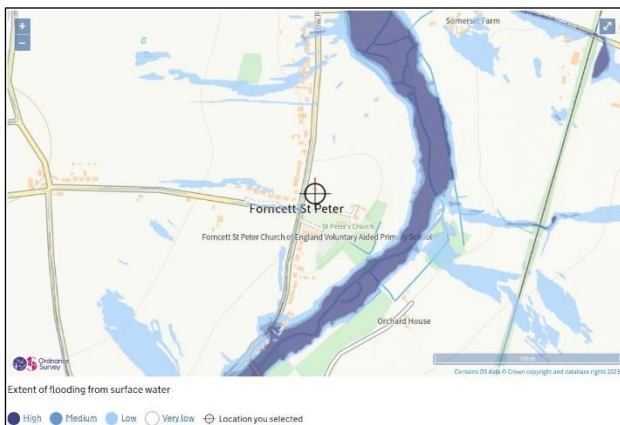
3.8 The proposals will create a courtyard arrangement with the neighbour, but this elevation view is not seen as part of the main amenity as the land belongs to No.1. As can be seen from the images above – LHS image showing South elevation of neighbour. RHS image showing **the main amenity views for each neighbour away from the development.**

#### 4.0 - Traffic and Highways

4.1 The site benefits from two existing accesses off the main highway. See proposed site plans. The most Southerly access is for No. 1 only. **Proposed parking and manoeuvring arrangements will be similar to how the existing frontage is used but with secure storage (new garage).**

#### 5.0 – Flooding

5.1 The Government flood maps show there is no risk of flooding from rivers / costal OR surface water flooding (as can be seen from maps below).



Government Flood Maps for Surface Water and Rivers or Sea

#### 6.0 - Foul and Surface Water Drainage

6.1 Foul and surface water drainage layouts are to be reserved for future determination.

## **7.0 - Contamination / Pollution**

7.1 The site proposed for development has only been used as a domestic residence and the surrounding area is largely existing dwellings or arable farmland.

## **8.0 - Ecology Impact Assessment and Arboricultural**

8.1 A third party Preliminary Ecological Appraisal and Arboricultural Impact Assessment will be submitted as part of this application.

## **9.0 – Proposed Scale and Appearance**

9.1 Garage / workshop will be single storey structure with a lower pitch than the main dwelling to reduce impact on neighbouring gable. Timber clad walls with a shallow brick plinth.

9.2 Rear garden room is a modest, single storey structure, heavily glazed with clad walls and pantile roofs.

9.3 **First and second floor extensions over the existing single garage / kitchen area would ensure ridge heights are not higher than existing.** The new roof only requires enough height to achieve access into second floor room and would be positioned as low as practically possible, following detailed design.

9.4 **It should be noted insulation values have increased since the June 2023 changes making overall roof construction depths can be 300mm+ which is much thicker than the existing structure, also the access to second floor level and position is fixed adjacent the existing chimney.**

9.5 The new front extension is single storey and will abut into the new extended main block wall structure.

9.6 Internally the extension areas will be vaulted, and the existing kitchen will house a large new staircase giving access to the existing first and second floor rooms. The existing garage largely becomes rear access utility / W/C.

9.7 As can be seen from the accompanying drawings / info the applicants are proposing a significant new oak frame structure for the main house. Externally the house will be finished with featheredged cladding either black painted or weathered grey (Douglas Fir). Traditional pantiles and a mix between traditional painted timber windows and doors for the replacement units and new Aluminium for the extension fenestration.

## **10.0 Summary**

10.1 The site is a decent plot, slightly hindered by having the L shape arrangement of two attached separate dwellings. We believe the position of the new development is located to least impact the two existing units.

10.2 **In our opinion the benefits of this scheme outweigh any harm on the immediate surrounding area.** The site is (and will remain) heavily screened by trees and planting from the main road.